



29 PRIORY LANE

PENWORTHAM, PRESTON, PR1 0AR

£1,350 PCM



Key Features

- Highly Sought-After Higher Penwortham Location
- Attractive Three Bedroom Semi-Detached Home
- Spacious Living Room
- Separate Dining Room / Second Reception Room
- Modern Fitted Kitchen
- Three Generously Proportioned Bedrooms
- Impressive Enclosed Rear Garden
- Off-Road Parking To The Front
- Close To Penwortham High Street & Local Amenities
- Excellent Schools & Transport Links Nearby

Property Summary

Situated in a highly sought-after residential location in Higher Penwortham, within easy reach of an excellent range of local amenities including supermarkets, Penwortham's vibrant high street, highly regarded schools and convenient transport links, this attractive semi-detached home offers spacious and versatile accommodation ideally suited to modern family living.

On internal inspection, the property comprises a welcoming entrance hallway, comfortable living room, separate dining room/second reception room, modern fitted kitchen and bathroom. To the first floor are three generously proportioned bedrooms, providing excellent accommodation for couples and families alike.

The property is offered unfurnished, providing the perfect opportunity for the new occupants to make the house their own.

Externally, the property benefits from off-road parking to the front, whilst to the rear is a particularly impressive, generously sized enclosed garden, providing an excellent outdoor space for relaxing, entertaining and families with young children.

Combining a desirable Higher Penwortham location with generous accommodation, off-road parking and a superb rear garden, this attractive home is not to be missed.

Early viewing is highly recommended. Available long-term.

Entrance Hallway

Lounge

14'12" X 10'9" (4.57 X 3.27)

A bright and generously proportioned living room featuring a large leaded uPVC double-glazed window to the front elevation, allowing plenty of natural light to fill the room. A feature fireplace provides an attractive focal point, complemented by neutral décor and fitted carpeting. Central heating radiator and ample space for a range of lounge furniture.

Dining Room / Second Reception Room

11'8" x 11'2" (3.55 x3.41)

A spacious and versatile second reception room featuring a large leaded uPVC double-glazed window overlooking the rear garden, together with an additional window to the side elevation providing excellent natural light. Feature fireplace with timber surround, wood-effect flooring, central heating radiator, ceiling light fitting and ample space for a family dining suite or alternative sitting room furniture.

Kitchen

9'5" X 12'2" (2.86 X 3.71)

Kitchen

A modern fitted kitchen comprising a comprehensive range of wall and base units with contrasting work surfaces and tiled splashbacks. Integrated electric oven with hob and extractor hood above, stainless steel sink and drainer positioned beneath a uPVC double-glazed window overlooking the rear garden, together with space and plumbing for additional appliances. Tiled flooring and uPVC double-glazed external door providing direct access to the rear garden.

Bathroom

6'6" X 6'9" (1.98 X 2.05)

A modern three-piece bathroom suite comprising a panelled bath with shower over and glazed shower screen, pedestal wash hand basin with chrome mixer tap and low-level WC. Complemented by contemporary tiled walls and flooring, with an obscured uPVC double-glazed window providing natural light and privacy.

First Floor Landing

Bedroom One

14'10" X 11'3" (4.51 X 3.42)

A spacious and well-proportioned double bedroom featuring a large leaded uPVC double-glazed window to the front elevation, providing an abundance of natural light. Finished with neutral décor and fitted carpeting, with picture rail detailing, central heating radiator and ample space for a range of bedroom furniture.

Bedroom Two

14'11" X 12'2" (4.55 X 3.71)

A generously proportioned double bedroom featuring a wide uPVC double-glazed window providing plenty of natural light. Tastefully finished with neutral décor and fitted grey carpeting, with a central heating radiator and ample space for a range of freestanding bedroom furniture.

Bedroom Three

9'5" X 12'2" (2.88 X 3.72)

A well-proportioned bedroom featuring a large leaded uPVC

double-glazed window providing plenty of natural light. Finished with neutral décor and fitted grey carpeting, with characterful sloping ceiling detail, central heating radiator and ample space for bedroom furniture.

Front External

The front of the property benefits from a gravel driveway providing off-street parking for two vehicles. Small easy to maintain laid to lawn area with side access gate leading to the rear garden.

Rear Garden

A particularly impressive and generously proportioned enclosed rear garden, predominantly laid to lawn and providing an excellent outdoor space for families, entertaining and relaxation. The garden is bordered by established mature hedging and timber fencing, offering a good degree of privacy, with attractive gravelled borders and pathways providing a low-maintenance finish.

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:

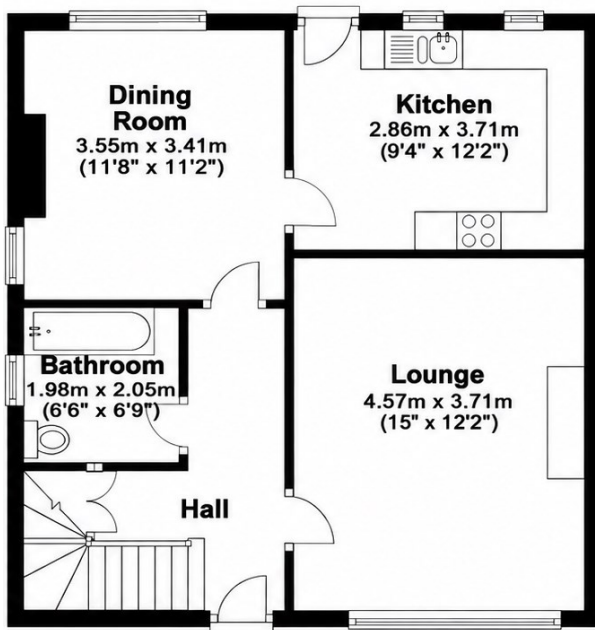
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

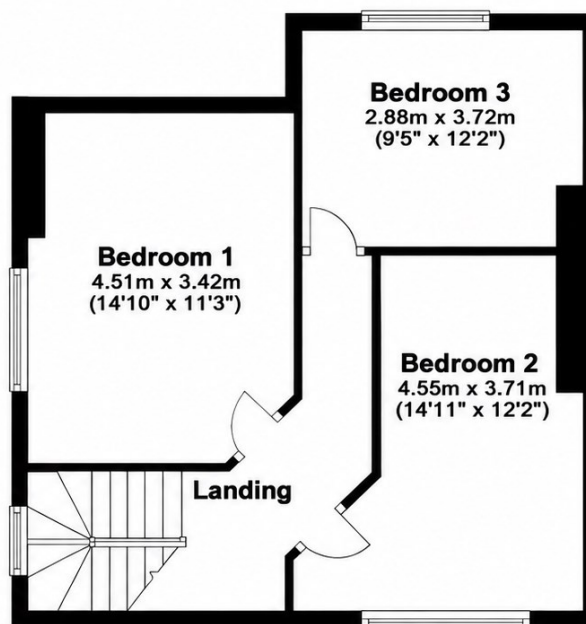
If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.



Ground Floor



First Floor



Total area: approx. 105.0 sq. metres (1130.0 sq. feet)



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC