



6 CHURCH AVENUE PENWORTHAM, PRESTON, PR1 0AH

Offers Over £850,000
FREEHOLD

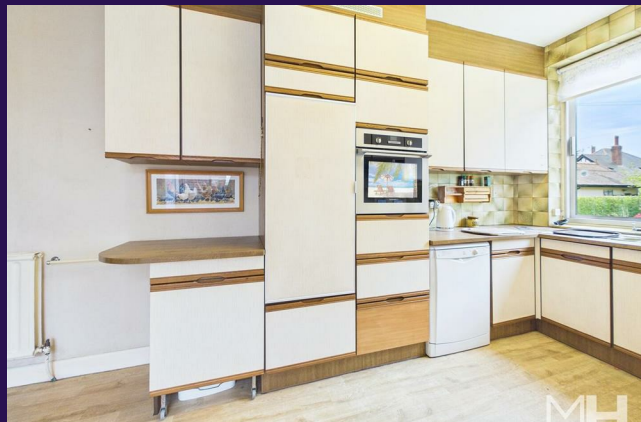
- Striking Early 1900's Detached Residence • Situated on a Prestigious and Leafy Lane in Higher Penwortham • Remarkable Character, Scale & Presence. • Brimming with Tremendous Potential • Five Bedrooms & Three Reception Rooms • Two Bathrooms • Extensive Driveway & Two Garages • Large Plot with Mature Gardens in Sought After Location • Offered with the benefit of No Onward Chain • Early Viewing Comes Highly Recommended

MARIE HOLMES

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Introducing 6 Church Avenue...

We are proud to introduce to the market this truly exceptional detached period family home, nestled along one of Higher Penwortham's most prestigious and tree-lined avenues. Set well back within generous grounds on the highly sought-after Church Avenue, this striking early 1900s residence offers an outstanding opportunity to acquire a home of remarkable character, scale, and presence. Rich in timeless charm and original features, the property provides an abundance of elegant living space, brimming with potential to be transformed into a spectacular modern family home while retaining its historic appeal. Although some modernisation is required, opportunities of this calibre, in such a private and distinguished setting, are seldom available—making this a genuine dream purchase for discerning buyers. Externally, the home continues to impress with extensive driveway parking and the rare advantage of two garages, perfectly complementing its grand proportions. Upon entering, you are welcomed by an imposing reception hallway, complete with a sweeping return staircase, immediately setting the tone for the elegance and grandeur that unfolds throughout this remarkable home. The generous internal layout briefly comprises a spacious sitting and dining room, a separate lounge, breakfast room, and kitchen. downstairs W.C, alongside five well-proportioned bedrooms and two substantial family bathrooms, offering ample space for growing families. Externally the property boasts large front and rear mature gardens, driveway parking for several vehicles and two garages. Strong interest is anticipated; early viewing is highly recommended to fully appreciate the charm, scale, and exceptional potential this outstanding residence has to offer.



Ground Floor

Entrance Porch

10'7" X 6'4" (3.22 X 1.94)

Entrance via UPVC double glazed door with glazed side windows. Tiled floor covering. Ceiling light fitting.

Imposing Entrance Hall

Accessed from the porch via a traditional Hardwood front door. UPVC double glazed window with feature leaded lights to the side elevation. Well proportioned entrance hall with most attractive return stairway, beamed feature ceiling, wall panelling and delft rack. Wall lights and ceiling light fitting. Carpeted. Doors leading off to all ground floor accommodation.

Dining/Sitting Room

14'11" X 17'11" (4.55 X 5.47)

UPVC double glazed bay window to the front elevation. Wall

lights and ceiling light fitting. Carpeted. Radiator. Decorative mouldings to ceiling.

Lounge

13'10" X 18'11" (4.21 X 5.77)

UPVC double glazed french doors with side windows and top lights open out on to the rear garden. Two UPVC double glazed leaded windows to the side and rear elevations. Feature fireplace with traditional surround and hearth and inset gas fire. Beamed feature ceiling. Picture rail. Carpeted. TV aerial socket. Ceiling light fitting.

Breakfast Room

22'11" X 10'7" (6.99 X 3.22)

UPVC double glazed window to the rear elevation. Original built in cupboard. Carpeted. Two radiators. Wall lights and two ceiling light fittings. Door leading through to:-

Kitchen

11'11" X 16'4" (3.62 X 4.98)

UPVC double glazed window to the rear elevation. Features a range of traditional eye and base level units with contrasting work surfaces and tiled splash backs. Stainless steel one and a half bowl sink and drainer unit with chrome mixer tap. Integrated electric oven and four burner gas with extractor hood over. Plumbed for dishwasher. Vinyl flooring. Ceiling light fitting. Radiator. Hardwood door to the side elevation.

Rear Vestibule & Downstairs Cloaks W.C

3'5" X 29'12" (1.03 X 0.89)

The rear vestibule has a UPVC double glazed door leading out to the rear garden. Part tiled elevations. Vinyl floor covering. The downstairs cloaks W.C features a hardwood glazed window to the side elevation and a two piece suite in white comprising of a low flush W.C and wall mounted wash hand basin. Part tiled elevations. Vinyl flooring. Wall mounted combination boiler.

First Floor Landing

An most imposing spacious landing with hardwood feature leaded glazed window to the side elevation. Carpeted. Ceiling light fitting. Access to the loft. Cupboard storage. Doors leading off to all first floor accommodation.

Master Bedroom

14'11" X 17'11" (4.55 X 5.47)

UPVC double glazed bay leaded window to the front elevation. Wash hand basin set within vanity unit. Wall mounted gas fire. Carpeted. Ceiling light fitting. Picture rail.

Bedroom Two

13'10" X 18'11" (4.21 X 5.77)

UPVC double glazed window to the rear elevation. Wash hand basin set within vanity unit. Wall mounted gas fire. Carpeted. Ceiling light fitting. Picture rail.

Family Bathroom

11'11" X 12'2" (3.62 X 3.70)

UPVC double glazed window to the rear elevation. Features a four piece suite comprising of a low flush W.C, pedestal wash

hand basin, bidet and panelled bath with shower over and glazed retractable shower screen. Carpeted. Fully tiled elevations. Vanity mirror. Radiator.

Bedroom Three

11'11" X 12'2" (3.62 X 3.70)

UPVC double glazed window to the rear elevation. Wash hand basin set within vanity unit. Radiator. Carpeted. Ceiling light fitting.

Bedroom Four

9'12" X 14'6" (3.04 X 4.41)

UPVC double glazed window to the front elevation. Wash hand basin set within vanity unit. Radiator. Carpeted. Ceiling light fitting.

Bedroom Five

10'11" X 10'11" (3.32 X 3.32)

UPVC double glazed window to the front elevation. Radiator. Carpeted. Ceiling light fitting.

Second Bathroom

6'8" X 7'1" (2.04 X 2.16)

UPVC double glazed obscure window to the side elevation. Features a three piece suite comprising of a low flush W.C, pedestal wash hand basin and step in shower with main power shower. Carpeted. Ceiling light fitting. Fully tiled elevations.

Outside

Well laid out established gardens to the front and rear. There is an extensive grassed area leading from Church Avenue which forms part of the front garden. A driveway also to the front provides ample off road parking and access to a integral garage up and over door, power and light. A patio area leads on to an extensive rear lawn with planted borders. There is also a useful rear access to Hollinhurst Avenue together with an additional garage to the rear.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.



INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

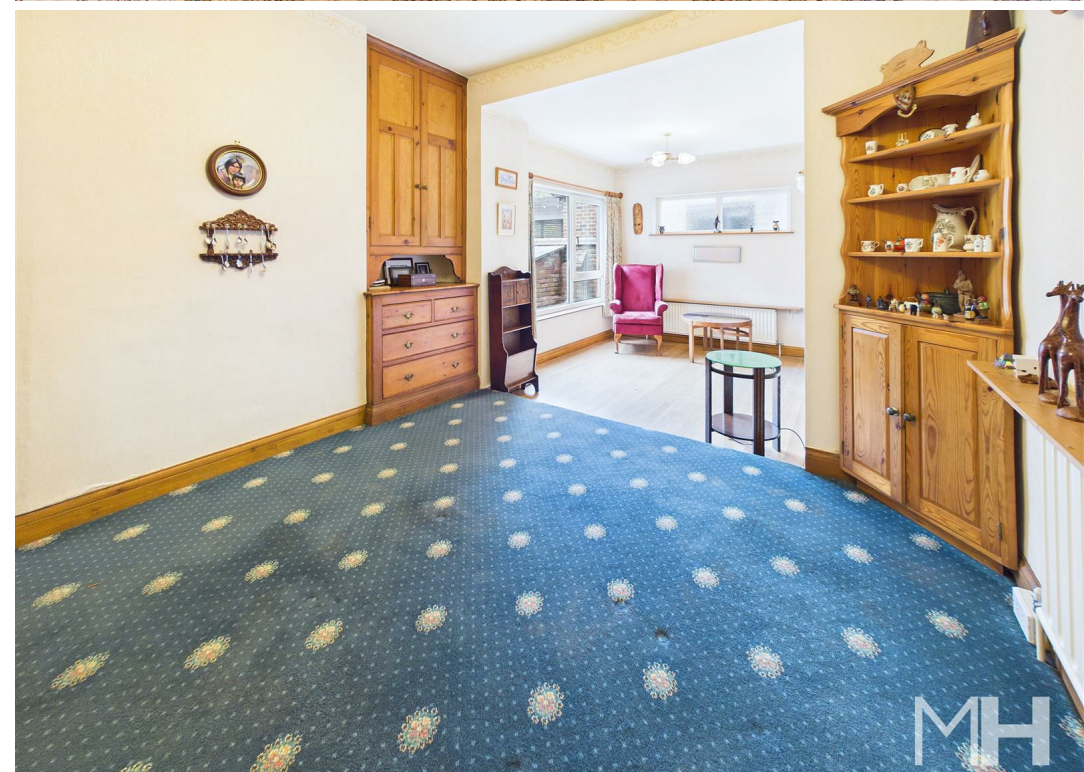
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.







6 CHURCH AVENUE

ADDITIONAL INFORMATION

Local Authority – South Ribble Council

Council Tax – Band G

Viewings – By Appointment Only

Tenure – Freehold



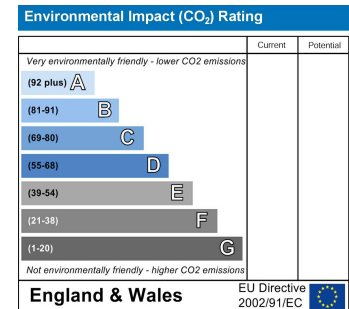


Approximate total area¹⁾
263.7 m²
2837 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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