



6 Abbot Meadow

Penwortham, Preston, PR1 9JX



Offers Over £350,000

This is an attractive true bungalow standing on a well maintained estate in a popular residential area and available with NO ONWARD CHAIN. With potential to modernise throughout, the rooms are bright, spacious and are aesthetically designed to accommodate families, providing ample storage and a flexibility of uses. Viewings are highly recommended but, briefly, the accommodation is comprised of a hallway with access to all rooms, large lounge with French doors to the garden, a dining room, fitted kitchen with separate utility room, four double bedrooms, two with fitted furniture, a shower room and a bathroom. Externally, this lovely property has great kerb appeal with wrap around gardens to the front, rear and side, a spacious drive and double garage with electric door. Double glazing and central heating throughout, new boiler installed June 2024. Freehold. Council Tax Band E. EPC rating D





GROUND FLOOR

Entrance Hallway

Entrance door to side, doors into lounge, four bedrooms, dining room, kitchen, shower room and bathroom. Built-in storage cupboard housing the water tank. Loft hatch.

Lounge

20'6" x 13'4" (6.270 x 4.081)

uPVC double glazed window & French doors to side, gas fire with marble surround and hearth, radiators.

Dining Room

12'6" x 10'8" (3.832 x 3.276)

uPVC double glazed window to side, radiator.

Kitchen

13'8" x 10'9" (4.172 x 3.291)

uPVC double glazed window to side. Fitted with wall and base units with contrasting worktops and tiled splashback. Integrated four ring gas hob with overhead extractor fan, integrated eye level Neff oven and stainless steel sink with dual drainer. Spaces for a dishwasher and fridge freezer. Radiator. Tiled floors. Sliding door into utility room.

Utility Room

7'10" x 7'0" (2.406 x 2.137)

uPVC double glazed window to side and uPVC double glazed exit door to side. Tiled floors. Base units with contrasting worktops incorporating a stainless steel sink with single drainer. Spaces for washing machine and dryer.

Bedroom One

15'8" x 10'9" (4.785 x 3.296)

uPVC double glazed windows to rear, radiator, built in furniture.

Bedroom Two

12'9" x 9'6" (3.888 x 2.920)

uPVC double glazed window to front, radiator, built-in wardrobes.

Bedroom Three

10'9" x 7'4" (3.291 x 2.238)

uPVC double glazed window to rear, radiator.

Bedroom Four

10'9" x 7'6" (3.295 x 2.308)

uPVC double glazed window to rear, radiator.

Shower Room

5'8" x 5'5" (1.751 x 1.672)

uPVC double glazed frosted glass window to front. Tiled walls and floors. Three piece suite comprising a walk in shower, pedestal hand basin and WC. Towel radiator.

Bathroom

7'4" x 5'8" (2.248 x 1.747)

uPVC double glazed frosted glass window to front. Three piece suite comprising a bath with shower attachment, pedestal hand basin and WC. Towel radiator. Mirrored bathroom cabinet.

EXTERNAL

Gardens to front and side, mostly to lawn with mature hedges and trees. The rear garden offers lawns, mature hedges, trees and bushes and is not directly overlooked from behind.

Attached to the property, there is a double garage with electric door to the front and personnel door to the rear.

Disclaimer:

All information such as plans, dimensions, and details about the property's condition or suitability is provided in good faith and believed to be accurate, but should not be relied upon without independent verification. Buyers or tenants must carry out their own checks. Appliances and systems (e.g. electrics, plumbing, heating) haven't been tested. It's strongly advised to get professional inspections before making any commitments. No employee or agent of Holdens Estate Agents is authorised to make promises or guarantees about the property. These details are for general guidance only and do not form part of any contract. If the property is leasehold, buyers should carefully review the lease terms, including length, rent, deposit, and any specific conditions. All discussions with Holdens Estate Agents are subject to contract.



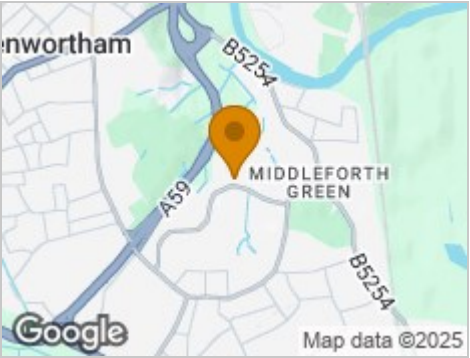
Road Map



Hybrid Map



Terrain Map



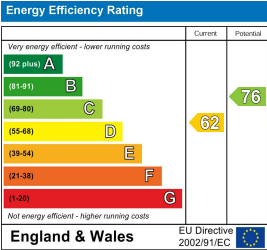
Floor Plan



Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Misdescriptions Act

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.