



3 BARN CROFT

PENWORTHAM, PRESTON, PR1 OSX

£299,950
FREEHOLD

A true bungalow in the most popular and desirable location of Penwortham. There are three bedrooms, bathroom and separate W.C, lounge and fitted kitchen with doorway to dining area. There is gas central heating, and uPVC double glazing. There is driveway parking and a garage. There are gardens to the front and rear. Located on a quiet cul-de-sac close to excellent local schools and amenities. The bungalow is within walking distance of Penwortham's vibrant high street, with all the independent local businesses, wine bars, restaurants and coffee shops as well as individual boutiques. Viewing is essential. No Chain Delay.

MARIE HOLMES

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3 BARN CROFT

- Spacious Detached True Bungalow • Excellent Sought After Location • Three Bedrooms • Fitted kitchen & Dining Area • Front Facing Lounge • Bathroom with Separate W.C. • Sits Well Within Frontage • Lovely Sunny South Facing Rear Garden • Lots of Driveway Parking • Great Further Potential



Entrance Hall

A most spacious entrance hall with door to front, loft access, lovely skylight window and doors off.

Lounge

A great size and bright lounge room facing to the front of the property with lots of natural light provided by three uPVC double glazed windows, radiator, ceiling light, electric fire with inset and mantel surround.

Kitchen

With a range of wall, drawer and base units with contrasting working surfaces, stainless steel sink unit and drainer, plumbed for dishwasher and washer, space for fridge, space for free standing cooker, tiled elevations, laminate flooring, central heating boiler (2 years old), uPVC double glazed window and archway to dining area.

Dining Room

With uPVC double glazed window to the side, radiator, door to walk-in pantry cupboard and laminate flooring.

Pantry

A great space with lots of shelves and light.

Bedroom One

A lovely master bedroom being of a generous size and front facing with uPVC double glazed window to the front, ceiling light and radiator.

Bedroom Two

A generous double bedrooms with a selection of fitted wardrobes to one wall, uPVC double glazed window to rear, wash hand basin set on a vanity unit, radiator and ceiling light.

Bedroom Three

Another double with uPVC double glazed window to the side, fitted wardrobes to one wall with vanity area and top boxes, ceiling light and radiator.

Bathroom

With a two piece suite comprising wash hand basin and bath with mains shower attachment, partially tiled elevations, laminate flooring and opaque uPVC double glazed window. Also access to a large airing cupboard.

Seperate W.C.

With opaque uPVC double glazed window and low suite W.C.

Outside

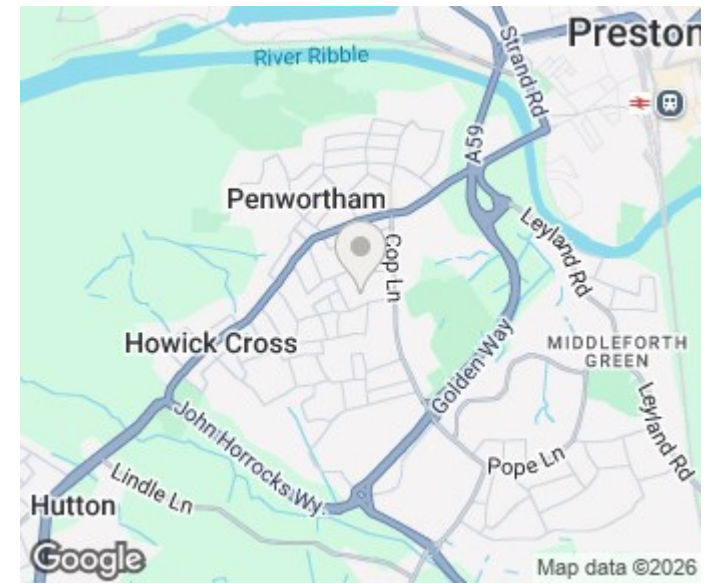
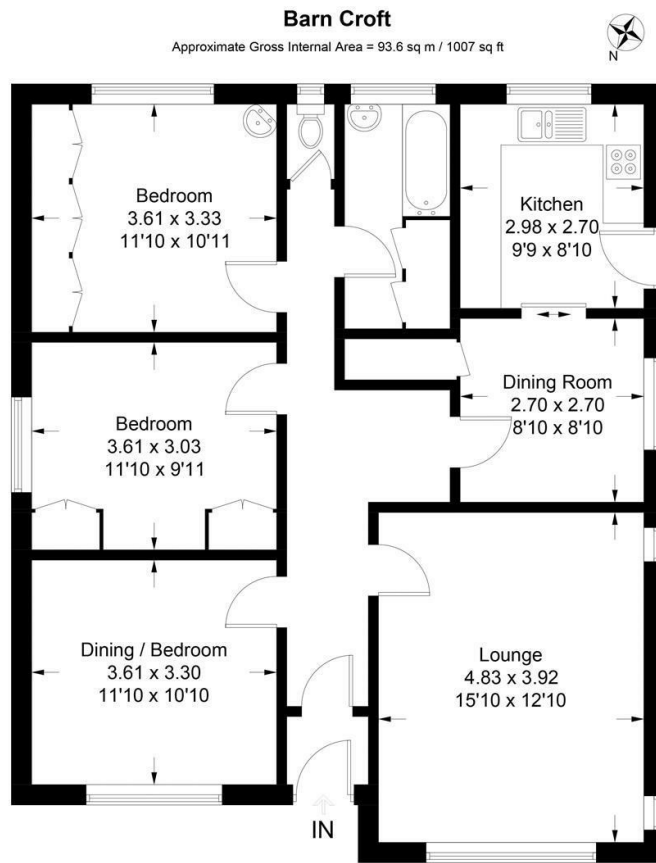
To the front there is driveway parking for several vehicles on approach to a detached garage, pathway leading to the front entrance, graveled area with flowers, shrubs and bushes.

Rear Garden

The rear garden has paved area, lawn area surrounded by flowers and shrub borders.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: C

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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