

23 BROADFIELD DRIVE PENWORTHAM, PRESTON, PR1 9DU

OFFERS OVER £185,000
FREEHOLD

Marie Holmes Estate Agents are delighted to present to the market this three-bedroom, semi-detached property being offered with the benefit of NO ONWARD CHAIN. This immaculately presented semi detached family home has been stylishly refurbished, to provide a very well appointed accommodation in a turn ket condition with accommodation comprising of entrance hallway, spacious lounge, modern fitted kitchen with a selection of integral appliances and breakfast bar, three bedrooms and a modern family size bathroom designed with functionality in mind. Another bonus is an additional room accessed from the rear of the property, perfect for a studio or home office. Externally there is a laid lawn garden to the front and driveway parking, as well as a very generous size rear garden with patio area. The property benefits from UPVC double glazing and gas central heating throughout. Viewing is essential to fully appreciate the size, setting, presentation and location of this wonderful home. Close to local amenities, as well as having a great local community and catchment for outstanding local schools. Offered with the benefit of no onward chain delay.

MARIE HOLMES

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23 BROADFIELD DRIVE

- 3 Bedroom Semi Detached Family Home • Offered with No Onward Chain Delay • Great Location Close to All Local Amenities • Tastefully Modernised Throughout with Neutral Decor • Spacious Lounge • Stunning Modern Fitted Kitchen with Breakfast Bar • Three Bedrooms & Modern Family Bathroom • Modern Family Bathroom • Gardens & Driveway Parking • Early Viewing Strongly Advised



Entrance Hallway

12'10" X 5'7" (3.91 X 1.71)

Entrance via UPVC double glazed front door with glazed side panel. UPVC double glazed window to the side elevation. Carpeted staircase leading to all first floor accommodation. Cupboard housing the utility meters. Double panel radiator. Wood effect laminate flooring. Ceiling light fitting. Doors leading off to all ground floor accommodation.

Lounge

12'10" X 13'3" (3.92 X 4.03)

UPVC double glazed window to the front elevation. Double panel radiator. Ceiling light fitting. Wood effect laminate flooring. TV aerial socket. Telephone point.

Kitchen

10'4" X 12'2" (3.15 X 3.71)

UPVC double glazed sliding patio doors to the rear elevation leading out on to the rear garden. Features a range of modern eye and base level Shaker style units in Pebble, with contrasting marble effect work surfaces over. One and a half bowl composite sink and drainer unit with mixer tap. Under cabinet feature lighting. Integrated appliances include electric oven, separate microwave oven, induction hob with chimney style extractor over and integrated dishwasher. Plumbed for washing machine. Inset halogen spotlights and two pendant feature light fittings over the breakfast bar. Part tiled elevations. Wood effect laminate flooring.

First Floor Landing

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

Bedroom One

12'11" X 10'11" (3.93 X 3.33)

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

Bedroom Two

10'4" X 10'11" (3.15 X 3.34)

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

Bedroom Three

9'3" X 7'9" (2.81 X 2.37)

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

Family Bathroom

7'3" X 7'11" (2.21 X 2.41)

Two UPVC double glazed obscured windows to the rear elevation. Features a three piece suite in White comprising of a low flush W.C, wash hand basin set within a vanity unit with chrome mixer tap and panelled bath with mixer rainfall shower. Glass shower screen. Wood effect vinyl floor covering. Inset halogen spotlights. Radiator.

Front Exterior

The front garden is mainly laid to lawn with paved driveway with parking for two vehicles. Side access gate.

Rear Exterior

Rear enclosed garden which is mainly laid to lawn with paved patio area.

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.

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ADDITIONAL INFORMATION

Local Authority –

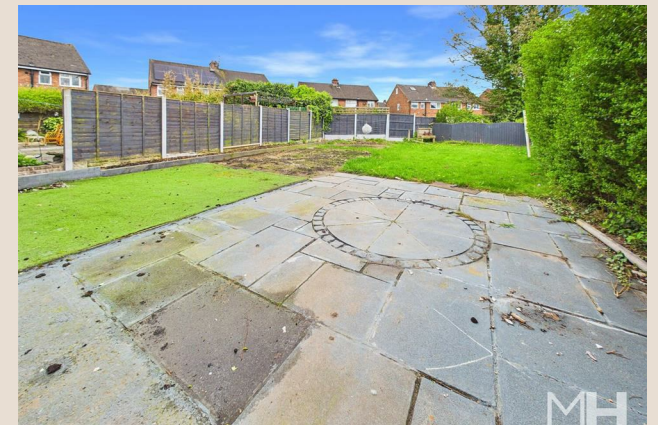
Council Tax – Band B

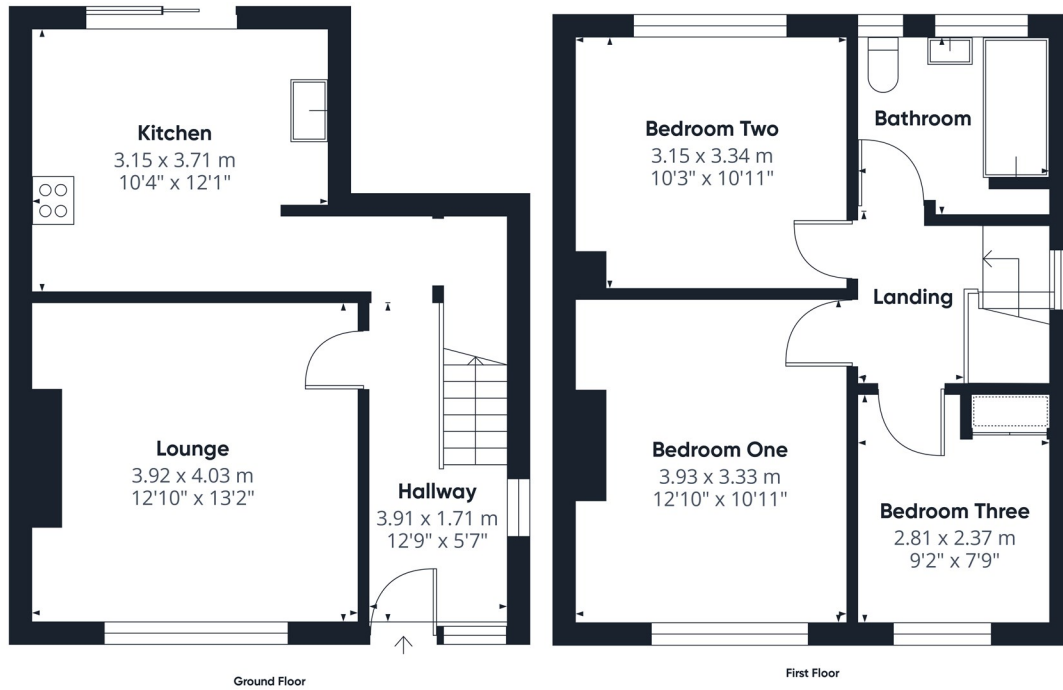
Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

EPC Rating –



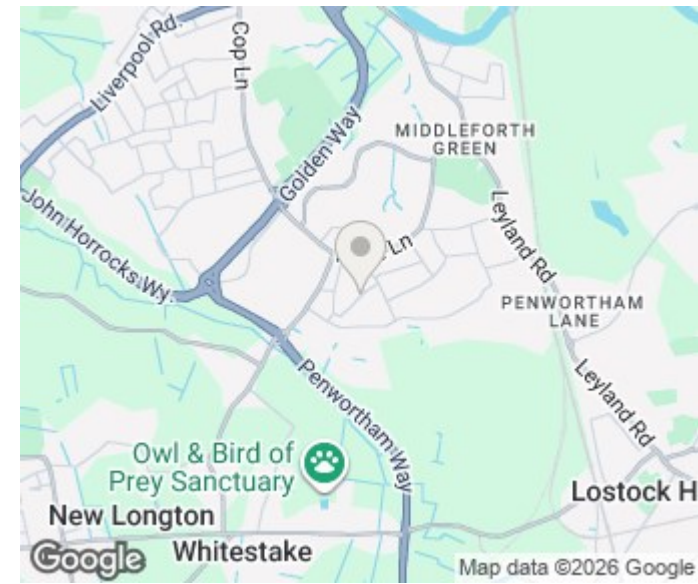


Approximate total area⁽¹⁾
73.2 m²
789 ft²

(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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

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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