



10 MANOR GROVE PENWORTHAM, PRESTON, PR1 0QA

OFFERS OVER £389,950
FREEHOLD

A beautifully presented and generously proportioned four-bedroom detached family home, ideally positioned within a peaceful cul-de-sac in the highly desirable area of Higher Penwortham. Manor Grove offers an exceptional opportunity to acquire a well-maintained and thoughtfully designed property, perfectly suited to modern family living. The accommodation briefly comprises an inviting entrance hallway, a spacious lounge, formal dining room, bright sun room, a well-appointed breakfast kitchen, utility room and cloaks W.C to the ground floor. To the first floor, the property boasts four well-proportioned bedrooms and a contemporary family bathroom. Externally, the home enjoys landscaped gardens to both the front and rear, a block-paved driveway providing ample off-road parking, and an attached double garage. Conveniently located within easy reach of Penwortham's vibrant high street, the property benefits from a wide range of local amenities, excellent transport links, and falls within the catchment area for highly regarded schools. Early viewing is highly recommended to fully appreciate the space, setting, and quality of accommodation on offer.

MARIE HOLMES

SALES | LETTINGS | MORTGAGES

10 MANOR GROVE

- Superb Four Bedroom Detached Family Home
- Great Cul De Sac Location in Penwortham
- Beautifully Maintained Throughout
- Spacious Lounge & Dining Room
- Sun Room leading out to Rear Garden
- Breakfast Kitchen, Utility Room & Cloaks W.C
- Four Good Size Bedrooms
- Family Size Bathroom
- Front & Rear Landscaped Gardens
- Driveway Parking & Detached Double Garage



Entrance Hallway

5'9" x 14'6" (1.76 x 4.43)

Entrance via a modern composite front door with feature leaded glazing and side panel. Carpeted staircase with spindle balustrade leads up to all first floor accommodation. Double panel radiator. Carpeted. Ceiling light fitting.

Living Room

12'9" x 16'5" (3.89 x 5.00)

A bright and airy room with UPVC double glazed leaded bay window to the front elevation and UPVC double glazed window to the side elevation. Feature electric fireplace. Carpeted. TV aerial socket. Double panel radiator. Ceiling light fitting.

Dining Room

12'9" x 8'10" (3.89 x 2.70)

UPVC double glazed sliding patio doors lead through to the sun room. Internal door leading through to the kitchen. Double panel radiator. Carpeted. Ceiling light fitting.

Conservatory/Sun Room

8'4" x 9'1" (2.53 x 2.77)

UPVC double glazed conservatory on brick built base with door leading out on to the rear garden. Ceiling fan light. Tiled flooring.

Kitchen

10'12" x 10'9" (3.35 x 3.27)

UPVC double glazed window to the rear elevation.

Features a range of eye and base level units in a wood effect finish with contrasting work surfaces over and tiled splashbacks. Integrated double electric oven and five burner gas hob with stainless steel chimney extractor hood over. Space for under counter fridge. Breakfast bar. Double panel radiator. Ceiling spotlight fitting. Vinyl floor covering. Door leading through to:-

Utility Room

5'5" x 10'8" (1.65 x 3.24)

UPVC double glazed door to the rear elevation. Features a range of eye and base level units in Oak wood effect finish and contrasting work surfaces over. Vinyl floor covering. Ceiling light fitting. Plumbed and space for a washing machine. Single panel radiator. Door leading into cloaks W.C.

Cloaks W.C

2'11" x 6'9" (0.90 x 2.06)

UPVC double glazed window to the rear elevation. Features a two piece suite in white comprising of a low flush W.C and wash hand basin set within a vanity unit with cupboard storage and tiled splashback. Vinyl floor covering. Ceiling light fitting. Single panel radiator.

First Floor Landing

Doors leading off to all first floor accommodation. Carpeted. Access to loft. Ceiling light fitting.

Bedroom One

12'8" x 12'9" (3.87 x 3.88)

UPVC double glazed leaded window to the front elevation. Carpeted. Single panel radiator. TV aerial socket. Ceiling light fitting.

Bedroom Two

9'8" x 12'10" (2.94 x 3.90)

UPVC double glazed window to the front elevation. Carpeted. Single panel radiator. Ceiling light fitting. Cupboard storage.

Bedroom Three

9'9" x 12'6" (2.97 x 3.82)

UPVC double glazed window to the rear elevation. Carpeted. Single panel radiator. Ceiling light fitting.

Bedroom Four

8'5" x 12'6" (2.56 x 3.80)

UPVC double glazed window to the rear elevation. Carpeted. Single panel radiator. Ceiling light fitting.

Family Bathroom

6'12" x 8' (2.13 x 2.45)

UPVC double glazed obscured window to the rear elevation. Features a modern four piece suite in white comprising of a low flush W.C, pedestal wash hand basin, panelled bath and step in shower with mains power shower. Extractor fan. Inset spotlights to ceiling. Chrome heated towel ladder radiator. Vinyl flooring. Fully tiled elevations and illuminated wall mirror.

External & Garage

The property benefits from a block paved driveway with parking for several vehicles leading to an integral DOUBLE garage measuring 4.59 x 5.66 with up and over style electric door, with power and light. The front garden is low maintenance, laid to slate chippings with planted beds containing mature shrubs and bushes. The rear garden is a real sun trap, mainly laid to lawn with planted beds containing mature plants and shrubs with a feature pond. Paved patio area and pathways with a garden shed ideal for further storage and greenhouse.

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

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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.

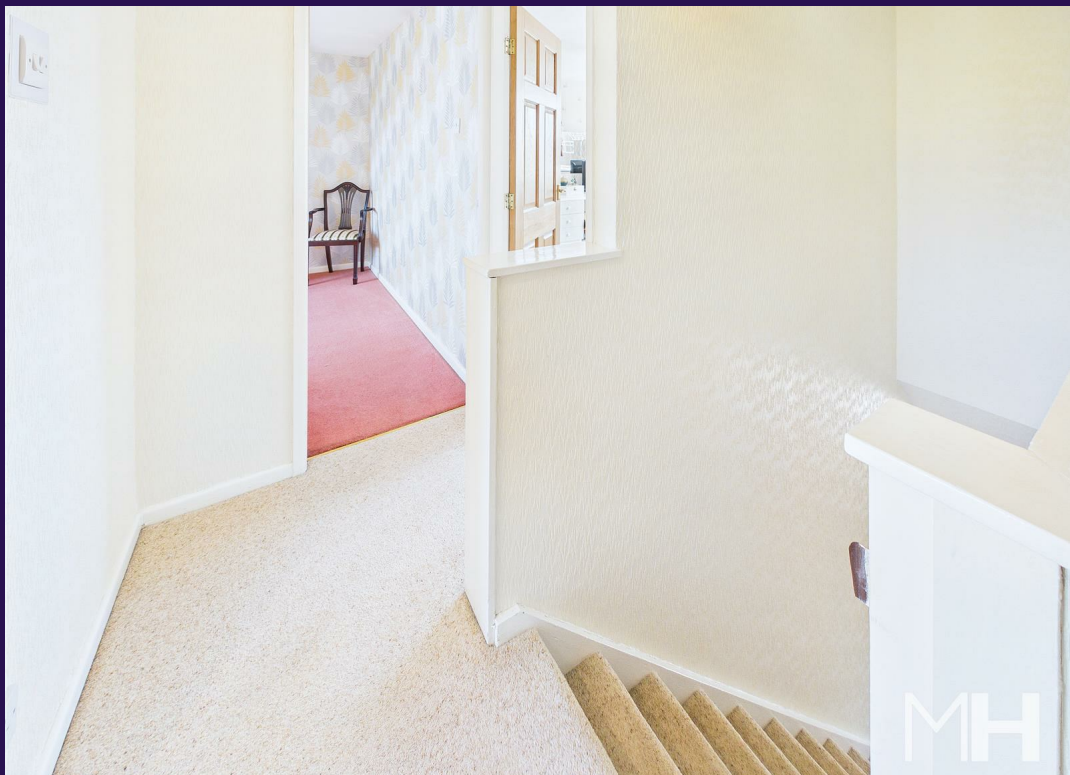
NOTICE:

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 – South Ribble Council

Council Tax – Band E

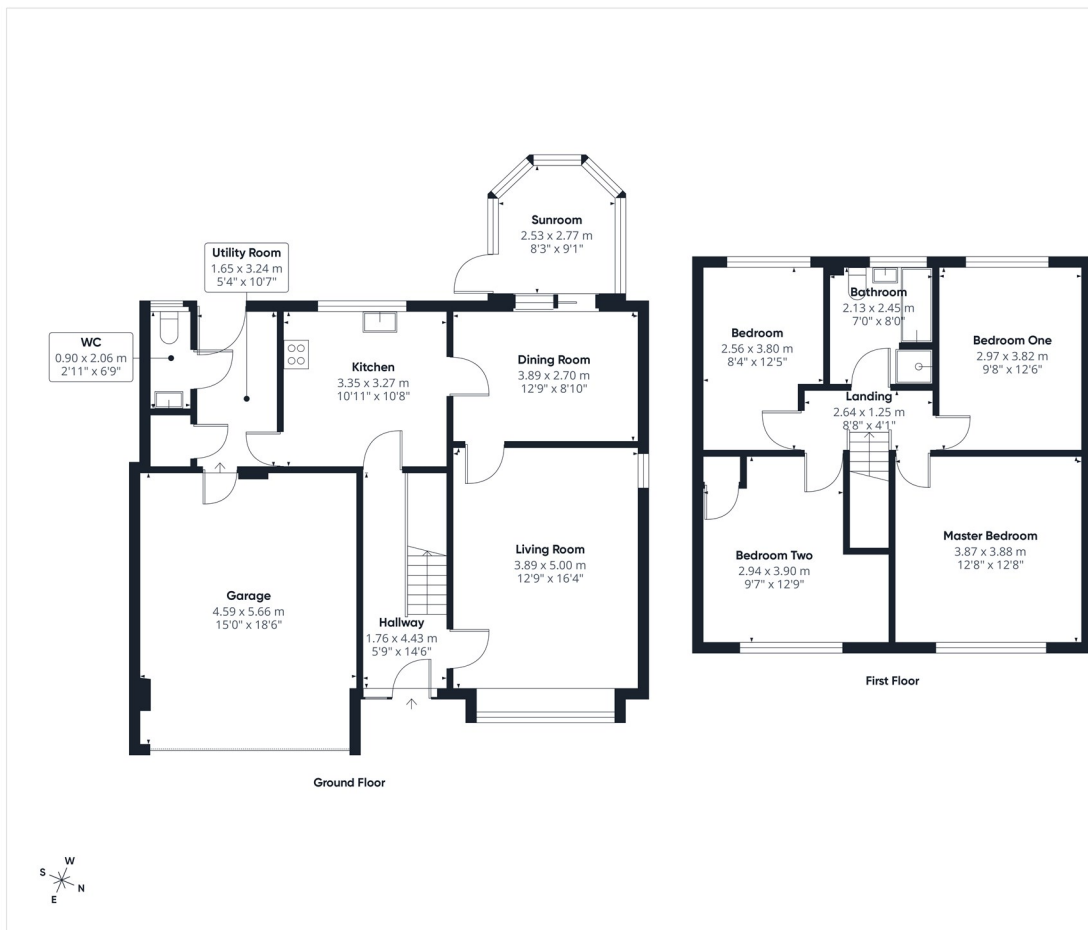
Viewings – By Appointment Only

Floor Area – 0.00 sq ft

Tenure – Freehold

EPC Rating –



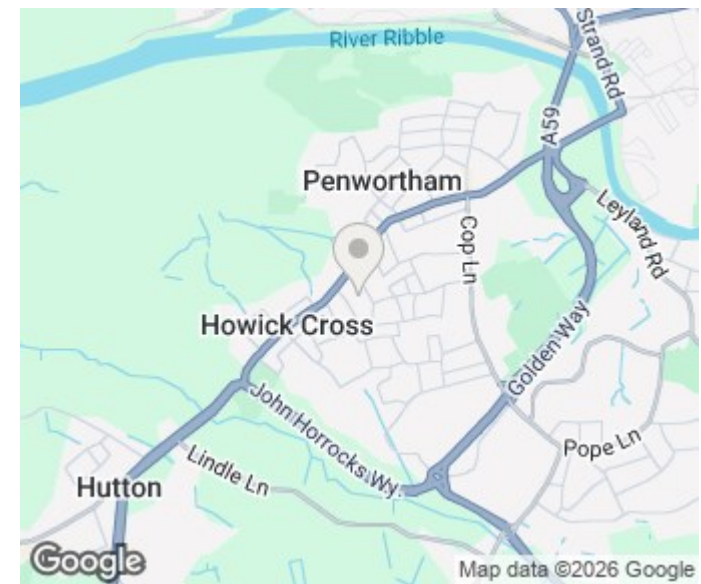


Approximate total area⁽¹⁾
 149.9 m²
 1613 ft²

(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



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	

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

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