

18 GRANGE LANE

NEWTON, PRESTON, PR4 3RS

Offers Over **£200,000**

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Beautifully Presented Three-Bedroom Semi-Detached Family Home
- Desirable Semi-Rural Location in the Sought-After Village of Newton
- Stylishly Appointed & Maintained to an Excellent Standard Throughout
- Spacious & Inviting Lounge with Characterful Multi-Fuel Burning Stove
- Impressive Open-Plan Dining Kitchen with Bespoke Seating & Storage
- Three Well-Proportioned Bedrooms & Contemporary Shower Room
- Magnificent Landscaped Rear Garden Offering a High Degree of Privacy
- Extensive Raised Decking, Paved Entertaining Areas & Contemporary Planters
- Generous Driveway Providing Off-Road Parking for Three Vehicles
- Close to Picturesque Countryside, Village Amenities & Excellent Transport Links

Property Summary

Marie Holmes Estate Agents are delighted to present to the market this beautifully appointed three-bedroom semi-detached home, offering stylish, move-in-ready accommodation complemented by a host of charming features and a truly impressive rear garden.

Occupying a delightful position along Grange Lane, within the picturesque semi-rural village of Newton, the property enjoys a peaceful setting surrounded by a diverse mix of attractive homes, traditional farmhouses and open countryside. Ideally situated between Preston and Blackpool, Newton offers the perfect balance of village living and everyday convenience, with a highly regarded local school, welcoming country pub, village shops and excellent transport connections all within easy reach.

Beautifully maintained and tastefully presented throughout, this wonderful home offers an inviting blend of contemporary finishes and characterful touches, including a charming multi-fuel burning stove, a superb open-plan dining kitchen with bespoke built-in seating and storage, and a stunning landscaped rear garden, ideal for both relaxation and entertaining.

The thoughtfully arranged internal accommodation briefly comprises an entrance hallway, a welcoming lounge and a spacious open-plan dining kitchen to the ground floor. To the first floor, the landing provides access to three well-proportioned bedrooms and a stylish, modern shower room.

Externally, the property continues to impress, with an attractive lawned frontage and a generous driveway providing off-road parking for up to three vehicles. To the rear lies a particularly impressive, privately enclosed landscaped garden, enjoying a wonderful degree of seclusion and featuring attractive paved seating areas, an extensive raised decking terrace and contemporary rendered raised planters, creating the perfect setting for outdoor dining, entertaining and enjoying the warmer months.

Viewing comes highly recommended to fully appreciate.

Entrance Hallway

5'5" x 12' (1.66 x 3.67)
Entrance via a UPVC double glazed door with feature leaded panel and obscured glazed side panel. UPVC double glazed window with obscured glass to the side elevation. Doors leading off to all ground floor accommodation. A carpeted staircase leads to all first floor accommodation. Wood effect laminate flooring. Cupboard housing utility meters. Ceiling light fitting. Radiator.

Living Room

9' x 11'12" (2.75 x 3.65)
UPVC double glazed window to front elevation. Wood effect laminate flooring. TV aerial point. Inset spotlights to ceiling. Open to kitchen dining area. Modern vertical radiator.

Dining Kitchen

8' x 8'10" & 7'4" c 9'2" (2.44 x 2.70 & 2.23 c 2.79)
UPVC double glazed French doors lead out to the rear garden. UPVC double glazed window to rear elevation. Features a range of modern eye and base level units in oak wood effect Shaker style with contrasting worksurfaces and tiled splash backs. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include double fan assisted oven, microwave grill, four ring electric hob and extractor fan over. Space and plumbed for a dishwasher and washing machine. Modern vertical radiator. Wood effect laminate flooring. Bespoke fitted seating area with storage surround and space for dining table. Two ceiling light fittings.

First Floor Landing

3'1" x 7'3" (0.93 x 2.22)
UPVC double glazed obscured window to side elevation. Built in storage cupboard. Wood effect laminate flooring. Direct access to loft. Doors leading off to all first floor accommodation.

Bedroom One

9'11" x 11'11" (3.02 x 3.64)
UPVC double glazed window to front elevation. Fitted robe storage. Pendant light fitting. Wood effect laminate flooring. Radiator.

Bedroom Two

9'10" x 9'1" (3.00 x 2.78)
UPVC double glazed window to rear elevation. Fitted robe storage. Pendant light fitting. Wood effect laminate flooring. Radiator.

Bedroom Three

5'11" x 8'8" (1.80 x 2.65)
UPVC double glazed window to front and side elevations. Fitted robe storage. Pendant light fitting. Wood effect laminate flooring. Radiator.

Shower Room

5'10" x 4'12" (1.78 x 1.52)
UPVC double glazed window to rear elevation. Features a three piece suite comprising of low flush W.C, pedestal hand wash basin and walk-in corner shower unit with thermostatic controls, overhead shower and handheld fitment. Part tiled elevations. Radiator. Wood effect laminate flooring.

