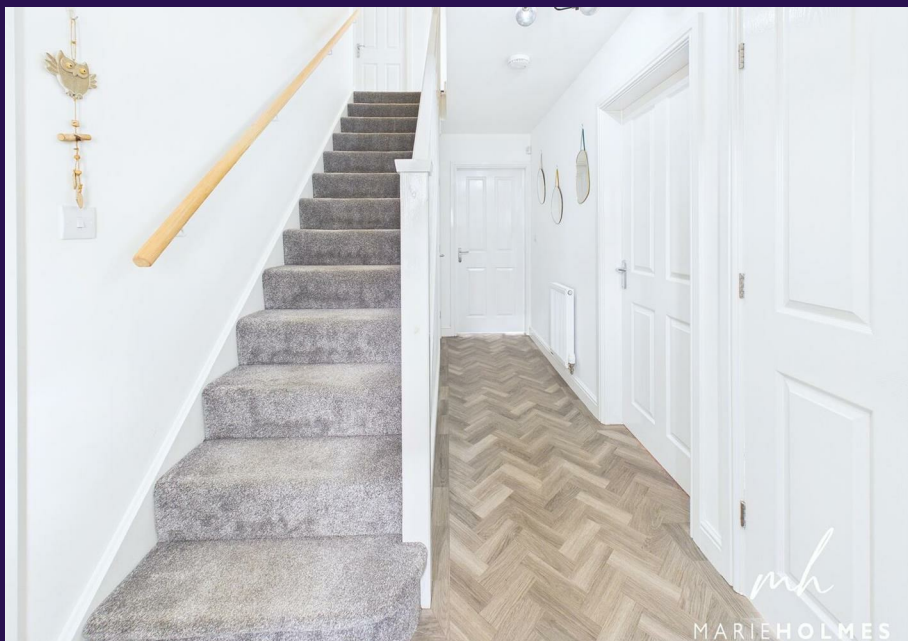




23 ASHDALE CRESCENT

PENWORTHAM, PRESTON, PR1 9ZG

£399,950



Key Features

- Immaculately Presented Four-Bedroom Detached Family Home
- Offered To The Market For The First Time Since New
- Peaceful Sought-After Location Close To Schools, Amenities & Transport Links
- Four Generously Proportioned Double Bedrooms
- Impressive Principal Bedroom With En-Suite & Fitted Wardrobes
- Modern Fitted Kitchen With High-Quality Neff Appliances
- Superb Open Plan Kitchen Diner Family Room
- Practical Utility Room & Downstairs Cloaks W.C
- Detached Single Garage & Driveway Parking For Three Vehicles
- Generous Enclosed Private Rear Garden With Lawn & Patio

Property Summary

Offered to the market for the first time since new, this immaculately presented four-bedroom detached family home occupies a generous plot within a peaceful and highly sought-after residential setting. Ideally positioned for excellent transport links, local amenities and well-regarded schools, the property offers spacious and beautifully maintained accommodation perfectly suited to modern family life.

A private driveway provides off-road parking for up to three vehicles and leads to a detached single garage. Internally, a welcoming entrance hallway provides access to a convenient ground-floor W.C. and the principal living accommodation.

To the front is a spacious and naturally bright living room, while the heart of the home is undoubtedly the impressive open-plan dining kitchen and family living space to the rear. Designed for both everyday family life and entertaining, bi-fold doors create a seamless connection with the garden.

The contemporary fitted kitchen has been thoughtfully upgraded and features an excellent range of integrated NEFF appliances including electric slide and hide oven, microwave oven and grill, five ring induction hob, stainless steel chimney style extractor, dishwasher and 70/30 fridge freezer. An adjoining utility room provides space and plumbing for a washing machine and separate tumble dryer.

To the first floor are four generously proportioned double bedrooms. The impressive principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while the remaining three bedrooms are served by a modern three-piece family bathroom.

Externally, the property enjoys a good-sized enclosed private rear garden with the benefit of a backdrop of mature trees, mainly laid to lawn with a paved patio providing an ideal setting for outdoor dining, entertaining and relaxation.

Peace of mind with the remainder of a 10 year LABC structural warranty which expires in June 2031. Viewing comes highly recommended to fully appreciate.

Entrance Hallway

6'5" x 14'5" (1.95 x 4.40)

Entrance via a modern composite front door with feature glazed panels. Carpeted spindle balustrade staircase leads to all first floor accommodation. Under stairs storage. Alarm control panel. Amtico LVT flooring. Radiator. Ceiling light fitting. Doors leading off to all ground floor accommodation.

Downstairs Cloaks W.C

5'7" x 4'7" (1.70 x 1.39)

UPVC double glazed obscured window to the front elevation. Features a modern two piece suite in white comprising of a low flush W.C and pedestal wash hand basin with tiled splashback and mixer tap. Amtico LVT flooring. Radiator. Pendant light fitting.

Living Room

11'2" x 17'8" (3.40 x 5.39)

A bright and airy spacious living room with UPVC double glazed window to the front and side elevations. Carpeted. Radiator. Pendant light fitting. TV aerial socket.

Open Plan Kitchen Diner Family Room

24'3" x 13'11" (7.39 x 4.23)

A superb spacious open plan family living space with UPVC double glazed window to the rear elevation. Bi-fold doors open out onto the rear garden and four Velux roof lights allow an abundance of natural light to flood the room. The kitchen features a range of eye and base level Shaker style units with complementary contrasting Quartz work surfaces and upstands over. One and a half bowl stainless steel inset sinks with mixer tap. Feature under cabinet lighting. Integrated NEFF appliances including electric slide and hide oven, microwave oven and grill, five ring induction hob, stainless steel chimney style extractor, dishwasher and 70/30 fridge freezer. Central island unit with breakfast bar. Column radiator. Inset spotlights to ceiling and pendant light fitting. TV aerial socket. Amtico LVT flooring.

Utility Room

5'7" x 9'3" (1.69 x 2.83)

UPVC double glazed door leads out to the side elevation. Features base level units with contrasting work surfaces and up stands over and inset stainless steel sink and drainer unit with mixer tap. A wall mounted unit houses the boiler. Plumbed for washing machine and space for tumble dryer. Radiator. Amtico LVT flooring. Ceiling light fitting.

First Floor Landing

9'9" x 3'1" (2.98 x 0.95)

Access to the loft. Doors leading off to all first floor accommodation. Pendant light fitting. Radiator. Carpeted.

Principal Bedroom

11'4" x 11'2" (3.46 x 3.40)

UPVC double glazed window to the front elevation. Features floor to ceiling fitted robe storage. Radiator. Carpeted. Pendant light fitting. Door leading through to:-

En-Suite

7'10" x 4'4" (2.38 x 1.31)

UPVC double glazed obscured window to the side elevation. Features a modern three-piece suite in white comprising of a low flush W.C, pedestal wash hand basin with mixer tap and step in shower cubicle with thermostatic mixer shower. Part tiled elevations. Chrome towel ladder radiator. Amtico LVT flooring. Inset spotlights to ceiling. Extractor fan.

Bedroom Two

9'1" x 12'7" (2.76 x 3.84)

UPVC double glazed window to the front elevation. Carpeted. Radiator. Pendant light fitting. Cupboard housing water tank.

Bedroom Three

7'11" x 9'4" (2.42 x 2.84)

