

## 51 KINGSWAY

PENWORTHAM, PRESTON, PR1 0ED

**£725,000**  
FREEHOLD

An exceptional opportunity to acquire a beautifully presented detached executive residence, occupying a prime position on the highly sought-after Kingsway in Higher Penwortham. This impressive home offers outstanding kerb appeal and a warm, welcoming feel from the moment you step inside. The spacious entrance hall is a standout feature, enhanced by a striking encapsulated leaded light window and an elegant turning staircase rising to the first floor. The property boasts four well-proportioned bedrooms, all benefiting from quality fitted or built-in wardrobes, alongside a well-appointed family bathroom. To the ground floor, there are two bright and versatile reception rooms, one of which sits adjacent to the stylish, well-equipped kitchen. The kitchen features an island unit and attractive butcher block-style work surfaces, creating a superb space for both everyday living and entertaining. Large windows and French doors flood the living spaces with natural light and provide delightful views over the generous, south-facing rear garden—ideal for enjoying outdoor living. To the front, the property offers driveway parking and a neatly presented garden area. Perfectly positioned within walking distance of Penwortham's vibrant high street, the property enjoys easy access to an excellent range of amenities including wine bars, restaurants, coffee shops, and a variety of independent retailers. It also falls within the catchment area for highly regarded local schools and benefits from convenient access to local transport links. Early viewing is highly recommended to fully appreciate the space, setting, and quality of accommodation on offer.

**MARIE HOLMES**

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# 51 KINGSWAY

- Substantial Detached Family Home • Much Sought After Location • Contemporary Kitchen • Spacious Entrance Hall • Two Large Reception Rooms • Downstairs Cloakroom • Four Good Size Bedrooms • Family Bathroom • Driveway Parking • South Facing Rear Garden



## Entrance Hall

8'10" x 7'10" (2.70 x 2.39)

Featuring a striking leaded UPVC double-glazed encapsulated window to the front, a modern composite front door, a turning staircase rising to the first floor, wooden flooring, and access to all ground floor accommodation.

## Living Room

15'1" x 13'8" (4.60 x 4.17)

UPVC double-glazed bay window to the front elevation. Opaque window to the side elevation. Feature gas fire set within a marble effect surround and hearth. Original ceiling features. Ceiling light fitting. Radiator. TV aerial socket.

## Second Reception Room/Dining Room

13'5" x 13'5" (4.08 x 4.10)

A great size room with glazed doors leading through to the Living Room. UPVC double glazed French doors overlooking and accessing the rear garden. Feature fireplace with inset log burner. Ceiling light fitting and wall lights. Wooden flooring. Ceiling light. Radiator.

## Kitchen

14'12" x 11'7" (4.56 x 3.52)

UPVC double glazed windows to the front and rear elevations. Features a range of eye and base level units and centre island unit in Cream Shaker style with complimentary Oak butcher block style work surfaces over. The kitchen is fitted with a range of

integrated appliances including dishwasher, Smeg self cleaning oven, and dual fuel cooking range. Sunken Belfast sink with a wooden carved drainer. Space for washer-dryer and large fridge freezer. UPVC double glazed door to the rear elevation. Tiled floor covering. Coving to the ceiling. Inset halogen spotlights.

## Downstairs Cloaks W.C

Features a two piece suite comprising of low flush W.C and wash hand basin.

## First Floor Landing

UPVC double glazed obscure window to the side elevation. Cupboard housing central heating boiler. Door leading off to all first floor accommodation. Carpeted. Ceiling light fitting.

## Bedroom One

14'9" x 11'2" (4.49 x 3.41)

A stunning master bedroom with UPVC double glazed bay window to the front elevation. Features a range of fitted robe storage. Ceiling light fitting. Carpeted. Radiator.

## Bedroom Two

11'1" x 13'3" (3.38 x 4.04)

Another great double bedroom with UPVC double glazed window to the rear elevation. Fitted robe storage. Radiator. Carpeted.

### Bedroom Three

8'5" x 10'11" (2.57 x 3.33)

UPVC double glazed window to the front elevation. A bespoke area suitable for a double mattress. Radiator. Carpeted. Ceiling light fitting.

### Bedroom Four

8'3" x 11'5" (2.51 x 3.49)

Another great bedroom with UPVC double glazed window to the side elevation. Features fitted robe storage. Ceiling light fitting. Carpeted. Radiator.

### Family Bathroom

6'3" x 8'1" (1.91 x 2.46)

UPVC double glazed obscure window. Features a three piece suite in white, comprising of low flush W.C, panelled bath with shower over and profile glazed screening and wash hand basin set on a vanity unit. Part tiled elevations. Vinyl floor covering. Inset halogen spotlights. Radiator.

### Front Exterior

Landscaped front garden with laid to lawn area and planted beds. Driveway area with parking for several vehicles and garden area.

### Rear Exterior

A superb enclosed South facing rear garden which captures the sun with a large laid to lawn area and paved patio - perfect for entertaining. Beds containing a selection of mature plants and shrubs.

### 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:

## 51 KINGSWAY



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.