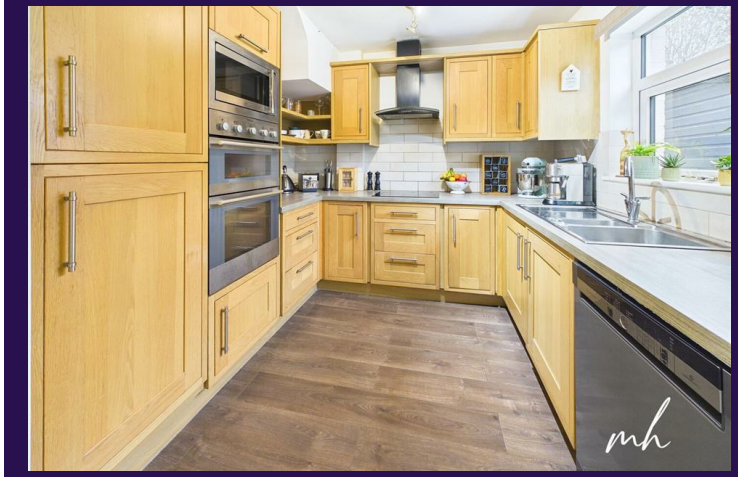
Front External

To the front, a neatly maintained lawn adds a pleasant touch of greenery, bordered by timber fencing with contrasting rendered base panels. A particularly impressive feature is the extensive block-paved driveway, providing generous off-road parking for several vehicles and extending along the side of the property towards a substantial timber garden store. Attractive planted borders and hanging baskets further enhance the property's kerb appeal, creating a welcoming first impression.

Outhouse

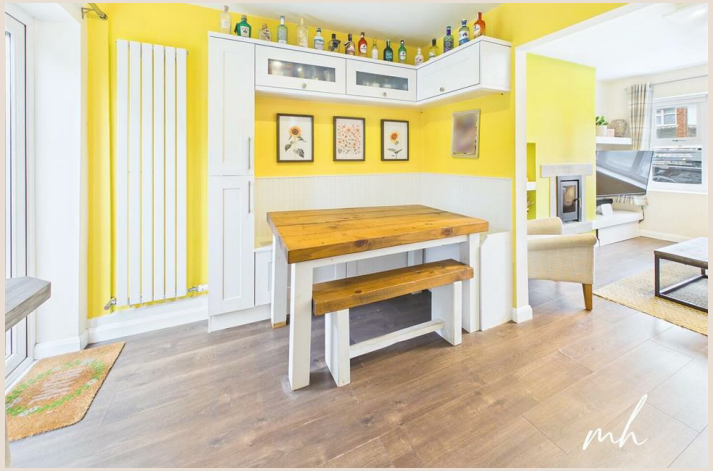
Outhouse storage with power and light with a useful log store to the rear.













Rear Garden

The property boasts a truly delightful, privately enclosed rear garden, thoughtfully landscaped to create a stylish, low-maintenance outdoor retreat, perfect for relaxing and entertaining. Beautifully arranged over multiple levels, the garden features extensive timber decking with attractive stepped access, providing a variety of seating and entertaining areas. A raised deck offers the ideal setting for alfresco dining, complemented by a contemporary outdoor dining set and bespoke built-in bench seating.

The garden is further enhanced by attractive rendered raised planters, established climbing greenery and decorative planting, adding natural colour and character to the space. Contemporary timber screening and substantial boundary fencing provide an excellent degree of privacy, whilst paved pathways offer practical access to a useful timber garden store. With its combination of thoughtfully designed entertaining spaces, attractive landscaping and minimal upkeep, this impressive garden provides a wonderful extension of the home's living accommodation.

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.


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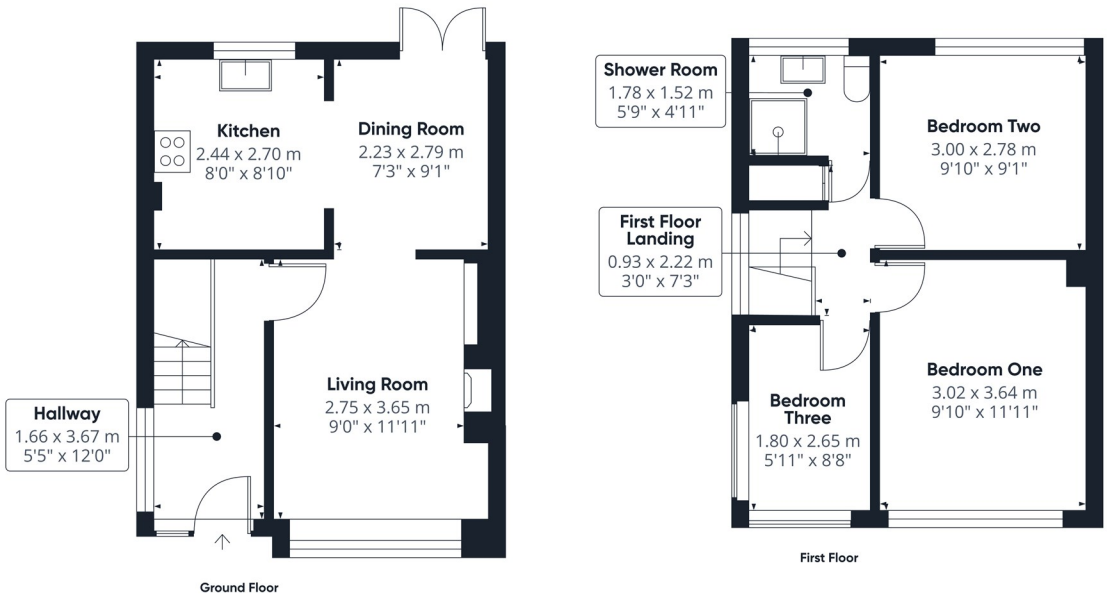

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Approximate total area[1]

60.9 m²

656 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.

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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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