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

Bedroom Four

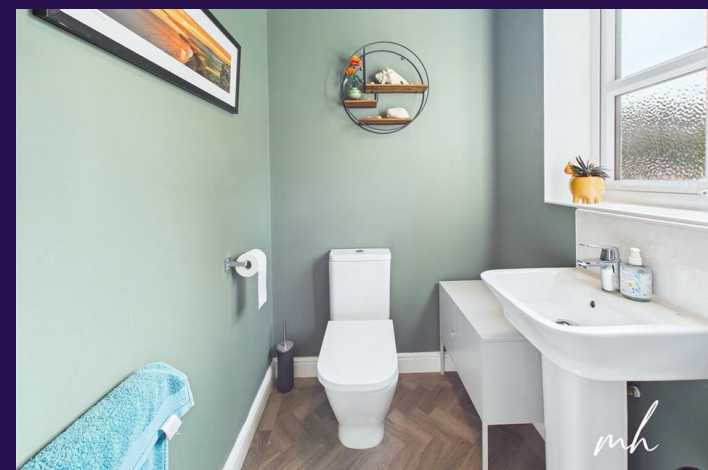
8'4" x 9'1" (2.55 x 2.77)

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

Family Bathroom

7'3" x 5'9" (2.20 x 1.74)

UPVC double glazed obscured window to the rear elevation. Features a modern three-piece suite in white comprising of a low flush W.C, pedestal wash and basin with mixer tap and panelled bath with thermostatic controlled mixer shower over and glazed shower screen. Part tiled elevations. Amtico LVT flooring. Chrome towel ladder radiator. Inset spotlights to ceiling. Extractor fan.





Garage

9'12" x 19'9" (3.04 x 6.03)

A detached garage of brick construction with up and over style door, power and light.

Front Exterior

The property enjoys an attractive frontage with a neatly maintained lawn complemented by established planted borders, mature shrubs and an ornamental tree. A pathway leads to the covered entrance and front door, while a generous driveway to the side provides ample off-road parking and leads to the detached brick-built garage. The well-kept frontage and established landscaping create an excellent first impression. The property benefits from an EV Car Charger.

Rear Garden

To the rear is a particularly generous and well-maintained enclosed garden, predominantly laid to lawn and providing an excellent outdoor space for families. A paved patio area offers ample room for outdoor seating, dining and entertaining, while the substantial lawn provides plenty of space for children's play equipment. The garden enjoys a pleasant backdrop of mature established trees, creating an attractive and leafy outlook. A detached brick-built garage sits to one side, with timber fencing enclosing the garden and providing a good degree of privacy. Further benefits include an outdoor double socket and a water tap.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact our offices.

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 offices.



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Additional Information

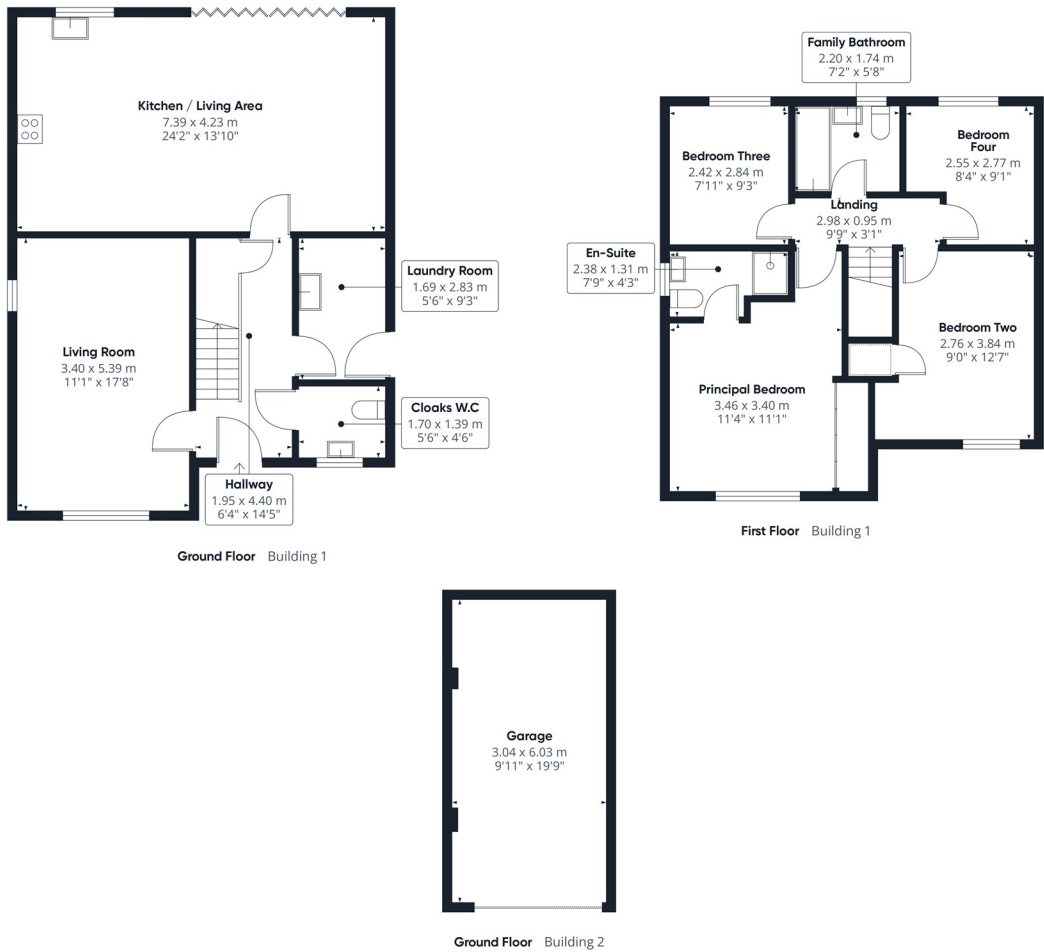
Local Authority – South Ribble Council

Council Tax – Band E

Viewings – By Appointment Only

Tenure – Freehold



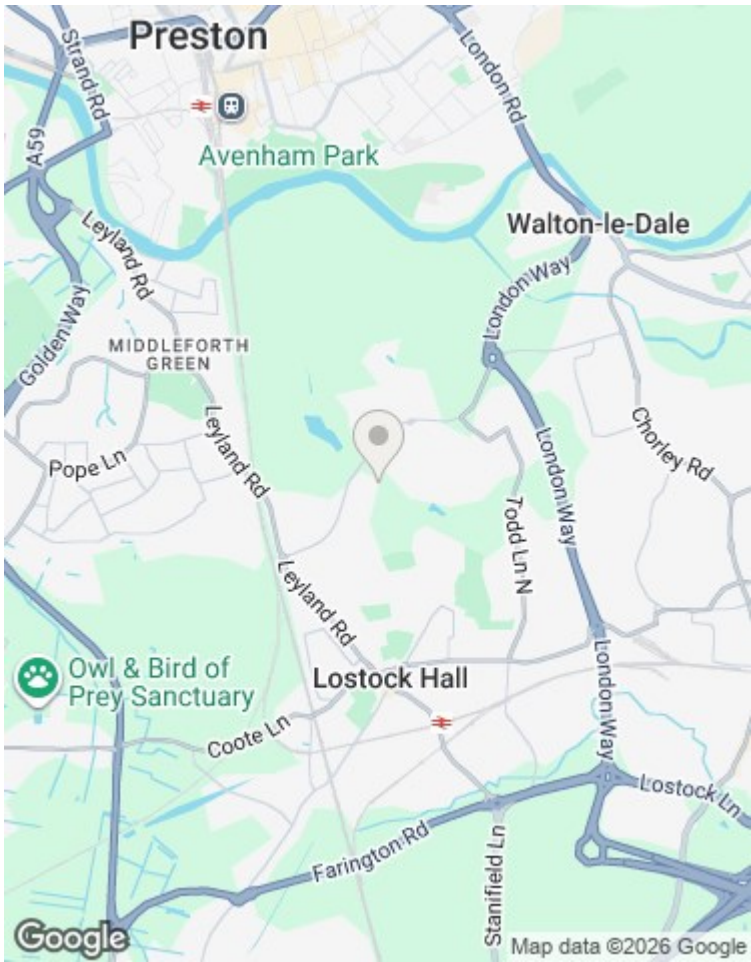


Approximate total areaⁿ
132.9 m²
1430 ft²

(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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC