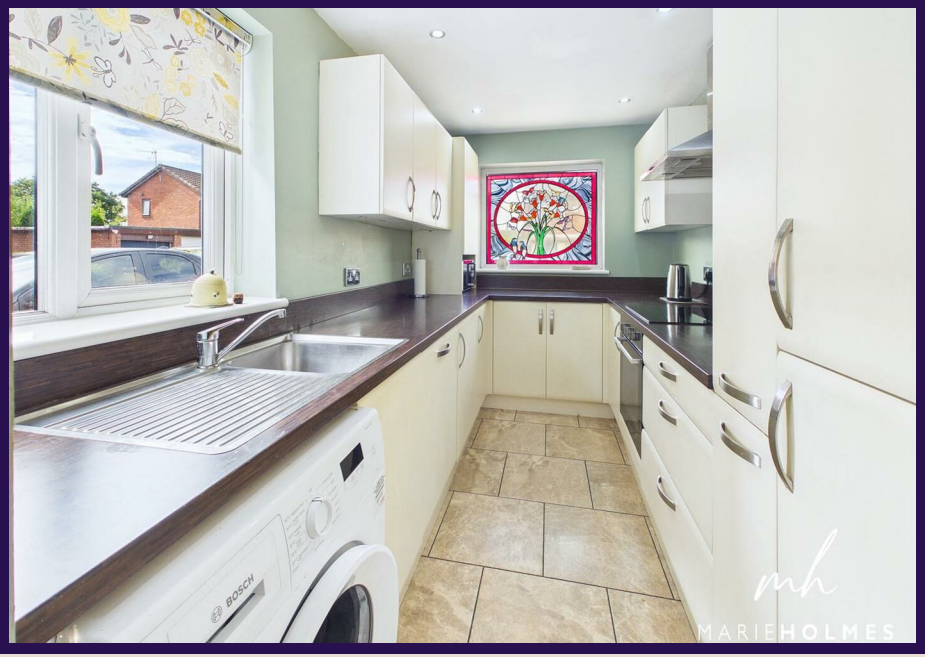
1 CHELFORD CLOSE

PENWORTHAM, PRESTON, PR1 9LH

Offers In The Region Of **£230,000**

MARIE HOLMES

SALES | LETTINGS | MORTGAGES



Key Features

- Detached True Bungalow
- Two Well-Proportioned Bedrooms
- Highly Sought-After Penwortham Location
- Peaceful Cul-De-Sac Position
- Spacious Living Room
- Characterful Stained-Glass Features
- Private Low-Maintenance Rear Garden
- Off-Road Parking & Single Garage
- Excellent Access to Local Amenities & Transport Links
- No Onward Chain Delay

Property Summary

Occupying a desirable position within a peaceful cul-de-sac in the highly sought-after area of Penwortham, this superb two-bedroom detached true bungalow is offered to the market with no onward chain and presents an excellent opportunity for those seeking well-proportioned, single-level accommodation with further potential to personalise and enhance.

Ideally positioned for a wide range of local amenities, the property is within easy reach of Penwortham's vibrant and well-regarded high street, with its excellent selection of independent shops, cafés, bars and restaurants. Preston city centre is only a short drive away, while convenient local bus services and excellent access to the M6 and M65 motorway networks provide superb transport links throughout the wider area.

Internally, the accommodation is thoughtfully arranged around a central inner hallway, providing access to the principal rooms. To the front is a spacious living room alongside the fitted kitchen, which is enhanced by an attractive stained-glass window adding a distinctive touch of character. To the rear are two double bedrooms, one of which is currently utilised as a sitting room, offering flexibility to suit a variety of requirements alongside a well-appointed bathroom, which also features a beautiful stained-glass window, further enhancing the charm and individuality of this appealing home.

Externally, the property benefits from a private and enclosed, low-maintenance rear garden, predominantly paved to create an ideal space for outdoor seating, relaxing and entertaining. Off-road parking is also provided, together with a single garage offering useful additional parking or storage.

With its sought-after cul-de-sac setting, versatile accommodation, excellent location and the added advantage of being offered chain free, early viewing is highly recommended to fully appreciate the potential and opportunity this attractive detached bungalow has to offer.

Entrance Hallway

12'2" x 5'2" (3.72m x 1.58m)
Entrance via a UPVC double glazed front door with feature obscured glazed panel to side elevation. Laminate wood effect flooring. Ceiling light fitting. Decorative coving to ceiling. Radiator.

Kitchen

6'9" x 11'1" (2.06m x 3.38m)
UPVC double glazed stained glass window to front elevation and UPVC double glazed window to side elevation. Features a range of eye and base level units with contrasting work surfaces. Inset sink and drainer with mixer tap. Integrated fan assisted electric oven with four ring electric hob and extractor fan. Integrated fridge, freezer and dishwasher appliances. Plumbed and space for a washing machine. Inset spotlights. Tiled flooring.

Living Room

10'8" x 14'7" (3.24m x 4.44m)
UPVC double glazed window to front elevation. Oak wood door with obscured stained glass panel leading to hallway. Feature ornate fireplace with inset living flame gas fire with marble effect surround and hearth. Carpeted. Radiator. Decorative coving to ceiling. Wall lights.

Bathroom

5'6" x 6' (1.68m x 1.83m)
UPVC double glazed stained glass window to side elevation. With a three piece suite comprising low flush W.C, pedestal wash hand basin with mixer tap and step in shower cubicle with thermostatic controlled mixer shower. Fully tiled elevations. Heated towel rail. Inset spotlights. Tiled flooring.

Bedroom One

8'3" x 15'7" (2.51m x 4.74m)
Currently utilised as a sitting room. UPVC double glazed window to rear elevation and UPVC double glazed sliding patio doors leading to rear patio garden. Ceiling light fitting and wall light. Decorative coving to ceiling. Laminate wood effect flooring. Two radiators.

Bedroom Two

9'5" x 11'7" (2.88m x 3.54m)
UPVC double glazed sliding patio doors leading to rear patio garden. Decorative coving to ceiling. Ceiling light fitting. Radiator. Carpeted.

Garage

8'4" x 16'9" (2.53m x 5.10m)
Single garage with up and over electric door and pedestrianised door to rear garden. Power and light to garage.

External

To the front of the property is an attractive Indian stone paved driveway, providing convenient off-road parking and complemented by feature low-level brick-built raised planters.

To the rear is a private, low-maintenance east-facing garden, predominantly laid with a paved patio providing an ideal space for outdoor seating and entertaining. The garden is further enhanced by feature low-level brick-built raised planters containing a variety of mature plants and shrubs, creating an attractive and established outdoor space.

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.

mh
MARIEHOLMES

mh
MARIEHOLMES

mh
MARIEHOLMES

mh
MARIEHOLMES

Additional Information

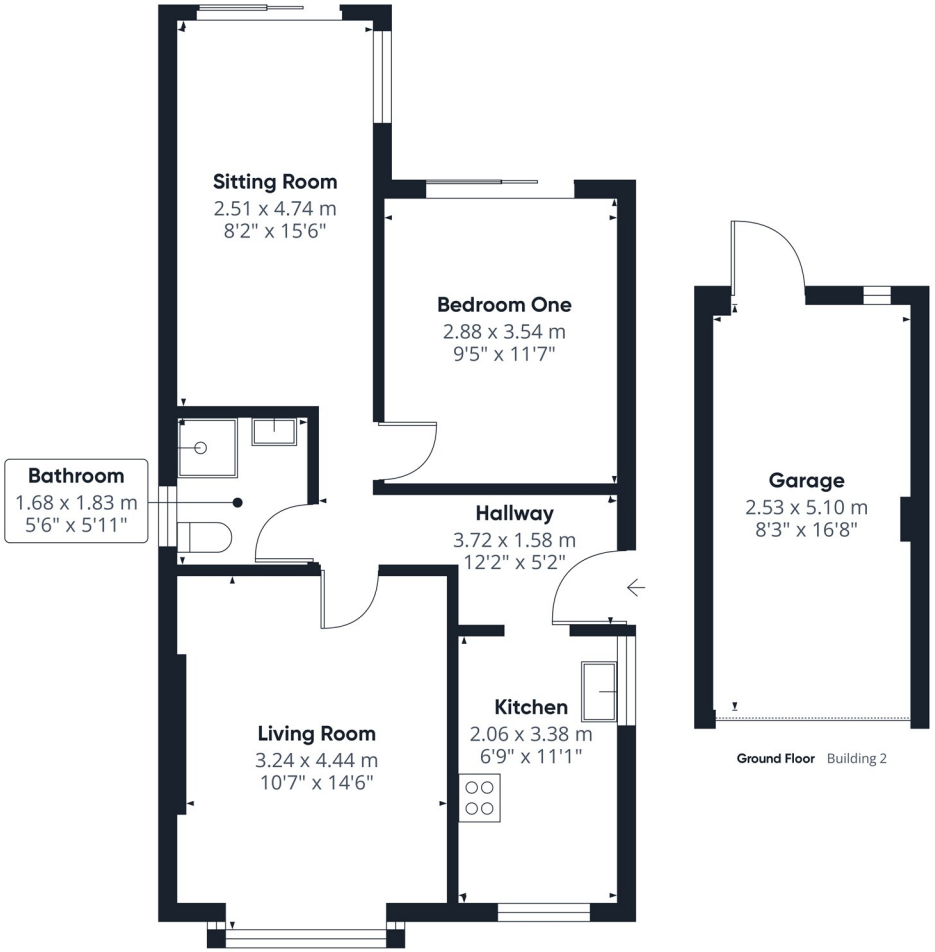
Local Authority – South Ribble Council

Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold

MARIEHOLMES



Ground Floor Building 1

Ground Floor Building 2

Approximate total area(1)

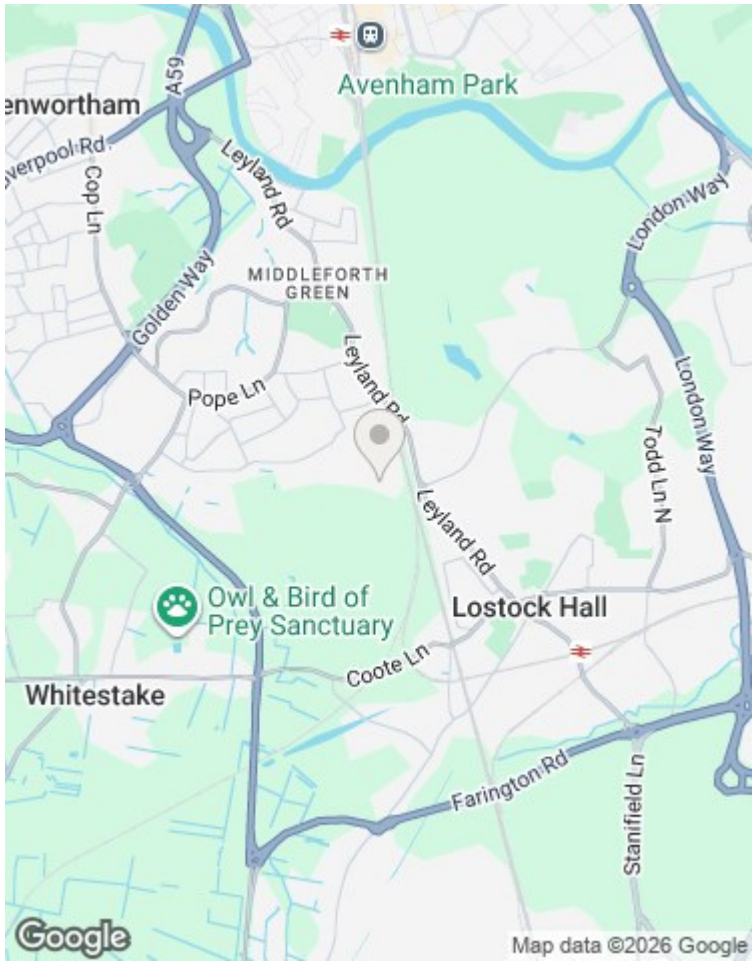
65.4 m²

703 ft²

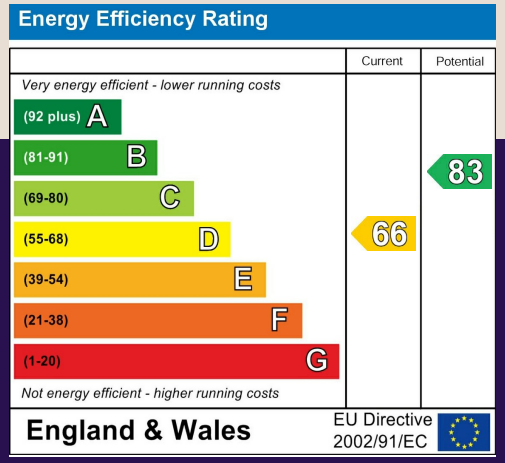
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.



Marie Holmes Estate Agents
36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 ODQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk