

2 MOSS ACRE ROAD

PENWORTHAM, PRESTON, PR1 9NJ

£235,000

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Beautifully Presented Three-Bedroom Semi-Detached Family Home
- Three Generously Proportioned Double Bedrooms
- Spacious Open-Plan Lounge and Dining Room
- Delightful Sunroom Overlooking the Rear Garden
- Contemporary Fitted Kitchen with Integrated Appliances
- Modern Three-Piece Family Shower Room
- Superb Converted Garage Providing Games Room/Home Bar
- Generous Enclosed Rear Garden with Lawn and Entertaining Patio
- Substantial Gravelled Driveway Providing Ample Off-Road Parking
- Sought-After Penwortham Location Close to Schools, Amenities and Transport Links

Property Summary

Situated along the ever-popular Moss Acre Road, just off New Lane in Penwortham, this beautifully presented three-bedroom semi-detached family home offers spacious accommodation, contemporary interiors and a highly desirable residential setting. Thoughtfully improved and meticulously maintained by its current owners, the property is finished to an excellent standard throughout and is ready to move straight into.

Ideally positioned for family living, the property enjoys convenient access to reputable local schools, Middleforth Green and scenic walks along the River Ribble. Penwortham's vibrant high street, with its excellent selection of independent shops, cafés, bars and restaurants, is also within easy reach, whilst Preston City Centre and surrounding transport connections are readily accessible.

Benefiting from the generous proportions associated with traditional post-war homes, the accommodation has been beautifully modernised, featuring tasteful neutral décor and quality fixtures and fittings throughout.

The ground floor offers a spacious lounge and dining room, flooded with natural light from a large front-facing window, with double doors opening into a delightful sunroom overlooking the rear garden. A stylish contemporary fitted kitchen, complete with integrated appliances, provides an attractive and practical space for everyday living.

To the first floor are three generously proportioned double bedrooms and a beautifully appointed modern three-piece family shower room.

A particularly impressive addition is the converted garage, now providing a fantastic games room and home bar, equally suited to use as a home office or hobby room.

Externally, the generous enclosed rear garden features a spacious lawn, extensive paved patio ideal for outdoor entertaining and a useful garden shed. To the front, a substantial gravelled driveway provides ample off-road parking for multiple vehicles.

Early viewing comes highly recommended to avoid disappointment.

Entrance Porch
3'9" x 4'5" (1.15 x 1.34)
Entrance via a modern composite front door with feature glazed panels. UPVC double glazed window to the side elevation. Carpeted. Inset spotlight to ceiling. Internal door leads through to:-

Hallway
6'7" x 11'11" (2.01 x 3.63)
UPVC double glazed window to the front elevation. A carpeted staircase leads to all first floor accommodation. LVT flooring. Cupboard housing the utility meters. Ceiling light fitting. Radiator.

Lounge Diner
18'3" x 11'11" (5.56 x 3.63)
UPVC double glazed window to the front elevation. Hardwood glazed doors to the rear elevation lead through to the sun room. Inset log burner effect electric fire on a tiled hearth. Decorative coving to ceiling. Ceiling light fitting. Carpeted. Radiator. Ample space for a dining table and chairs.

Sun Room
8'3" X 10'10" (2.52 X 3.30)
Currently utilised as a dining room with Hardwood glazed sun room on a base of brick construction with doors leading out to the rear garden. LVT flooring. Inset spotlights to ceiling. Radiator.

Kitchen
11'3" X 8'5" (3.43 X 2.56)
Double glazed window to the rear elevation overlooking the rear garden. UPVC double glazed door leading out to the rear garden. Features a range of modern eye and base level high gloss handleless units with complimentary work surfaces and splashbacks over. Inset composite single bowl sink and drainer unit with chrome mixer tap. Integrated appliances include Bosch electric oven, Hoover induction hob, stainless steel chimney style extractor, washing machine, dishwasher, under-counter freezer and full height fridge. Feature LED under cabinet lighting. Understairs storage. Radiator. Inset spotlights to ceiling. Tiled flooring.

First Floor Landing
6'10" X 4'5" (2.09 X 1.34)
UPVC double glazed window to the side elevation. Doors leading off to all first floor accommodation. Carpeted. Ceiling light fitting. Access to the loft.

Bedroom One
10'9" X 11'9" (3.27 X 3.57)
UPVC double glazed window to the front elevation. Features fitted cupboard storage and feature wall panelling with TV aerial socket. Carpeted. Radiator. Inset spotlights to ceiling.

Bedroom Two
9'4" X 8'7" (2.85 X 2.62)
UPVC double glazed window to the front elevation. Features built in cupboard storage. Wood effect laminate flooring. Radiator. Inset spotlights to ceiling.

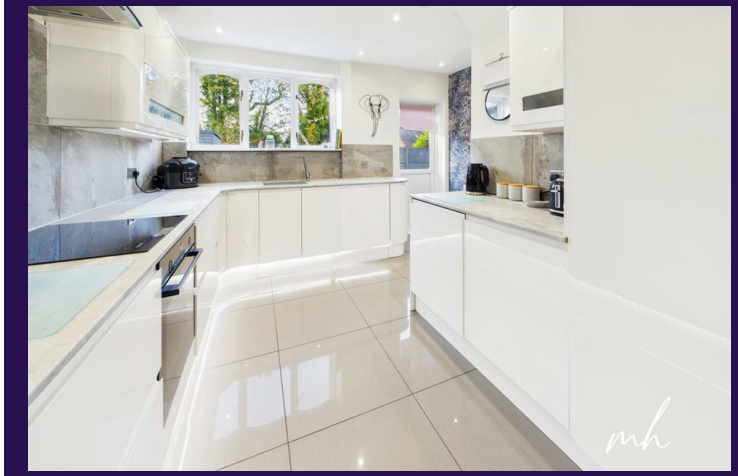
Bedroom Three
7' X 8'5" (2.14 X 2.56)
UPVC double glazed window to the rear elevation. Features modern fitted robe storage. Wood effect laminate flooring. Radiator. Inset spotlights to ceiling.

Family Bathroom
5'2" X 10'8" (1.57 X 3.25)
UPVC double glazed obscured window to the rear elevation. Features a modern three piece suite in white comprising of a low flush W.C with concealed cistern, wash hand basin set within a modern vanity unit with drawer storage and walk in shower with thermostatic controlled mixer shower with rainfall head and handheld fitment. Wall mounted illuminated vanity mirror. Towel ladder radiator. Fully tiled elevations. Inset spotlights to ceiling. Extractor fan.

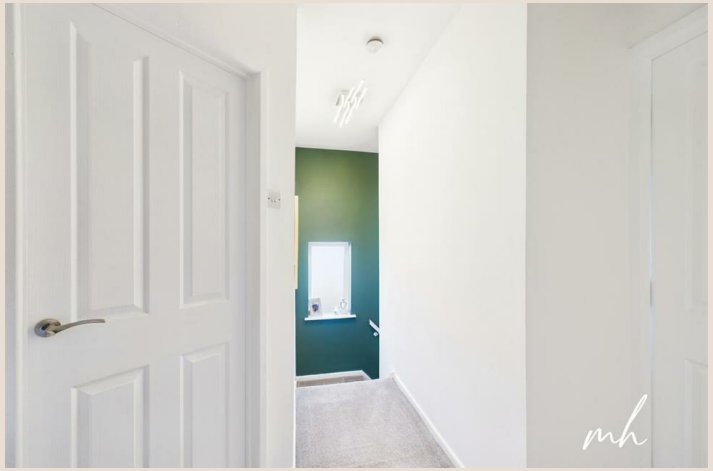
Games Room/Bar
18'7" X 8'5" (5.67 X 2.57)
A fantastic addition to the property is the superbly converted garage, providing a versatile and stylish space currently utilised as a games room and home bar, creating the perfect setting for entertaining and relaxation. Equally suited to use as a home office, hobby room or additional recreational space, this impressive conversion benefits from smooth plastered walls, tiled flooring, inset ceiling spotlights and UPVC double-glazed French doors opening directly onto the rear garden, allowing natural light to flood the room and













providing a seamless connection between indoor and outdoor living.

Rear Garden

To the rear of the property is a generously proportioned, fully enclosed garden, offering an excellent outdoor space for family enjoyment, relaxation and entertaining. Predominantly laid to lawn, the garden provides ample room for children to play, whilst established shrubs and mature trees beyond the boundary create an attractive green backdrop.

An extensive paved patio area provides the perfect setting for outdoor dining, summer barbecues and social gatherings, with plenty of space for garden furniture and seating arrangements. The garden is enclosed by timber panel fencing, offering a good degree of privacy, whilst a useful timber garden shed provides additional storage for gardening equipment and outdoor essentials.

With its combination of generous lawned areas, practical outdoor storage and spacious seating terraces, this delightful rear garden is perfectly suited to modern family living and enjoying the outdoors throughout the warmer months.

Front External

The property enjoys an attractive frontage, with a substantial gravelled driveway providing generous off-road parking for multiple vehicles and creating an impressive approach to the home. A paved pathway leads directly to the contemporary composite entrance door, which is complemented by a pitched-roof entrance porch.

The front garden has been thoughtfully designed with ease of maintenance in mind, featuring decorative gravelled areas, established shrubs and ornamental planting, with an attractive stone-filled gabion wall adding character to the boundary.

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.










mh
MARIEHOLMES


mh
MARIEHOLMES


MAN CAVE
mh
MARIEHOLMES


MAN CAVE
mh
MARIEHOLMES



Additional Information

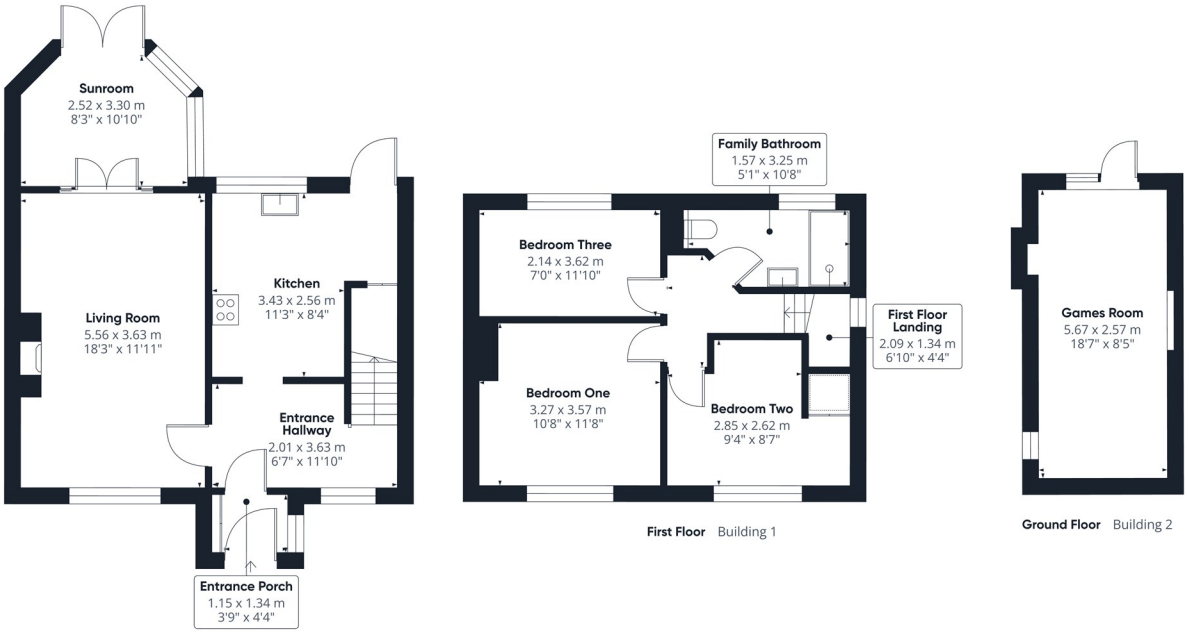
Local Authority – South Ribble Council

Council Tax – Band B

Viewings – By Appointment Only

Tenure – Freehold

MARIEHOLMES



Approximate total area(1)

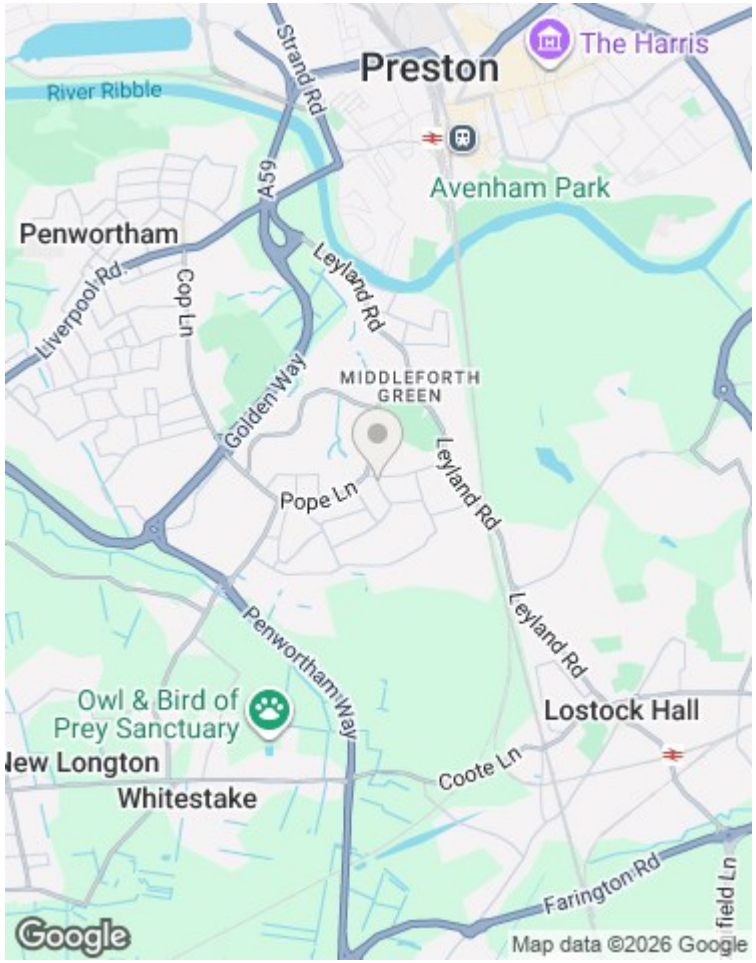
99.4 m²

1069 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.

Marie Holmes Estate Agents
36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk

