



14 CARLETON DRIVE PENWORTHAM, PRESTON, PR1 0QT

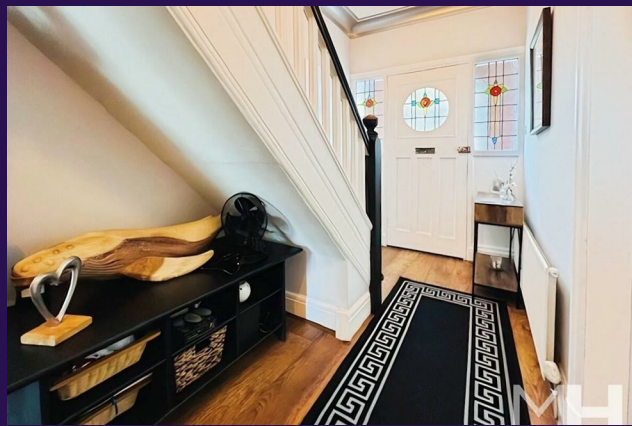
Offers In The Region Of
FREEHOLD

- Detached Family Home • Three Bedrooms • Excellent Location • Four Reception Rooms • Modern Fitted Kitchen • uPVC Double Glazing • Driveway Parking & Garage Store • Enclosed Sunny Rear Garden & Rear Verandah Area • Lots Of Character • Close Proximity To Penwortham's High Street

MARIE HOLMES
SALES | LETTINGS | MORTGAGES

Introducing 14 Carleton Drive...

A lovely character filled detached family home in the most sought after location of Higher Penwortham. Being set on a tree lined road amongst a selection of 1930's build quality homes, There are three bedrooms and a modern three piece bathroom, stylishly designed throughout with special care taken to make the most of the original features which include leaded light windows in the front door and it's side panels, encapsulated leaded light windows to the large bay window to the front lounge reception room, there is also a rear lounge and dining room as well as a home office/boot room and a breakfast room adjacent to the well fitted kitchen. The property has gas central heating and uPVC double glazing, driveway parking to the front and a lovely enclosed rear garden. There are outstanding local schools, and the property is within walking distance to Penwortham's vibrant high street with all the excellent local independent shops, boutiques, bars, coffee shops and restaurants, as well as local bus routes. Viewing is essential to fully appreciate the size, setting, location and presentation of this beautiful home.



Entrance Vestibule

With uPVC double glazed doors to the front. Leaded light door and side panels to entrance hall.

Entrance Hall

With laminate flooring, ceiling light, beautiful staircase to first floor, coving to ceiling, doors off.

Lounge

13'9" x 12'2" (4.19 x 3.71)

With a leaded light uPVC double glazed bay window to the front, contemporary style fire, original coving to ceiling, ceiling light, radiator and laminate flooring.

Second Lounge - Dining Room

12'2" x 12'2" (3.71 x 3.71)

Another stunning reception room with patio doors to the rear, original coving to ceiling, laminate flooring and gas fire with mantel surround.

Kitchen

16'5" x 5'11" (5.00 x 1.80)

A well fitted kitchen with a range of contemporary wall, drawer and base units with contrasting working surfaces, electric hob and oven, canopied extractor hood, porcelain sink and drainer, plumbed for washer, uPVC double glazed window to rear, door to breakfast room and door to utility porch.

Breakfast Room

9'10" x 5'9" (3.00 x 1.75)

A great room with a Velux window to the roof, laminate flooring, and uPVC double glazed window to the rear.

Rear Utility Porch

7'10" x 4'11" (2.39 x 1.50)

Being part brick built and uPVC double glazed

constructed porch with uPVC double glazed door accessing the rear.

Home Office & Boot Room

10'3" x 5'9" (3.12 x 1.75 (3.13 x 1.74))

A most versatile room with fitted cupboards and hanging space for coats, shoes etc. still with ample room for a home office, with uPVC double glazed window and door to front elevation, laminate flooring, radiator and ceiling light.

First Floor Landing

A stylish spindled balustrade gallery landing with uPVC double glazed window to the side, ceiling light and doors off.

Bedroom One

14'1" x 12'2" (4.29 x 3.71)

A lovely master bedroom with uPVC double glazed bay window to the front, ceiling light, radiator and laminate flooring.

Bedroom Two

12'4" x 10'11" (3.76 x 3.33 (3.75 x 3.34))

Another very generous double bedroom with a uPVC double glazed window to the rear, built in cupboards, ceiling light and radiator.

Bedroom Three

7'10" x 6'0" (2.39 x 1.83)

With uPVC double glazed window to the front, ceiling light and radiator.

Family Bathroom

With a three piece suite comprising, 'P' shaped bath with profile glazed screening and mains shower, low

suite W.C. pedestal wash hand basin, fully tiled elevations, uPVC double glazed window to the rear and heated towel rail.

Outside

To the front of the property there is driveway parking, hedges and flower bed borders.

Rear Garden

With a useful garage store, central lawn garden and flower bed borders, and a stylish roof covered rear verandah, perfect for alfresco dining or entertaining family and friends.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

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.

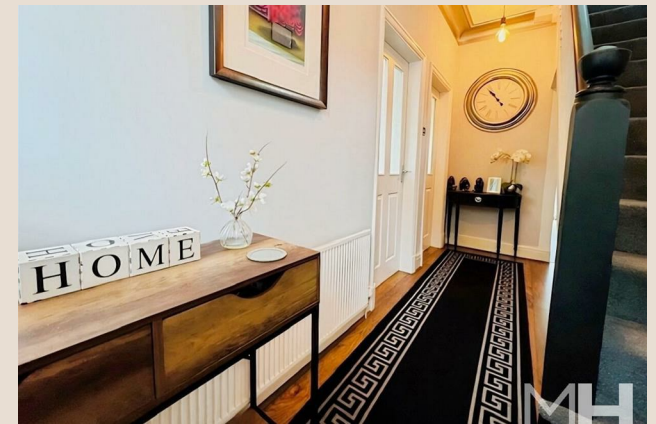
NOTICE:

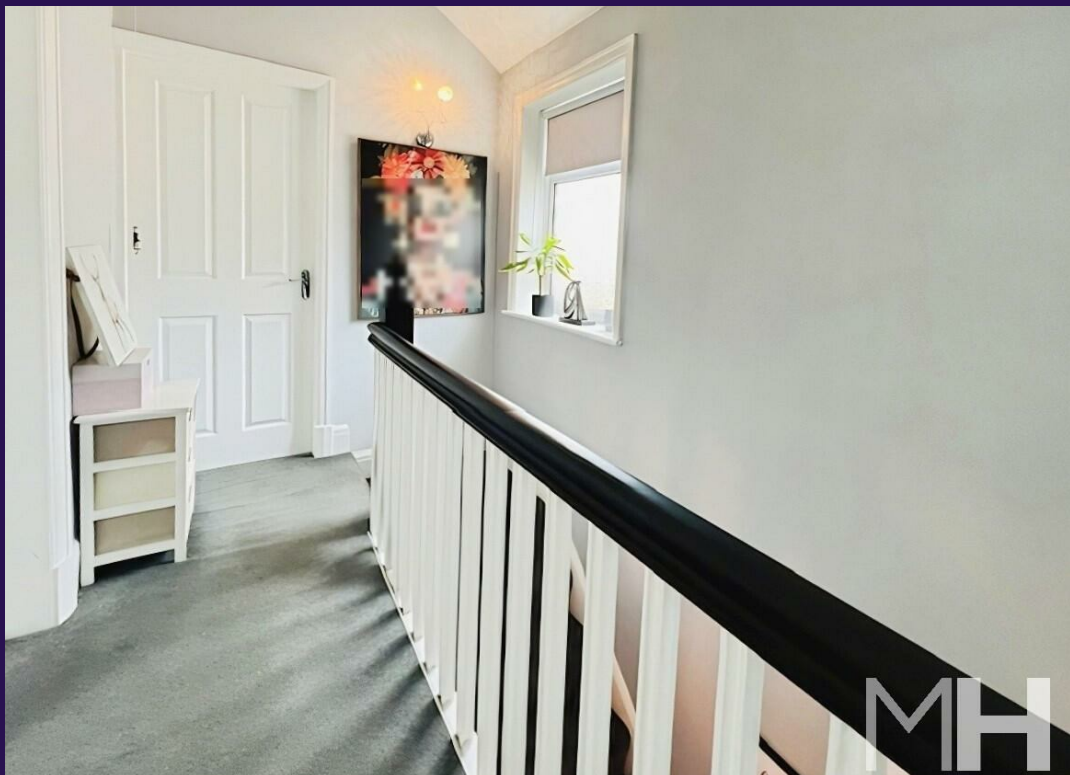
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.

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ADDITIONAL INFORMATION

Local Authority –

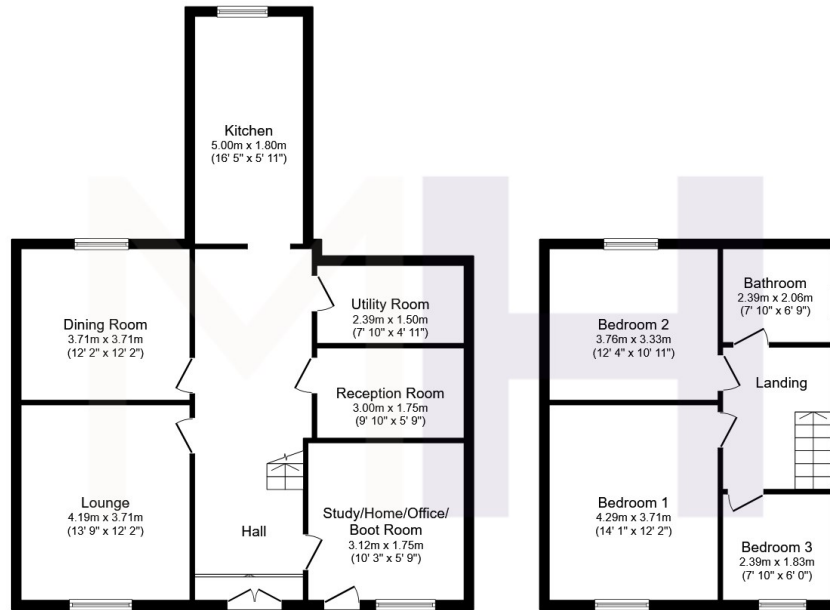
Council Tax – Band D

Viewings – By Appointment Only

Tenure – Freehold

EPC Rating – D





Ground Floor
Floor area 86.0 sq.m. (926 sq.ft.)

First Floor
Floor area 47.8 sq.m. (515 sq.ft.)

Total floor area: 133.9 sq.m. (1,441 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) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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