



45 WHITEFIELD ROAD PENWORTHAM, PRESTON, PR1 0QQ

£300,000
FREEHOLD

A fabulous traditional semi detached house sitting in a generous well established corner plot offering, beautiful garden areas, sun terrace and patios as well as a quality resin driveway to a carport and a detached garage providing parking for at least three vehicles. The house is in the most popular and desirable location of Higher Penwortham and has three good size bedrooms, contemporary shower room with a three piece suite, two spacious reception rooms, modern well fitted breakfast kitchen and a conservatory. The property has gas central heating and uPVC double glazing. Outstanding local schools, close proximity to Penwortham's vibrant high street, local service and local bus routes. Viewing is essential to fully appreciate the size, setting and presentation of this lovely home.

MARIE HOLMES

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45 WHITEFIELD ROAD

- Traditional Semi Detached House • Sought After Location • Fabulous Corner Plot Grounds • Three Good Size Bedrooms • Two Spacious Reception Rooms • Conservatory • Breakfast Kitchen • Modern Shower Room • Gas Central Heating • Outstanding Local Schools



Entrance Porch

with uPVC double glazed double doors to the front, meter cupboards and solid oak part glazed door to the entrance hall.

Entrance Hall

With a concealed radiator, stairs to first floor, ceiling light, doors off, under stairs storage and additional storage cupboards.

Lounge

With a uPVC double glazed bay window to the front elevation, radiator, ceiling light and wall lights, gas fire.

Dining Room

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

Kitchen/Breakfast Room

With a range of wall, drawer and base units with stylish contrasting washing surfaces, space for washer and dryer, gas hob with canopied extractor hood above, stainless steel sink unit and drainer, telescopic electric sockets to worksurface, space for upright fridge freezer, uPVC double glazed corner bay window to the side, two ceiling lights, breakfast bar area, uPVC double glazed door to conservatory and radiator.

Conservatory

Being uPVC double glazed and brick build constructed conservatory, wall lights and double doors accessing the rear gardens.

First Floor Landing

With a spindled balustrade gallery landing, uPVC double glazed window to the side, ceiling light and doors off.

Bedroom One

With a range of fitted wardrobes, uPVC double glazed bay window to the front elevation, ceiling light and radiator.

Bedroom Two

Another great size double bedroom with a uPVC double glazed window to the rear, radiator and two built in wardrobes.

Bedroom Three

A generous size third bedroom with a uPVC double glazed window to the front, ceiling light and radiator.

Shower Room

With a three piece suite comprising large 'step-in' shower area with glazed screening, water resistant panelled elevations and mains shower with two shower heads, one fixed rainwater effect and the second being adjustable, concealed cistern W.C. wash hand basin sat on vanity unit. opaque uPVC double glazed window to the rear, radiator.

Outside

A very spacious and well designated corner plot providing a selection of different areas to the front, side, rear and superb vehicular area to the far side area.

Front garden

Slate chipping frontage with shrubs and plant border, brick built wall and secure gated access to the side.

Side Garden

To the first side garden there is a sand stone paved area enclosed by brick built walls, decorative flower trellis ideal for sitting out and plenty of room for a BBQ and perfect for entertaining.

Side Lawn Garden

The stunning second side gardens offer a landscaped lawn garden with well stocked mature flower bed borders and is enclosed to the side with brick built walls, pillars and wooden fence panels.

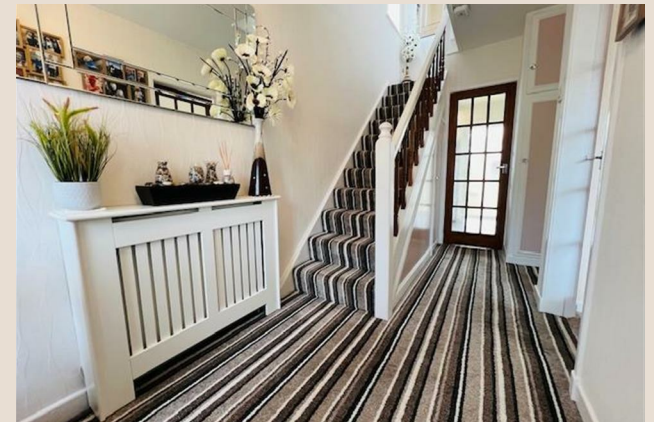
Side Vehicular Access

A quality resin driveway on approach to a carport and a detached single garage with lots of parking for several vehicles. Securely enclosed with large double solid wooden gated access.

Rear

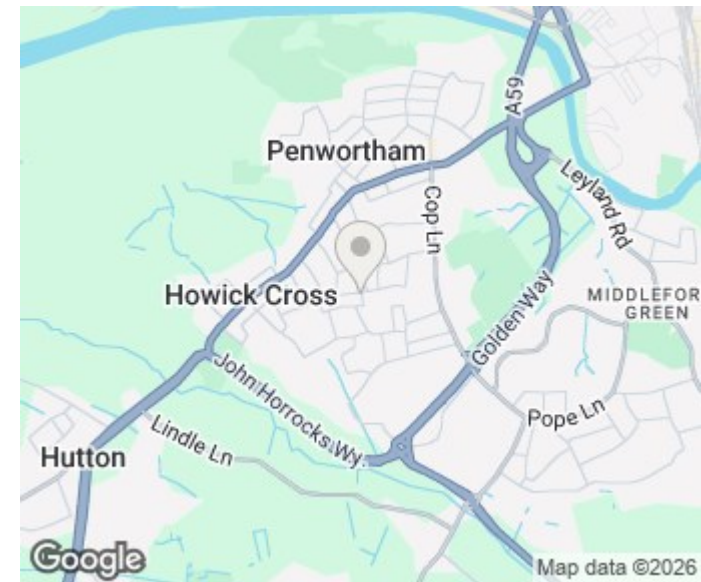
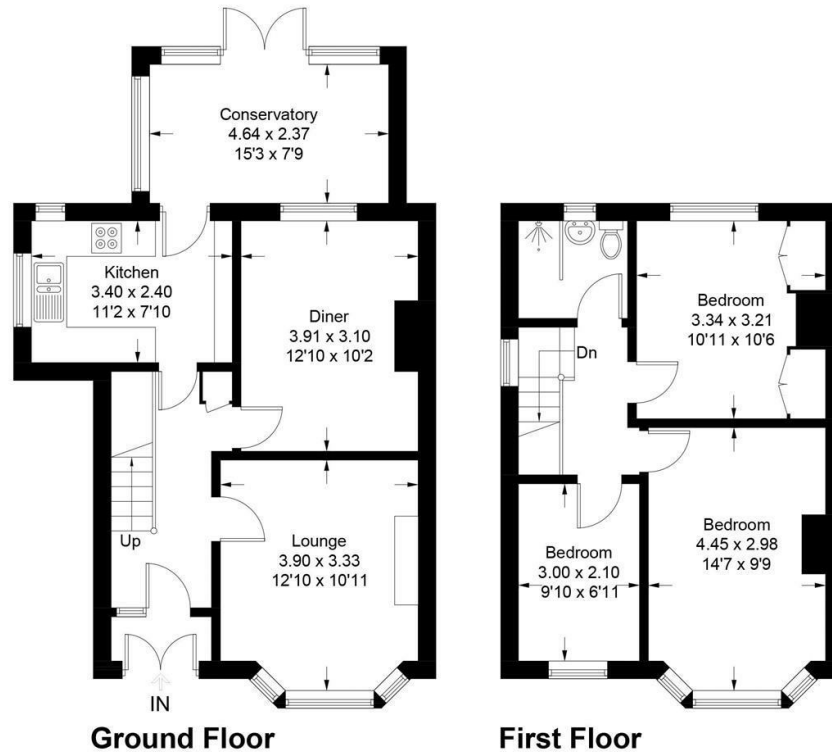
With sandstone paved patio with flower bed borders and being adjacent to the conservatory so perfect for alfresco dining or entertaining friends and family.

45 WHITEFIELD ROAD



Whitefield Road

Approximate Gross Internal Area = 93.9 sq m / 1011 sq ft



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	

EPC Rating: Council Tax Band: **C**

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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