



19 HIGHGATE

PENWORTHAM, PRESTON, PR1 OHY

£525,000

FREEHOLD

- Turnkey Four Bedroom Semi Detached Bungalow • Much Sought After Higher Penwortham Location • Two Reception Rooms • Stunning Modern Dining Kitchen • Two/Three Bedrooms & Shower Room to Ground Floor • Master Bedroom & Shower Room to First Floor • Superb Front & Rear Landscaped Gardens • Driveway Parking for Several Vehicles • Splended Patio Area with Glazed Pergola – Ideal for Entertaining • Early Viewing Comes Highly Recommended

MARIE HOLMES

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Introducing 19 Highgate...

Nestled in the charming area of Highgate, Penwortham, this delightful traditional yet contemporary semi-detached bungalow offers a perfect blend of comfort and space. With its classical character, this property oozes warmth and an inviting atmosphere, making it an ideal family home. Boasting four well-proportioned bedrooms, this home provides ample accommodation for families or those seeking extra space for guests or a home office. The two reception rooms are perfect for entertaining or relaxing, allowing for a versatile living arrangement that can adapt to your lifestyle needs. The property features a shower room on each level, ensuring convenience for all residents and visitors alike. The layout is thoughtfully designed to maximise both privacy and communal living, making it a wonderful flexible space. Highgate is a tree-lined sought-after location in Higher Penwortham, known for its friendly community. Residents can enjoy easy access to shops, bars and restaurants, schools, and parks.. Boasting exceptional entertaining outdoor space, this beautifully presented property features an Indian stone patio with glazed pergola, generous lawned gardens, a fully insulated summer house, detached garage, and driveway parking for multiple vehicles. Combining style, space, and practicality, this outstanding home is truly ready to move straight into.

Entrance Vestibule

2'7" X 4' (0.80 X 1.22)

Entrance via UPVC double glazed leaded doors. Entrance matting to floor. Internal feature glazed door leads through to:-

Hallway

Decorative coving to ceiling. Wood effect laminate flooring. Two double panel radiators. Two ceiling light fittings. Cupboard housing utility meters.

Shower Room

11'4" X 6'4" (3.46 X 1.94)

UPVC double glazed obscured windows to the side elevation. UPVC double glazed round feature window with leaded light to the front elevation. Features a modern three piece suite in white comprising of a low flush W.C, wash hand basin set with a vanity unit with cupboard storage and walk in shower with mains power shower. Fully tiled elevations. Tiled flooring with

underfloor heating. Extractor fan. Inset halogen spotlights. Heated towel ladder.

Dining Kitchen

23'5" X 10'10" (7.15 X 3.31)

UPVC double glazed window to the side and rear elevations and UPVC double glazed door to the side elevation leading in to the side porch. Features a range of modern Shaker style eye and base level units with contrasting Quartz work surfaces, upstands and splashback over. Inset one and a half bowl stainless steel sink with mixer tap. Integrated AEG appliances includes electric oven, microwave grill, induction hob with extractor over, dishwasher, tall larder fridge freezer and washing machine. Feature under cabinet lighting. Wood effect laminate flooring. Two modern radiators. Inset halogen spotlights. Two pendant lights over the breakfast bar and ceiling light fitting to dining area. Decorative coving to ceiling. Space for large dining table and chairs.

Living Room

18'4" X 10'10" (5.60 X 3.29)

Entered via glazed Oak double doors from the dining kitchen. Aluminium sliding patio doors to the rear elevation leading out on to the patio area. Feature inset fireplace with electric log burner. Inset space for television with aerial socket. Double panel radiator. Ceiling light fitting. Decorative coving to ceiling.

Inner Hallway

Turned carpeted staircase leading to all first floor accommodation. Reading area with doors leading off to all ground floor accommodation.

Second Reception / Bedroom Four

11'9" X 11'11" (3.58 X 3.62)

UPVC double glazed bay window with feature leaded lights to the front elevation. TV aerial socket. Double panel radiator. Ceiling light fitting. Carpeted. Decorative coving to ceiling.

Bedroom One

11'5" X 11'11" (3.47 X 3.64)

UPVC double glazed window to the rear elevation. Carpeted. Double panel radiator. Ceiling light fitting. Decorative coving to ceiling.

Bedroom Two

11'5" X 11'11" (3.47 X 3.64)

UPVC double glazed window to the front elevation. Carpeted. Double panel radiator. Ceiling light fitting. Decorative coving to ceiling.

First Floor

Landing

8'4" X 11'9" (2.54 X 3.58)

Spindle balustrade staircase leads to all first floor accommodation. Velux roof light and inset halogen spotlights to ceiling. Double panel radiator. Doors to under eaves storage.

Bedroom Three

13'10" X 9'9" (4.22 X 2.96)

Velux roof light to ceiling. Inset spotlights to ceiling. Carpeted. Double panel radiator.

Shower Room

8'11" 10'4" (2.72 X 3.15)

Velux roof light to ceiling. Inset spotlights to ceiling. Features a modern three piece suite in white comprising of a concealed cistern W.C and wash hand basin set within vanity unit with cupboard storage. Step in shower cubicle with mains shower. Fully tiled elevations. Tiled flooring. Towel ladder radiator. Under eaves storage cupboard.

Side Porch

UPVC fully double glazed side porch with tiled flooring and wall light.

Outside

Front External

The front of the property offers a low maintenance paved area providing off street parking for several vehicles. Mature beds containing mature plants, shrubs and bushes. Double side access gates leading through to the rear garden.

Rear External

The fully enclosed landscaped rear garden offers a peaceful retreat, featuring an Indian stone patio with a pergola and glazed roof — perfect for outdoor entertaining. The garden also includes a well-maintained lawn bordered by established planting beds filled with mature shrubs, plants, and bushes. In addition, the property benefits from an excellent fully insulated summer house complete with power and lighting.

Garage

Single detached garage with up and over style door, power and light. Side access door.

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:

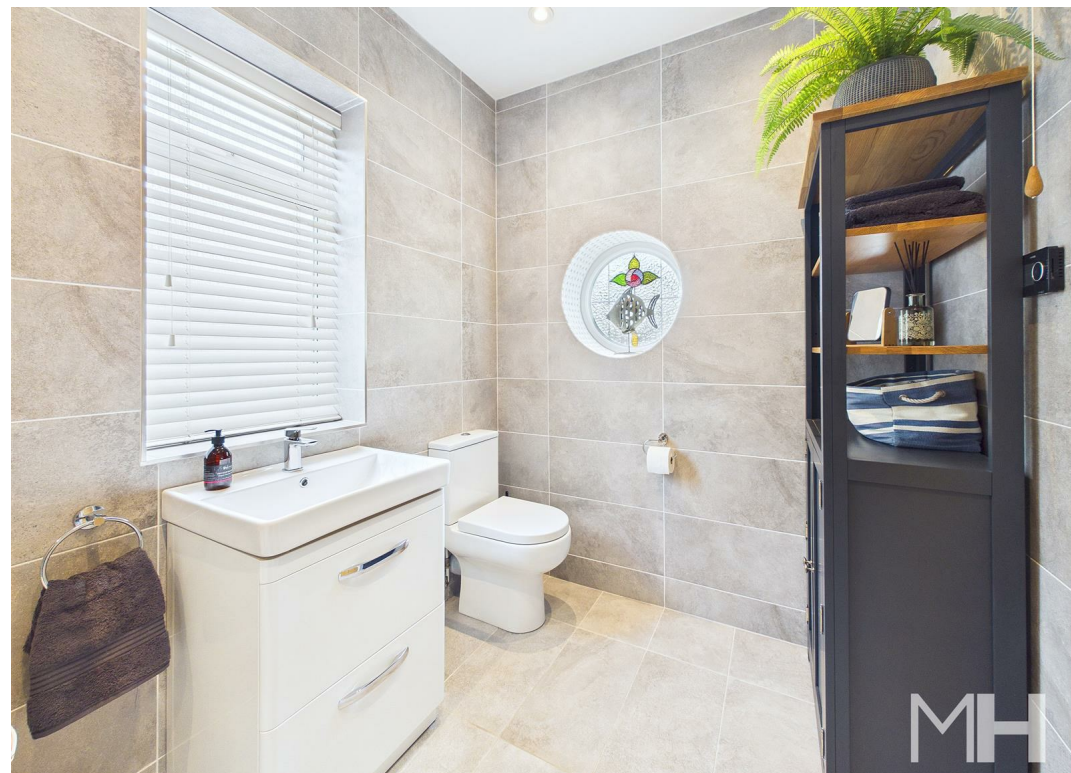
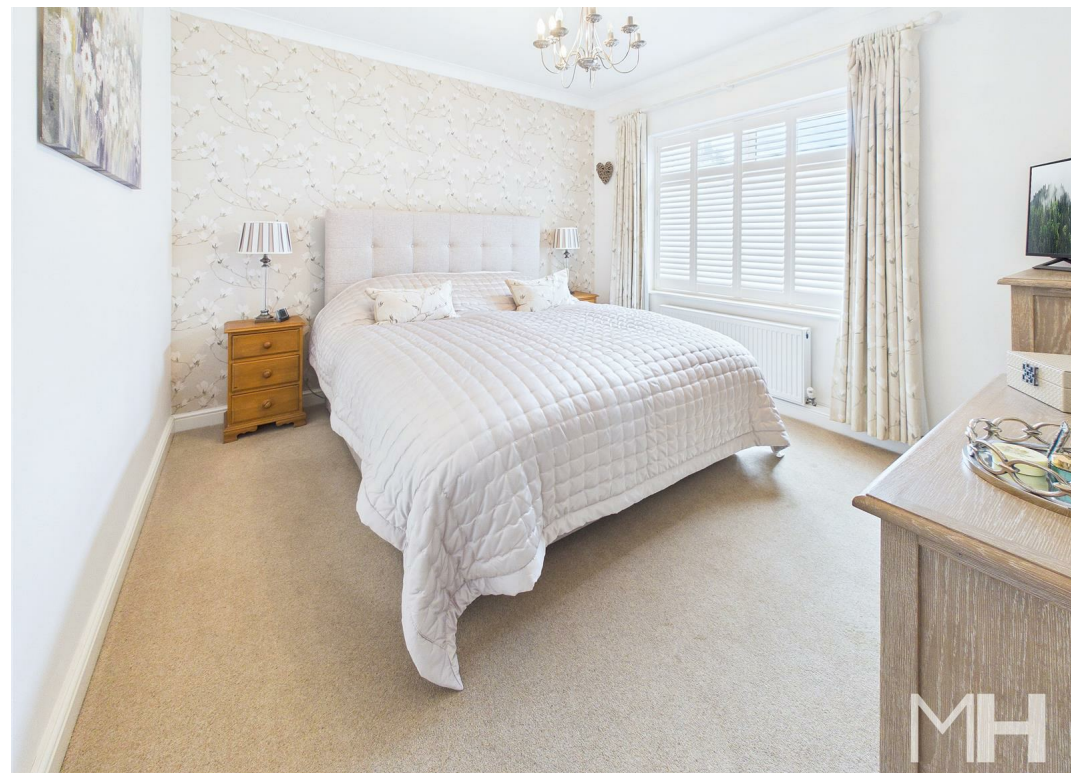
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:

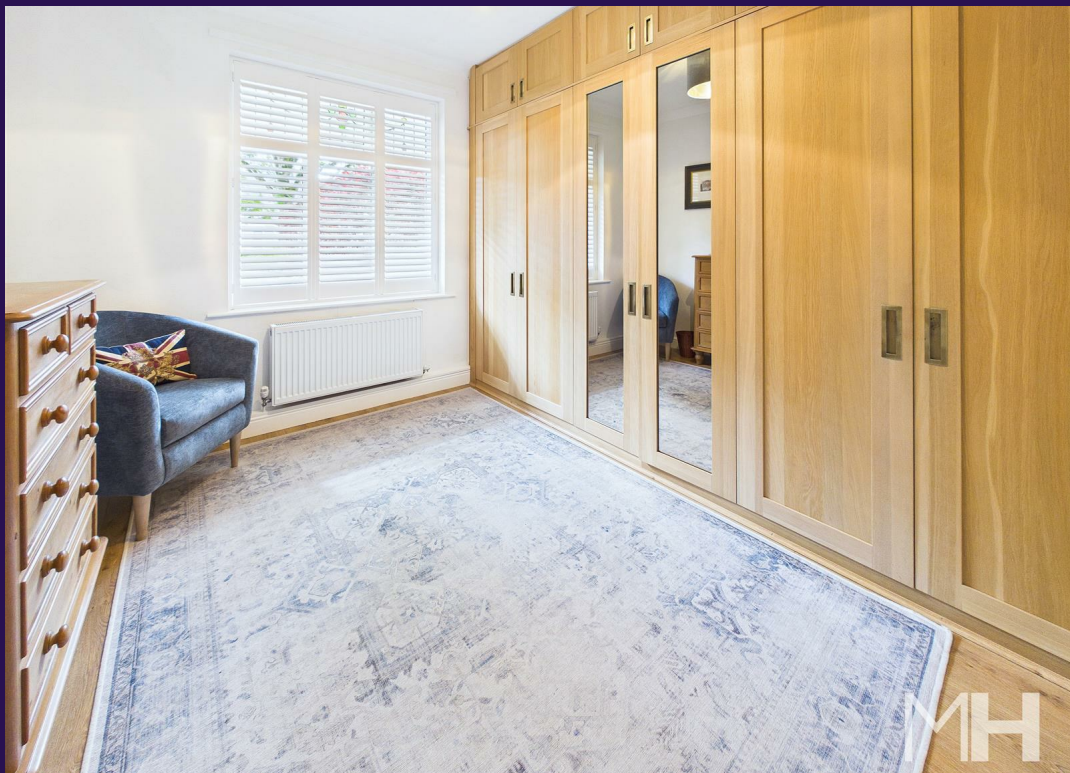
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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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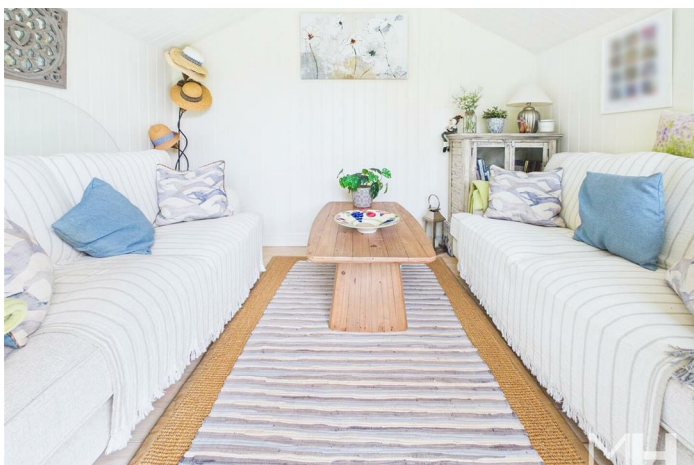
ADDITIONAL INFORMATION

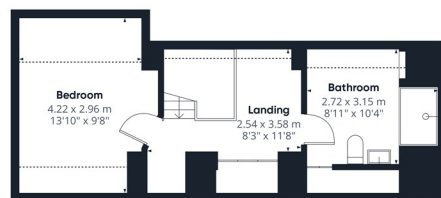
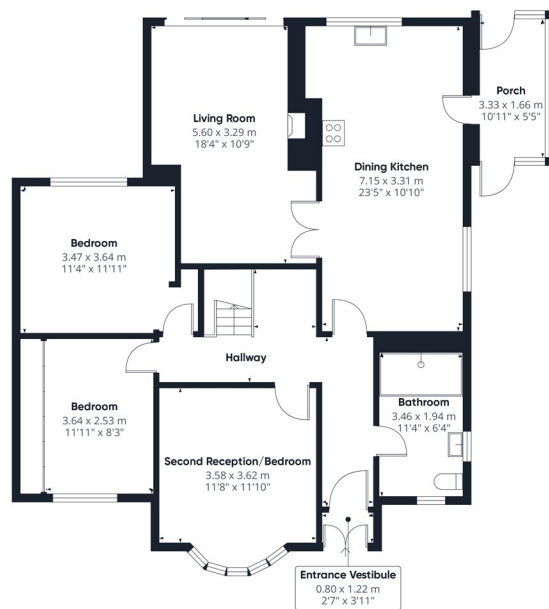
Local Authority – South Ribble Council

Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold





Approximate total area^m

137.1 m²

1477 ft²

Reduced headroom

5.9 m²

64 ft²

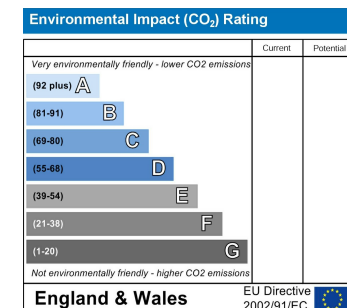
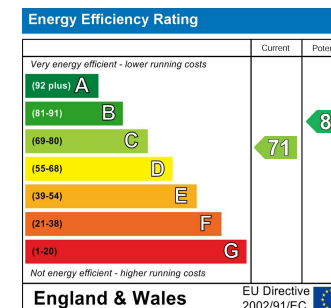
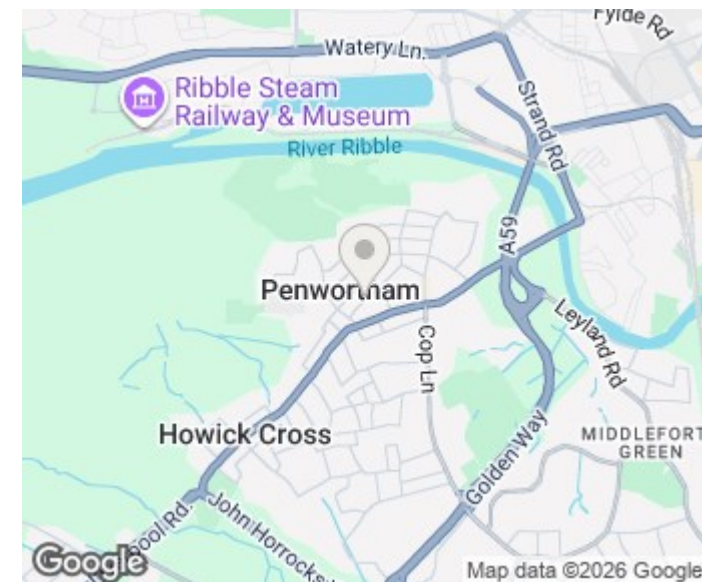
(1) Excluding balconies and terraces

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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