



42 BLOOMFIELD GRANGE

PENWORTHAM, PRESTON, PR1 9LJ

£850 pcm



Key Features

- Superb One Bedroom Bungalow ■ Highly Sought-After Penwortham
- Location ■ Spacious Open-Plan Living Accommodation ■ Modern Fitted Kitchen ■ Generous Double Bedroom ■ Modern Three-Piece Bathroom ■ Off-Road Parking For One Vehicle ■ Private Enclosed Low-Maintenance Rear Garden ■ Excellent Transport & Motorway Links ■ Available Immediately – Early Viewing Recommended

Property Summary

Marie Holmes Estate Agents are delighted to offer to let this superb one-bedroom bungalow, ideally positioned within a highly sought-after residential development in Penwortham, on the outskirts of Preston City Centre.

The property enjoys a convenient location within easy reach of an excellent range of local amenities, shops and transport links, together with superb access to the main road and motorway networks. This makes it particularly well suited to professionals, retirees or couples seeking comfortable, low-maintenance accommodation in a desirable and well-connected location.

On internal inspection, the accommodation briefly comprises a welcoming entrance hallway, spacious open-plan living room with fitted kitchen, generous double bedroom and a modern three-piece bathroom.

Externally, the property benefits from off-road parking for one vehicle together with a private, enclosed and secure rear garden, designed for ease of maintenance.

Offered in well-presented condition and available immediately, this attractive bungalow is expected to generate strong interest. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

Entrance via a modern UPVC double glazed front door. Radiator. Wood effect laminate flooring. Pendant light fitting. Access to the loft.

Open Plan Living/Kitchen

9'6" x 25'3" (2.89 x 7.69)

UPVC double glazed French doors to the rear elevation leading out onto the garden. Features a range of eye and base level units with contrasting complementary works surfaces over. Integrated appliances include electric fan assisted oven and four burner gas hob with extractor canopy over. Inset stainless steel single bowl sink and drainer unit with mixer tap. Plumbed and space for washing machine. Space for all fridge freezer. Two radiators. Three pendant light fittings. TV aerial socket. The kitchen area benefits from vinyl flooring whilst the living area is carpeted.

Bedroom

7'8" x 15'9" (2.33 x 4.80)

UPVC double glazed window to the rear elevation. Carpeted. Radiator. Features fitted road storage. Pendant light fitting.

Bathroom

4'10" x 9'1" (1.48 x 2.78)

UPVC double glazed obscured window to the front elevation. Features a modern three-piece suite in white comprising of a low flush WC, wash hand basin set within vanity units with cupboard and drawer storage and panel bath with thermostatic mixer shower over and glazed shower screen. Aqua wet wall panels. Radiator. Wood effect laminate flooring. Ceiling light fitting.

Front External

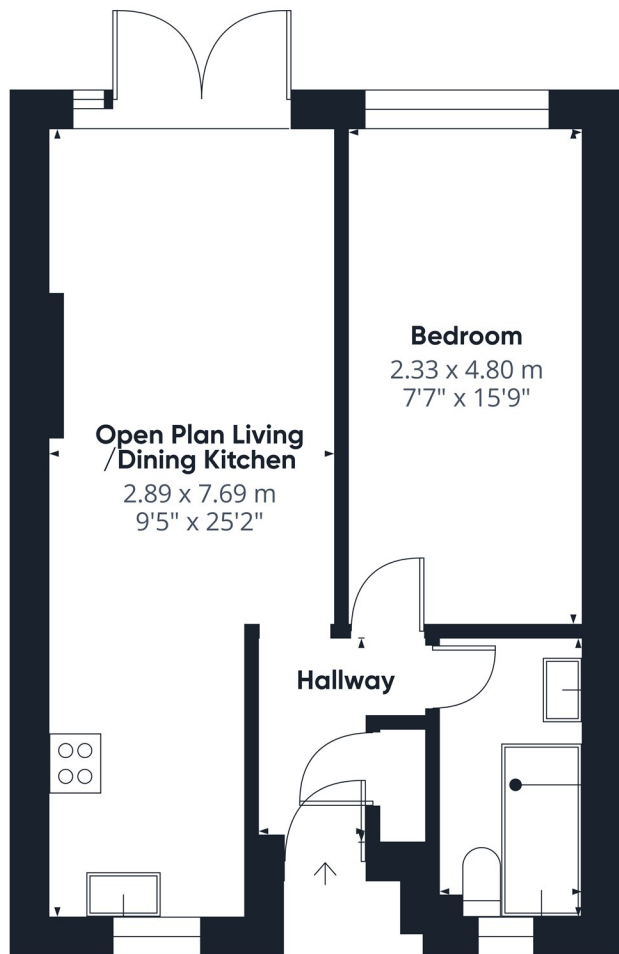
The front of the property is low maintenance and benefit from off road parking for one vehicle.

Rear External

The rear garden is fully enclosed by perimeter fencing and mature hedgerow, providing a good degree of privacy. Designed for low-maintenance enjoyment, the garden is predominantly paved, creating an ideal space for alfresco dining, outdoor entertaining and relaxation. A useful garden shed provides additional storage.





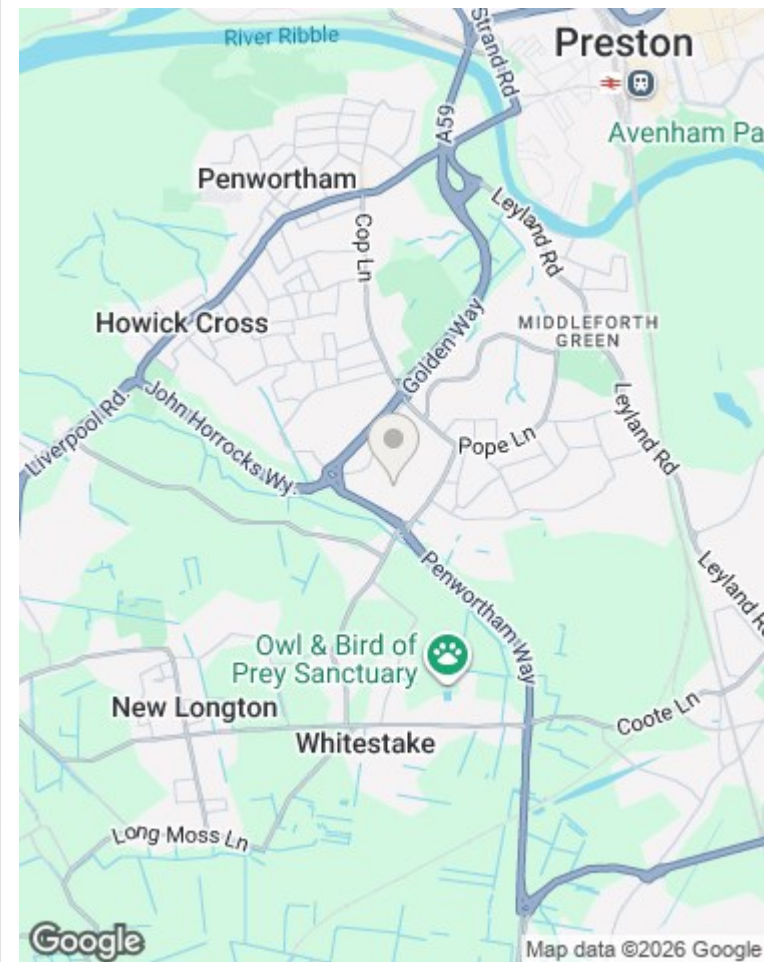


Approximate total area^m
38.8 m²
417 ft²

(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.

GIRAFFE 360



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC