

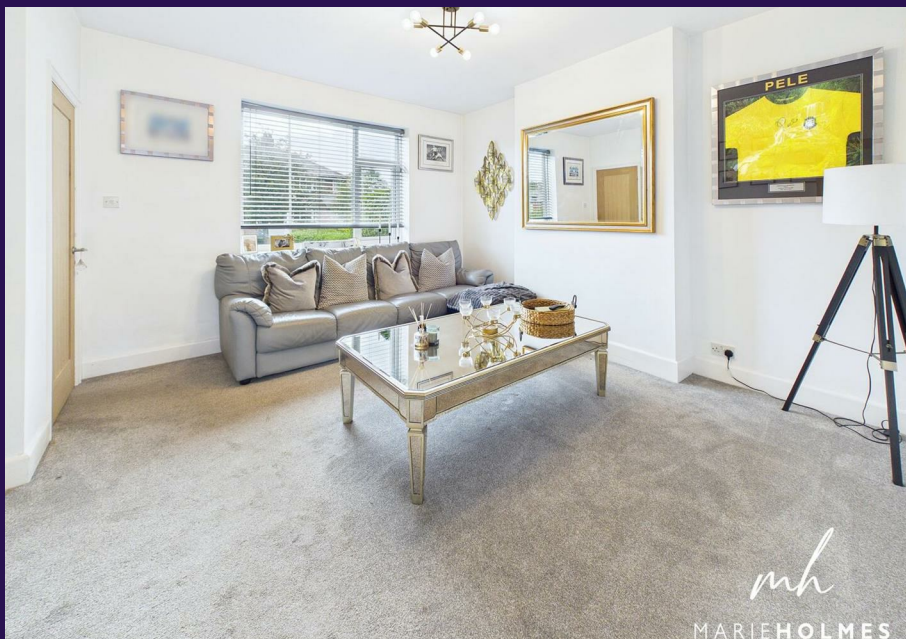


55 PRIORY LANE

PENWORTHAM, PRESTON, PR1 0AS

Offers In The Region Of

£239,950



Key Features

- Two Generous Double Bedrooms
- Beautifully Presented Throughout
- Highly Sought After Higher-Penwortham Location
- Impressive Open-Plan Dining Kitchen With Central Island & Integrated Appliances
- Spacious & Comfortable Living Room
- Ground Floor WC With Concealed Utility Cupboard
- Stylish Contemporary Shower Room
- South-West Facing Enclosed Rear Garden
- Driveway Parking & Garage
- Walking Distance To Penwortham's Shops, Bars, Cafés & Restaurants

Property Summary

Situated in the highly sought-after area of Higher Penwortham, this beautifully presented two-bedroom quasi semi-detached end-terrace home offers stylish and spacious accommodation, with the significant advantage of **TWO GENEROUS DOUBLE BEDROOMS**. Complemented by a south-west facing rear garden, driveway parking and a garage, the property is ideal for first-time buyers, couples, young families or those looking to downsize without compromising on space.

A welcoming entrance hallway leads into a comfortable and well-proportioned living room, while to the rear is the impressive open-plan dining kitchen – undoubtedly one of the highlights of the home. Contemporary grey cabinetry is complemented by contrasting work surfaces and a central island, with integrated double electric ovens and hob, together with space for an American-style fridge freezer. Patio doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor spaces. A convenient ground-floor WC with cleverly concealed utility cupboard completes the ground floor.

To the first floor, the property really sets itself apart with **TWO EXCELLENT-SIZED DOUBLE BEDROOMS**, rather than the more typical arrangement of one double and a smaller second bedroom. Both benefit from useful built-in storage cupboards, while a stylish contemporary shower room with walk-in shower completes the accommodation.

Externally, there is driveway parking to the front, together with a garage, while the attractive enclosed rear garden enjoys a desirable south-west facing aspect, perfect for afternoon and evening sunshine.

Ideally positioned within easy reach of Penwortham's vibrant centre, excellent schools, shops, cafés, bars and restaurants, the property also enjoys convenient access to Preston city centre and excellent transport links. Internal viewing is highly recommended.

Entrance Hallway

4'11" x 3'6" (1.49 x 1.06)

Entrance via a modern composite front door with feature glazed panel. Alarm control panel. Cupboard housing the utility meters. Carpeted staircase leads to all first floor accommodation. Pendant light fitting. Oak wood door leading through to the lounge.

Living Room

13'1" x 12'11" (4.00 x 3.94)

UPVC double glazed window to the front elevation. TV aerial socket. Carpeted. Double panel radiator. Ceiling light fitting. Oak glazed doors leads through to the dining kitchen.

Dining Kitchen

19'4" x 15'6" (5.89 x 4.73)

Aluminium bi fold doors span the rear elevation leading out on to the rear garden. Features a range of modern eye and base level units with complimentary work surfaces and splashbacks. Integrated appliances include electric fan assisted oven, microwave grill, induction hob and stainless steel extractor hood. Space for American size fridge freezer. Central island with breakfast bar and inset composite one and a half bowl sink and drainer with mixer tap. Three Velux roof lights. Inset spotlights to ceiling. Wood effect laminate flooring. Two double panel radiators.

Downstairs Cloaks W.C

6'2" x 2'8" (1.88 x 0.81)

Hardwood obscured window to the side elevation. Features a modern two piece suite in white comprising of a low flush W.C with concealed cistern and wall hung wash hand basin with mixer tap. Part tiled elevations. Ceiling light fitting. Wood effect laminate flooring.

First Floor Landing

3'5" x 3'2" (1.04 x 0.97)

UPVC double glazed obscured window to the side

elevation. Carpeted. Pendant light fitting. Access to the loft. Oak doors lead off to first floor accommodation.

Bedroom One

11'10" x 14'8" (3.61 x 4.48)

Two UPVC double glazed windows to the front elevation. Features fitted robe storage. Double panel radiator. Ceiling light fitting. Carpeted.

Bedroom Two

9'9" x 8'9" (2.98 x 2.67)

UPVC double glazed window to the rear elevation. Features fitted robe storage. Access to the loft. Pendant light fitting. Carpeted.

Shower Room

5'7" x 5'10" (1.70 x 1.79)

UPVC double glazed obscured window to the rear elevation. Features a low flush W.C, wash hand basin set within vanity unit with drawer storage and walk in shower cubicle with thermostatic controlled mixer shower with rainfall and handheld fitting. Wall mounted vanity mirror. Part tiled elevations. Tiled flooring. Chrome towel ladder radiator. Inset spotlights to ceiling.

Front External

The front of the property provides off road parking for two cars. Dividing party hedgerow.

Rear External

The rear garden is predominantly laid to lawn, complemented by attractive planted and gravelled borders featuring a variety of mature plants and shrubs. Paved and gravelled pathways provide access throughout the garden.

Garage

17'9" x 9'2" (5.40 x 2.80)

With barn style access doors.

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.





Additional Information

Local Authority – South Ribble Council

Council Tax – Band B

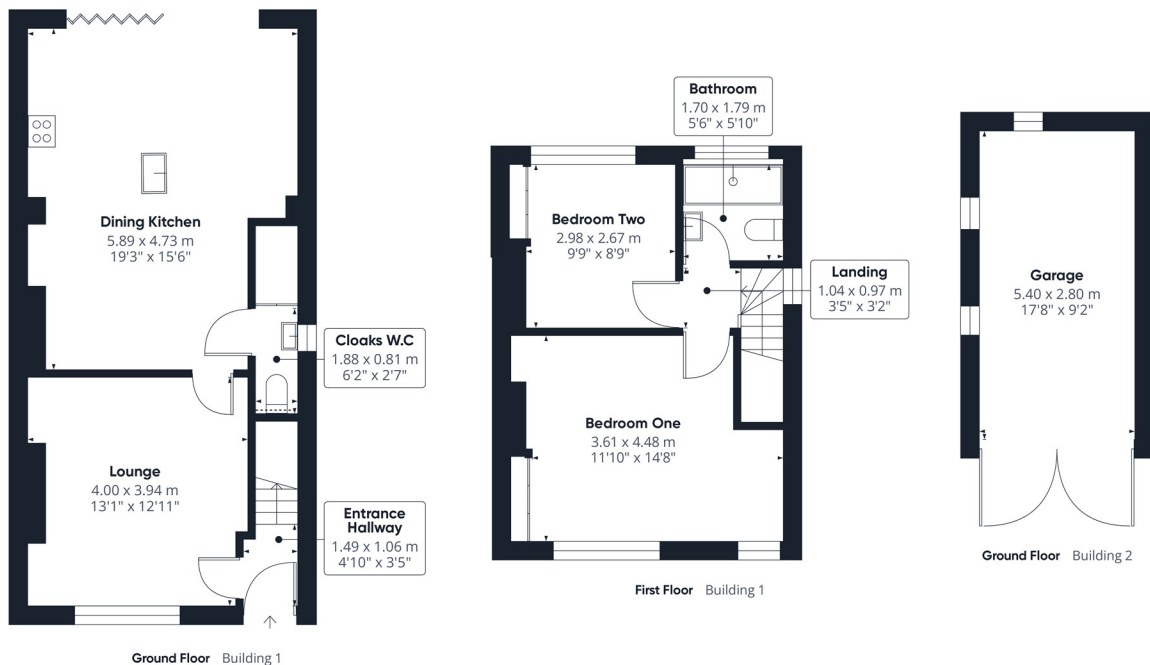
Viewings – By Appointment Only

Tenure – Freehold



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MARIE HOLMES



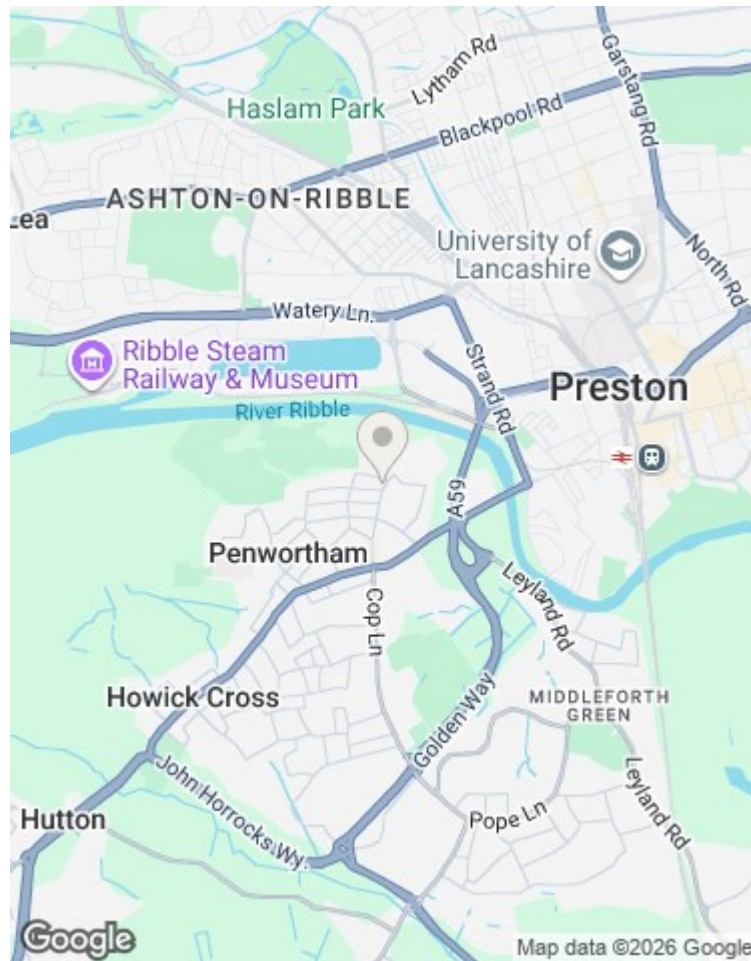
Approximate total area^m
90 m²
969 ft²
Reduced headroom
0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC