



## 76 KINGSWAY

PENWORTHAM, PRESTON, PR1 0ED

**£350,000**  
FREEHOLD

A very rare and great opportunity to purchase a true bungalow set in the very heart of Higher Penwortham, in a prestigious and desirable location, being within walking distance of Penwortham's vibrant high street with all its excellent services, amenities, bars, restaurants and fabulous independent businesses. This lovely home has two double bedrooms, a spacious lounge and well fitted kitchen as well as a great size conservatory with room to sit and dine overlooking and accessing the rear rose garden. The plot is generous and extended to the side, front and rear which creates great privacy all around as well as enabling lots of driveway parking for several vehicles to a detached garage. The property offers excellent further potential. There is gas central heating and uPVC double glazing. Viewing is absolutely essential to fully appreciate the size, setting location and wonderful home on offer. The property is for sale with the benefit of No Chain Delay.

**MARIE HOLMES**  
SALES | LETTINGS | MORTGAGES

# 76 KINGSWAY

- Semi Detached True Bungalow
- Most Sought After Desirable Location & Excellent Local Amenities
- Walking Distance To Penwortham's Vibrant High Street
- Restaurants, Coffee Shops & Lots of Unique Independent Shops
- Two Double Bedrooms
- Spacious Lounge & Well Fitted Kitchen
- Large Rear Facing Conservatory Ideal For Dining & Sitting
- Lovely Private Front Garden, Side Lawn Garden & Rear Rose Garden
- Lots Of Driveway Parking & Detached Garage
- UPVC Double Glazing & Gas Central Heating - No Chain Delay



## Entrance Vestibule

With uPVC double glazed door to front, tiled flooring and uPVC double glazed door to hall.

## Entrance Hall

With ceiling light, built in store cupboard housing Worcester central heating boiler, cloaks cupboard, loft access point and doors off.

## Lounge

With uPVC double glazed window overlooking the front private garden, radiator, coal effect gas fire with Adams Style surround, wall light points and door to kitchen

## Kitchen

With a range of wall, drawer and base units with contrasting working surfaces, part tiled splashback area, one and a half sink unit and drainer, electric hob with canopied extractor above and electric oven below, space for upright fridge freezer, plumbed for washer, uPVC double glazed window to rear, leaded light opaque uPVC double glazed window to rear and door to conservatory.

## Conservatory

Being uPVC double glazed and brick built constructed, in frame blinds, ceiling light, double doors to rear and large double panel radiator.

## Bedroom One

With a selection of fitted bedroom furniture comprising central bedhead area with top boxes,

bed sides, his and hers wardrobes, additional fitted wardrobe, drawers and cupboards.

## Bedroom Two

A good size double bedroom with uPVC double glazed window to the front, ceiling light and radiator.

## Shower Room

With a three piece suite comprising double size "step in" shower enclosure with water resistant panelled elevations and electric shower, wash hand basin set on a vanity unit and low suite W.C. fully tiled to remaining suite, heated towel rail, ceiling light and uPVC double glazed leaded light window to the side.

## Outside

To the front is a fabulous private garden being laid to lawn with well stocked and established flowerbed borders.

## Side Garden

Has a lawn area and a stunning Cornelia bush, plants, shrubs and pathway approach to front door.

## Driveway Parking

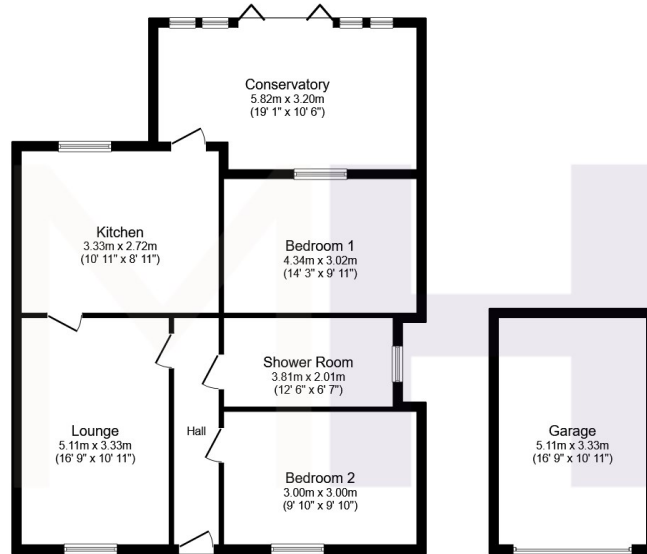
Lots of driveway parking for several vehicles on approach to a detached garage, secure side gated access.

## Rear Rose Garden

With raised flowerbed areas and personal door to garage.

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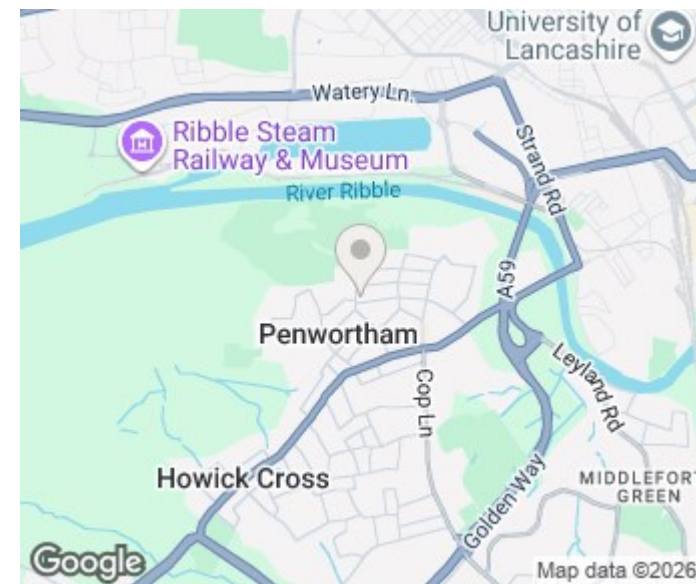


**Floor Plan**  
Floor area 93.7 sq.m. (1,008 sq.ft.)

**Garage**  
Floor area 17.0 sq.m. (183 sq.ft.)

Total floor area: 110.6 sq.m. (1,191 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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

**EPC Rating: 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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