## 51 KINGSWAY

### ADDITIONAL INFORMATION

**Local Authority** – South Ribble Council

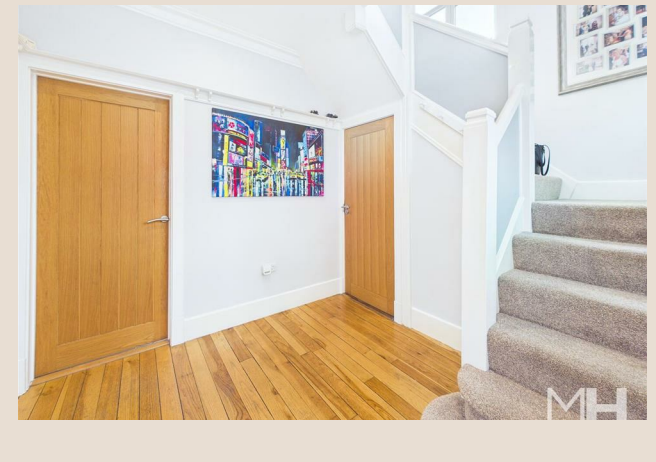
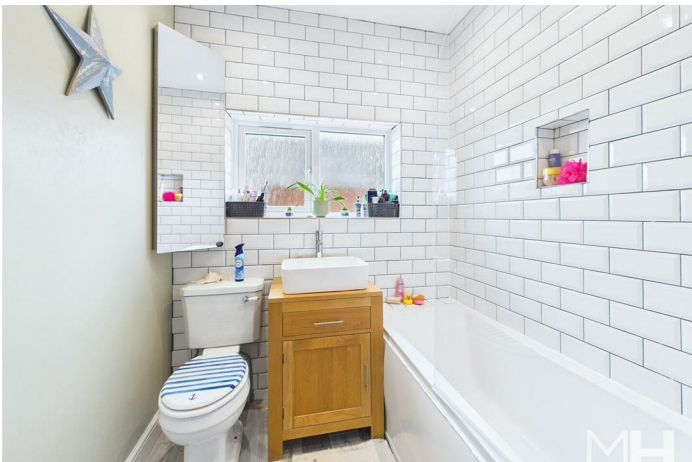
**Council Tax** – Band E

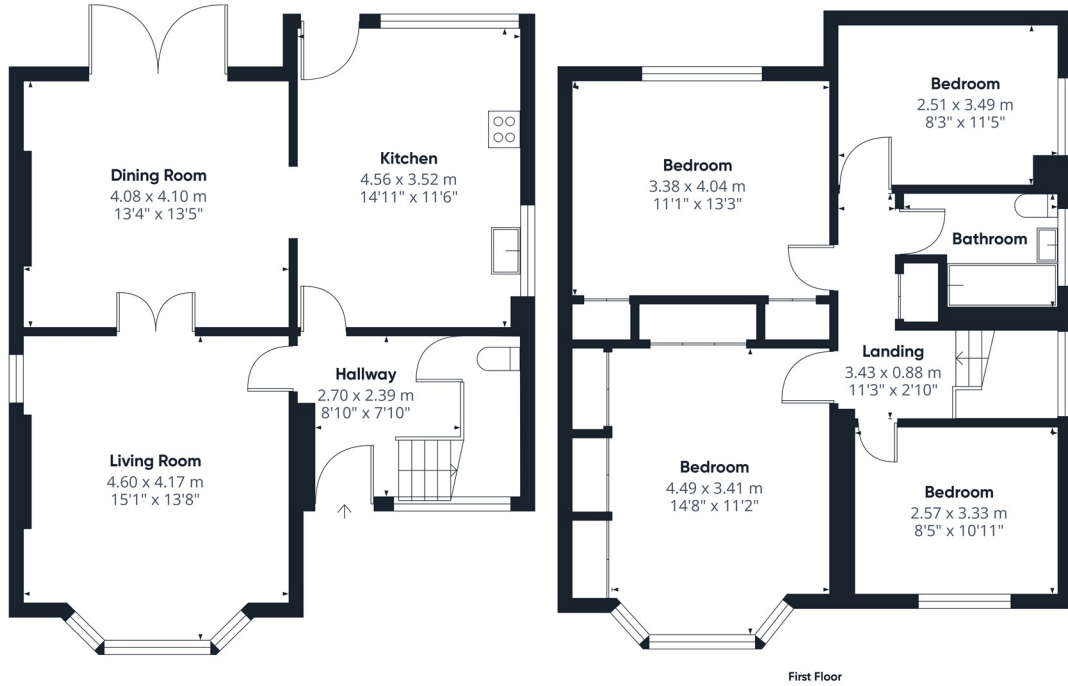
**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold

**EPC Rating** –





First Floor

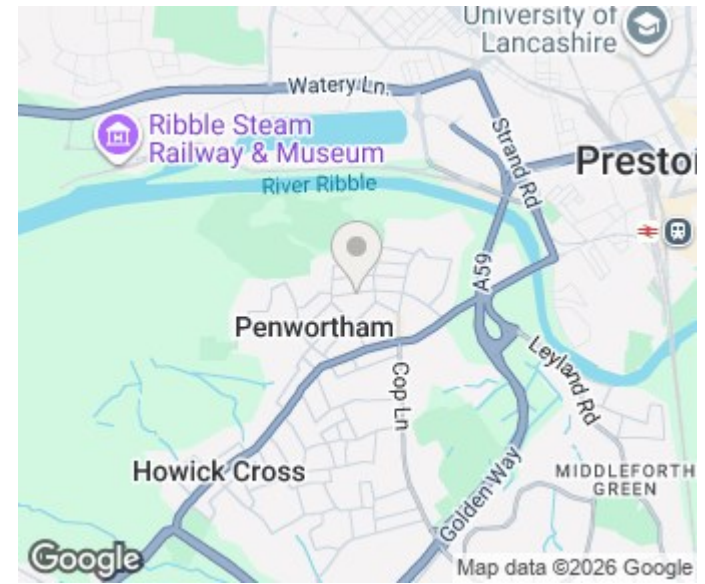


Approximate total area<sup>(1)</sup>  
120.8 m<sup>2</sup>  
1300 ft<sup>2</sup>

(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			
<b>England &amp; Wales</b>		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.

### Marie Holmes Estate Agents

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