

## FENISCLIFFE WHAM LANE

### WHITESTAKE, PRESTON, PR4 4JS

**£410,000**  
**FREEHOLD**

This immaculately presented three-bedroom extended semi-detached home occupies a highly desirable semi-rural setting, offering the ideal blend of tranquil surroundings and convenient access to local amenities and major motorway links. Finished to a contemporary standard throughout, the property is truly move-in ready and perfectly suited to a wide range of buyers. The ground floor features a welcoming lounge complete with a charming log burner, alongside a stunning open-plan kitchen, dining, and living area forming part of the extension—an exceptional space designed for modern family life and effortless entertaining. The kitchen is well-appointed with integrated appliances, including a fridge, dishwasher, cooker, microwave, and an instant hot water tap. Further enhancing the ground floor is a practical utility room, a downstairs WC, and a versatile study ideal for home working. Upstairs, the property offers three generously sized bedrooms, each enjoying pleasant green outlooks, along with a beautifully finished four-piece family bathroom, designed to a high specification. Externally, the home benefits from a spacious, private, and fully enclosed rear garden, featuring an Indian stone patio seating area, a well-maintained lawn, and a mature pear tree. A standout addition is the outdoor garden pod, providing excellent flexibility as a home office, gym, bar, or creative space. To the front, there is ample off-road parking for multiple vehicles, as well as a garage with an electric door and EV charging point. Additional features include UPVC double glazing, gas central heating, and the significant advantage of no onward chain. Architectural plans have also been prepared for a potential loft conversion, offering exciting scope for further development. Early viewing is strongly recommended to fully appreciate the quality, space, and lifestyle this exceptional home has to offer.

**MARIE HOLMES**

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# FENISCLIFFE WHAM LANE

- Extended Three Bedroom Semi Detached Home
- Much Sought After Semi Rural Location
- Move-in ready with a Modern Finish Throughout
- Open Plan Kitchen/Dining/Living Extension
- Ground Floor Study/Home Office
- Generous Private & Enclosed Rear Garden
- Off Road Parking For Several Vehicles
- Fabulous Summer House with Power & Light
- Architectural Plans Prepared For Loft Conversion
- Viewing Comes Highly Recommended to Fully Appreciate



## Entrance Hallway

Entrance via a modern composite front door with feature glazed leaded lights and side panels. Carpeted staircase with spindle balustrade leading to all first floor accommodation. Wood effect laminate flooring. Ceiling light fitting. Radiator. Decorative coving to ceiling. Cupboard storage. Doors leading off to all ground floor accommodation.

## Lounge

13'8" x 13'5" (4.17 x 4.10)

UPVC double glazed bay window to the front elevation. TV aerial socket. Carpeted. Ceiling light fitting. Radiator. Decorative coving to ceiling.

## Open Plan Kitchen/Dining/Living

30'12" x 12'2" (9.44 x 3.70)

A bright and airy room with aluminium bi-fold doors to the rear elevation opening out on to the rear garden. Feature fireplace with inset log burner and oak mantle. Oake & Gray flooring. Ceiling light fitting.

Open plan to dining kitchen area with a vaulted ceiling and Velux roof lights. Space for a large dining table and chairs. TV aerial socket. Wood effect laminate flooring.

UPVC double glazed window to the rear elevation.

Features a range of modern eye and base level units with contrasting work surfaces and upstand over. Inset composite one and a half bowl sink and drainer unit with mixer tap. Integrated appliances include double oven, five burner gas hob with chimney extractor hood over, microwave oven, tall fridge freezer and dishwasher. Breakfast bar with space for three stools. Feature pendant lighting and inset spotlights to ceiling. Bluetooth speakers to ceiling. Feature modern radiator.

## Utility Room

10'5" x 5'7" (3.17 x 1.70)

UPVC double glazed door to the side elevation. Features eye and base level units with contrasting work surfaces oven. Plumbed and space for a washing machine and tumble dryer. Double panel radiator. Space for American style fridge freezer. Oake & Gray flooring. Door leading through to the garage.

## Study

6'10" x 5'10" (2.08 x 1.77)

Carpeted. Ceiling light fitting. TV aerial socket.

## Cloaks W.C

UPVC double glazed window to the side elevation. Features a two piece suite in white comprising of a low flush W.C and wall mounted wash hand basin with mixer tap. Tiled splashback. Oake & Gray flooring. Double panel radiator. Ceiling light fitting.

## First Floor Landing

UPVC double glazed window to the side elevation. Spindle balustrade. Carpeted. Ceiling light fitting. Doors leading off to all first floor accommodation.

## Master Bedroom

13'9" x 13'5" (4.20 x 4.10)

UPVC double glazed bay window to the front elevation. Carpeted. Ceiling light fitting. Door leading in to walk in robe storage,

## Bedroom Two

12'5" x 12'2" (3.78 x 3.72)

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

## Bedroom Three

9'7" x 6'11" (2.93 x 2.11)

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

### Family Bathroom

7'9" x 6'11" (2.37 x 2.11)

UPVC double glazed obscured window to the rear elevation. Features a four piece suite in white comprising of a low flush W.C, pedestal wash hand basin, panelled bath with mixer tap and step in corner shower cubicle with mains power shower. Part tiled elevations. Chrome towel ladder radiator. Oake & Gray flooring.

### External

The front of the property offers a large driveway with parking for several vehicles and side laid to lawn area with street lined hedgerow. The rear garden is mainly laid to lawn with Indian Stone paved patio area. The property further benefits from a SUMMER HOUSE (2.57m x 2.19m) which is fully plastered with vinyl flooring, power, light, TV aerial socket and UPVC double glazed French doors and side glazed panels to the front elevation. There is also a shed attached to the summer house - ideal for storage.

### Garage

10'7" x 10'4" (3.23 x 3.14)

Integral single garage with electric up and over style door. Power and light. The garage can be accessed internally via the utility room.

### 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.

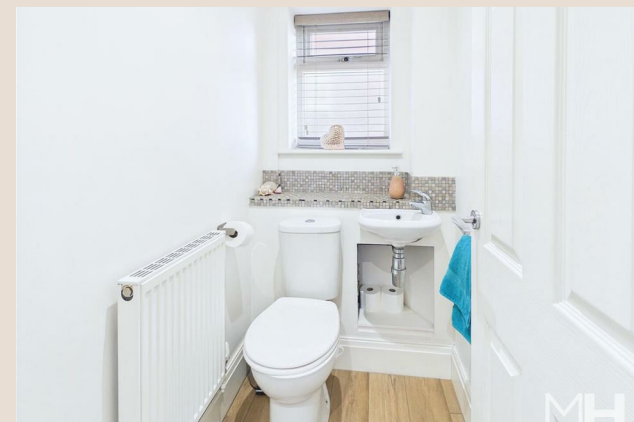
#### NOTICE:

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.

## FENISCLIFFE WHAM LANE





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## ADDITIONAL INFORMATION

**Local Authority** – South Ribble Council

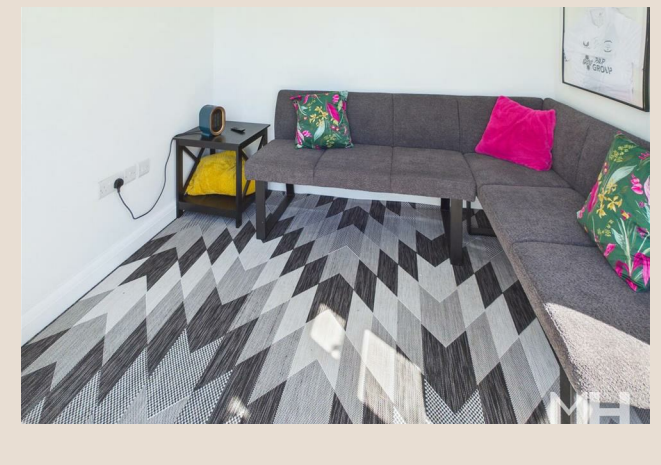
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 0.00 sq ft

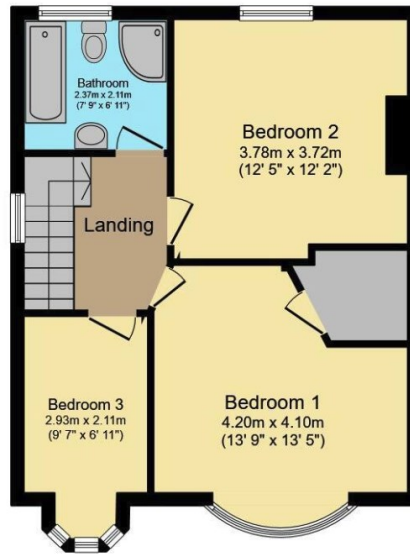
**Tenure** – Freehold

**EPC Rating** – D

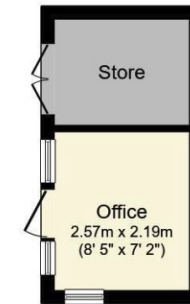




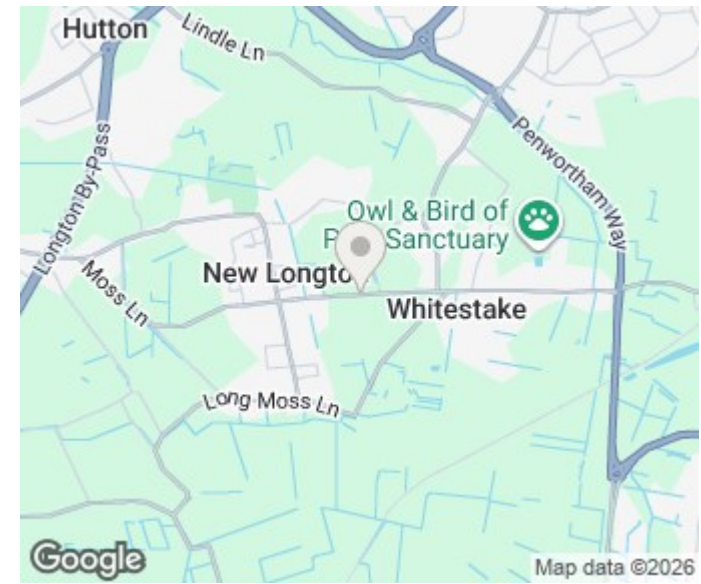
**Ground Floor**



**First Floor**



**Outbuilding**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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