

21 CENTRAL DRIVE

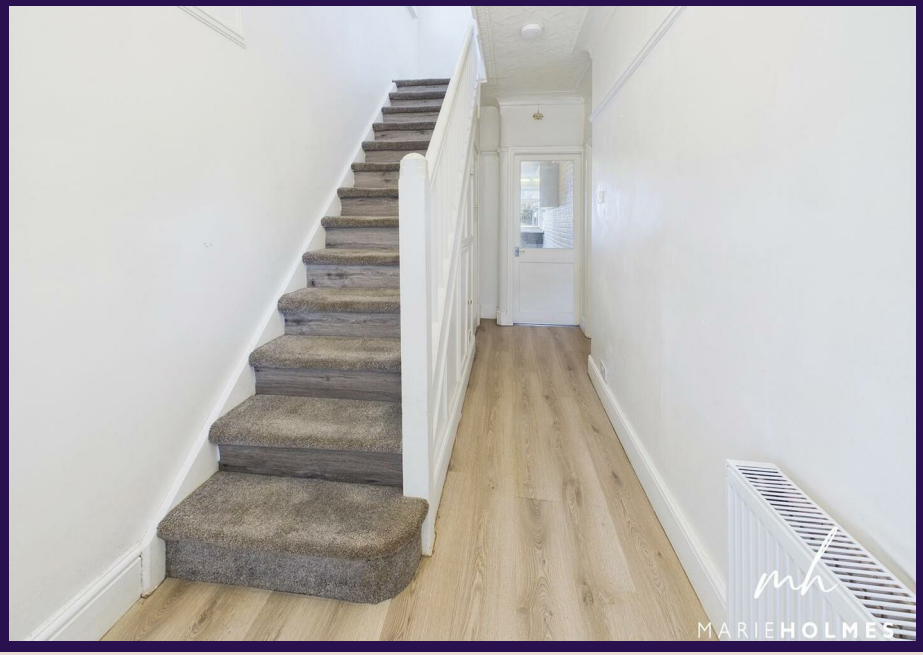
PENWORTHAM, PRESTON, PR1 0NL

£230,000

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Three Bedroom Semi-Detached Family Home
- Highly Sought-After Higher Penwortham Location
- Walking Distance to Penwortham High Street
- Great Size Open-Plan Lounge & Dining Room
- Spacious Conservatory Overlooking the Rear Garden
- Fitted Kitchen & Ground Floor Cloakroom W.C
- Two Double Bedrooms & Versatile Third Bedroom
- Three Piece Family Shower Room
- Generous Rear Garden & Substantial Detached Garage
- Ample Off-Road Parking & Excellent Potential to Modernise

Property Summary

An excellent opportunity to acquire this well-proportioned three-bedroom semi-detached home, pleasantly positioned along Central Drive in the highly sought-after area of Higher Penwortham. Ideally situated within walking distance of the vibrant High Street, with its excellent selection of independent shops, cafés, restaurants and everyday amenities, the property offers a fantastic opportunity for families, professionals and investors alike.

Whilst requiring some cosmetic updating, this spacious home offers versatile accommodation and excellent potential for purchasers wishing to create a home to their own taste and specification.

The ground floor accommodation begins with an entrance porch leading into a welcoming hallway, complete with a convenient understairs cloakroom W.C. A generously proportioned open-plan lounge and dining room provides a wonderful space for everyday family living and entertaining, flowing through into a delightful conservatory overlooking the rear garden. A fitted galley-style kitchen completes the ground floor.

To the first floor are three bedrooms, comprising two comfortable doubles and a versatile third bedroom, ideal as a single bedroom, nursery, dressing room or home office. A family shower room serves the accommodation.

Externally, the property enjoys a generously sized rear garden, predominantly laid to lawn with established planting and ample scope for landscaping. A particular feature is the substantial detached garage, approaching double-garage proportions, providing excellent storage or workshop potential, with an up-and-over door and separate pedestrian access. To the front, a spacious driveway provides ample off-road parking.

Combining generous accommodation, excellent outdoor space and a desirable residential location, this property presents a wonderful opportunity to create a fabulous family home in the heart of Higher Penwortham.

Entrance Porch

2'11" x 6'6" (0.89 x 1.99)
Access via a UPVC double glazed entrance door with obscured side glazed panel. UPVC double glazed windows to the side elevations. Tile effect vinyl flooring. Ceiling light fitting. Hardwood door with feature stained glass side panels leads through to the hallway.

Hallway

15'1" x 5'11" (4.60 x 1.80)
Carpeted staircase leads to all first floor accommodation. Cupboard housing the utility meters. Wood effect flooring. Ceiling light fitting. Radiator. Decorative coving to ceiling and picture rail. Doors leading off to all ground floor accommodation.

Lounge Diner

23'1" x 11'4" (7.03 x 3.45)
A spacious bright and airy room with a UPVC double glazed bay window to the front elevation. Sliding patio doors to the rear elevation leading through to the conservatory. Two feature fireplaces with inset gas fire and marble hearth and surround. Two radiators. Carpeted. Wall lights. TV aerial socket. Decorative coving to the ceiling.

Conservatory

10'5" x 9'2" (3.18 x 2.80)
UPVC double glazed conservatory on a brick built base with french doors leading out on to the rear garden. Pendant light fitting. Radiator. Wood effect laminate flooring.

Kitchen

15'11" x 6'4" (4.84 x 1.94)
UPVC double glazed window to the rear and side elevations. Features a range of eye and base level units with contrasting work surfaces over. Inset stainless steel sink and drainer unit with mixer tap. Space for freestanding cooker with extractor over. Space and plumber for dishwasher and washing machine. Space for fridge freezer. Vinyl flooring. Radiator. Ceiling light fitting.

Downstairs Cloaks W.C

4'12" x 2'5" (1.52 x 0.73)
UPVC double glazed obscured window to the side elevation. Features a modern two piece suite in white, comprising of a low flush W.C and wash hand basin set within a vanity unit with mixer tap. Fully tiled elevations. Tiled flooring. Wall light.

First Floor Landing

8'9" x 3'7" (2.66 x 1.10)
Hardwood feature stained glass leaded window to the side elevation. Access to the loft. Carpeted. Coving to the ceiling and decorative picture rail. Ceiling light fitting. Doors leading off to all first floor accommodation.

Bedroom One

11'1" x 11'1" (3.37 x 3.38)
UPVC double glazed bay window to the front elevation. Wood effect laminate flooring. Pendant light fitting. Decorative coving to ceiling and picture rail. Radiator.

Bedroom Two

11'9" x 10'10" (3.59 x 3.31)
UPVC double glazed window to the rear elevation. Pendant light fitting. Carpeted. Radiator. Decorative coving to ceiling.

Bedroom Three

7'3" x 7' (2.20 x 2.14)
UPVC double glazed window to the front elevation. Radiator. Wood effect laminate flooring. Pendant light fitting.

Family Shower Room

6'3" x 6'10" (1.90 x 2.08)
UPVC double glazed obscured window to the rear elevation. Features a modern three piece suite in













white comprising of a low flush W.C and wash hand basin set within a modern vanity unit with drawer storage and corner step in shower cubicle with thermostatic controlled mixer shower. Chrome towel ladder radiator. Fully tiled elevations. Inset spotlights to ceiling. Wall mounted extractor fan. Tiled flooring.

Garage

19'9" x 11'1" (6.03 x 3.38)
With up and over style door, power and light. Side access pedestrian door.

Front External

To the front of the property is a generously proportioned garden, featuring an extensive block-paved driveway providing ample off-road parking for several vehicles. A lawned garden area is complemented by established hedging and mature shrubs, offering an attractive degree of privacy. The frontage is enclosed by a combination of brick boundary walling and timber fencing, whilst the driveway extends along the side of the property, providing convenient access to the rear garden and detached garage.

Rear External

To the rear of the property is a generously proportioned, enclosed garden, offering an excellent combination of paved outdoor space and established greenery. A substantial paved patio provides an ideal setting for outdoor dining, entertaining and relaxation, whilst a further garden area is complemented by mature trees, established hedging and planted borders, creating a pleasant degree of privacy. The garden also benefits from a substantial detached garage and adjoining outbuilding, providing excellent storage, workshop potential or space for a variety of uses. Enclosed by timber fencing, this versatile outdoor space offers plenty of scope for further landscaping and personalisation.







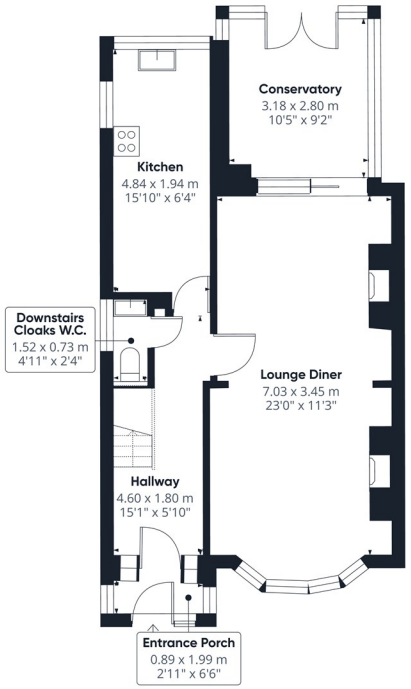




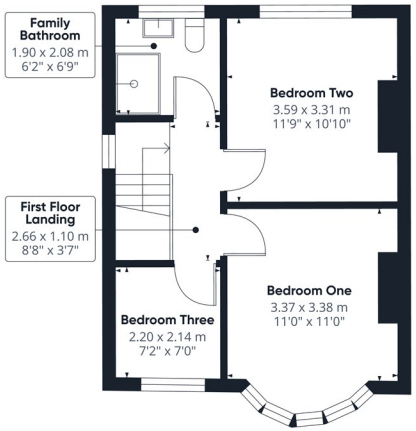




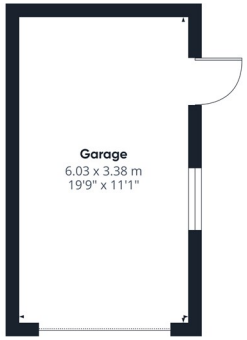




Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area(1)

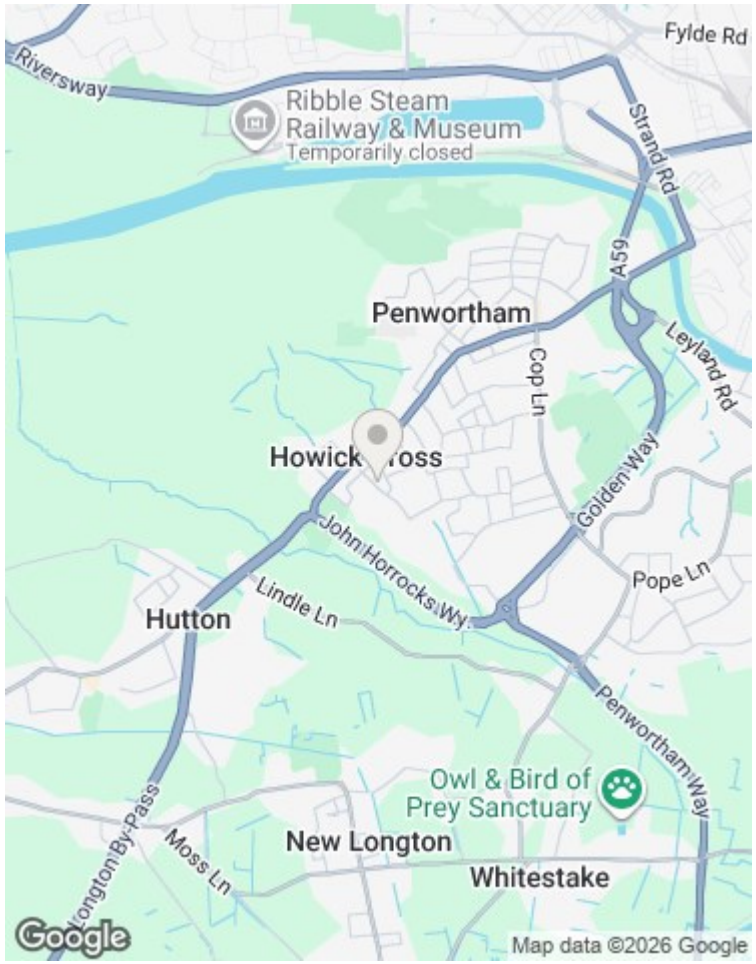
110.2 m²

1187 ft²

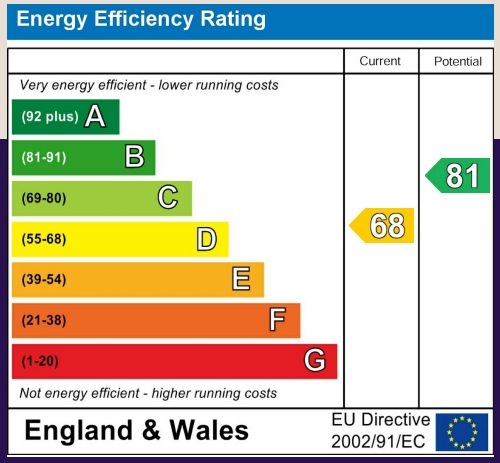
(1) Excluding balconies and terraces

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.



Marie Holmes Estate Agents
36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk