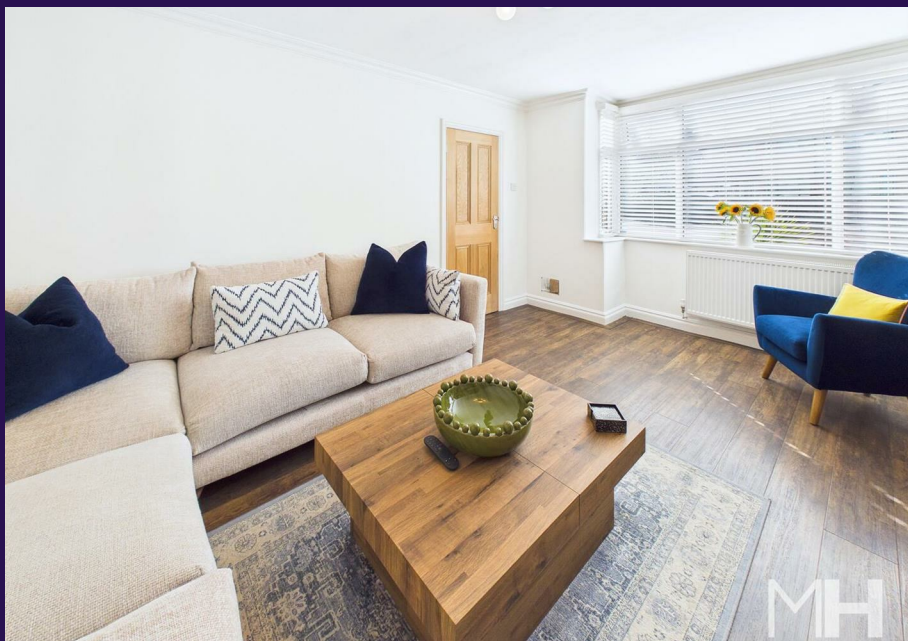
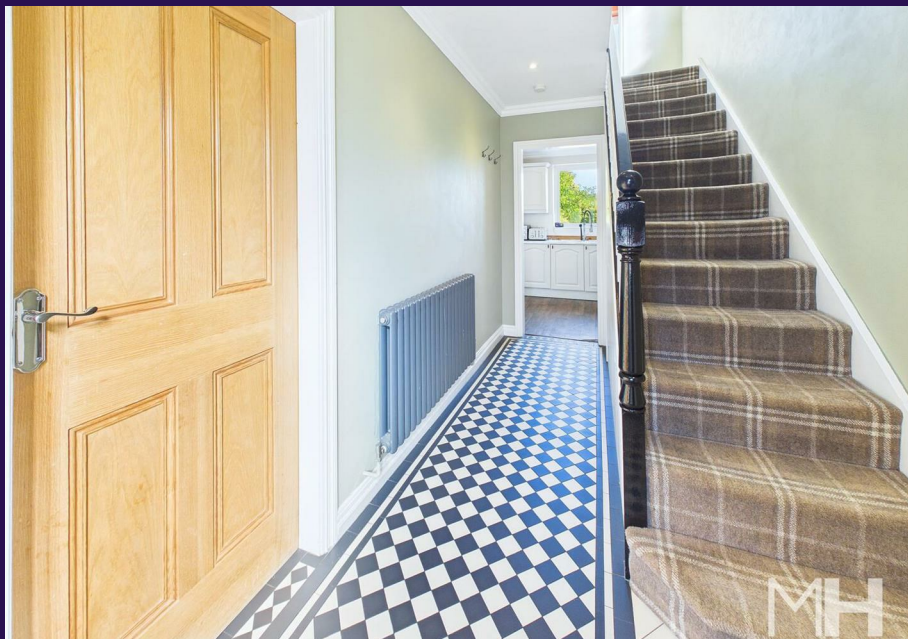




**7 MIDDLEFORTH GREEN**

PENWORTHAM, PRESTON, PR1 9TB

**£265,000**



## Key Features

- Superb Three Bedroom Semi Detached Family Home
- Quiet Cul De Sac Location
- Overlooking the Cricket Club
- Spacious Lounge
- Modern Fitted Dining Kitchen
- Three Piece Family Bathroom
- Detached Garage & Driveway
- Enclosed Rear Garden
- Great Location for Local Walks
- Viewing Comes Highly Recommended

## Property Summary

Occupying a peaceful cul-de-sac in the heart of Penwortham, this handsome 1930s semi-detached home effortlessly blends period charm with modern family living. Ideally situated within easy walking distance of Penwortham's excellent shops, cafés, restaurants and local amenities, as well as nearby Middleforth Green Park, this beautifully presented home offers generous accommodation in a highly sought-after location.

Step inside and you are welcomed by an inviting entrance hallway featuring attractive harlequin tiled flooring and cleverly designed built-in understairs storage drawers, combining character with practicality.

The living room is bathed in natural light from the large bay window, creating a bright and welcoming atmosphere. A charming feature fireplace with a log-burning stove provides a wonderful focal point, making it the perfect place to relax during the colder months.

The well-appointed kitchen has been thoughtfully designed with a range of integrated appliances, contemporary cabinetry and ample worktop space. There is also plenty of room for a dining table, making it an ideal space for everyday family meals and entertaining alike.

To the first floor are three well-proportioned bedrooms. The principal bedroom enjoys a beautiful bay window, flooding the room with natural light, while the rear bedroom overlooks the attractive garden. The third bedroom offers excellent versatility and would make an ideal nursery, dressing room or home office.

The stylish family bathroom is fitted with a contemporary P-shaped bath incorporating a shower over, creating a practical yet relaxing space to unwind.

Outside, the delightful rear garden provides a private and setting, with a generous lawn, mature trees, established planting and well-stocked borders, offering an ideal space for outdoor for families.

To the front, a spacious driveway provides off-road parking for several vehicles and leads to the garage, which offers excellent additional storage.

### Entrance Hallway

6' x 12'12" (1.83 x 3.96)

Entrance via a modern composite front door with feature glazed panel in to the hallway. Carpeted staircase leads to all first floor accommodation. Understairs drawer and cloaks storage. Feature tiled flooring. Modern radiator. Decorative coving to ceiling. Cupboard housing utility meters. Inset spotlights to ceiling.

### Living Room

11'4" x 15'11" (3.45 x 4.85)

UPVC double glazed bay window to the front elevation. Inset feature log burner with decorative mantel. Double panel radiator. Ceiling light fitting with decorative ceiling rose. Wood effect laminate flooring. TV aerial socket.

### Dining Kitchen

17'11" x 6'9" (5.47 x 2.07)

UPVC double glazed window to the rear elevation. UPVC bay with french doors leading out to the rear garden. Features a range of eye and base level units with complimentary work surfaces over. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include electric oven, four burner gas hob and extractor hood over. Space for fridge freezer. Part tiled elevations. Space for dining table chairs. Wood effect laminate flooring. Decorative coving to ceiling. Inset spotlights to ceiling.

### First Floor Landing

6'3" x 7'9" (1.90 x 2.37)

UPVC double glazed obscured window to the side elevation. Spindle balustrade staircase. Carpeted. Inset spotlights to ceiling. Decorative coving to ceiling. Doors leading off to all first floor accommodation.

### Bedroom One

10'10" x 12'9" (3.29 x 3.89)

UPVC double glazed bay window to the front elevation. Radiator. Carpeted. Pendant light fitting. Decorative coving to ceiling.

### Bedroom Two

9'7" x 10'9" (2.93 x 3.27)

UPVC double glazed window to the rear elevation. Radiator. Carpeted. Pendant light fitting. Decorative coving to ceiling. Access the loft. Feature Dado rail.

### Bedroom Three

6'11" x 7'10" (2.11 x 2.38)

UPVC double glazed window to the front elevation. Carpeted. Radiator. Pendant light fitting. Cupboard storage.

### Family Bathroom

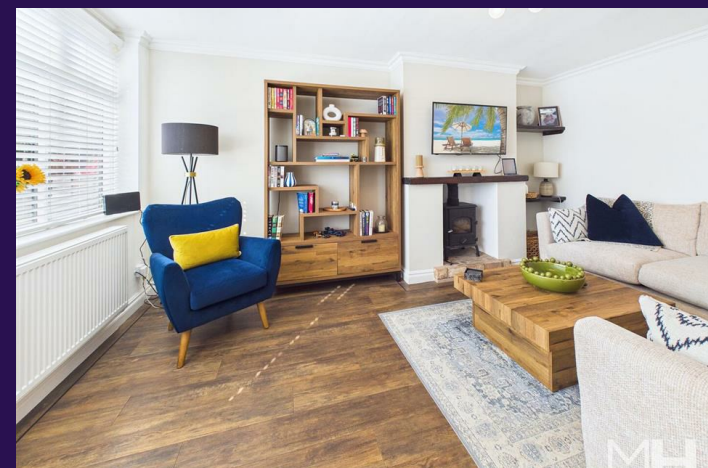
8' x 5'5" (2.44 x 1.66)

UPVC double glazed obscured window to the rear elevation. Features a modern three piece suite in white comprising of a low flush W.C, pedestal wash hand basin and L-Shaped panelled bath with mixer shower and glazed shower screen. Part tiled elevations. Ceiling light fitting. Decorative coving to ceiling. Radiator. Wood effect laminate flooring.

### Exterior

The front garden has been designed with ease of maintenance in mind, featuring a decorative stone-chipped area complemented by established shrubs, ornamental planting and feature rockery, creating an attractive first impression. A paved pathway leads to the stylish composite entrance door, framed by an attractive brick archway, while the property's brick and rendered façade is enhanced by modern anthracite grey windows, giving the home a smart and contemporary appearance. Low-level boundary walls provide definition to the front aspect, completing this welcoming and well-maintained frontage.

The rear garden is a generous and mature outdoor space, offering an excellent level of privacy and a wonderful setting for both relaxing and entertaining. Predominantly laid to lawn, it is surrounded by established hedging, ornamental shrubs and a variety of mature trees, creating a colourful and secluded





backdrop throughout the seasons.

A paved patio provides the ideal spot for outdoor dining and summer gatherings, while well-stocked planted borders add character and interest to the garden. The garden enjoys a pleasant open aspect and offers ample space for children to play or keen gardeners to further enhance the existing planting. Fully enclosed, this attractive rear garden combines privacy, practicality and established landscaping to create an inviting extension of the home.

### Garage / Utility Room

7'7" x 8'6" & 8'3" x 6'10" (2.30 x 2.59 & 2.52 x 2.08)

The single detached garage has been split to create a useful storage room with separate utility area which is plumbed for a washing machine and has space for a tumble dryer. Power and light. Pedestrian access door to side elevation. The front of the garage benefits from an up and over style 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 offices.





## Additional Information

**Local Authority** – South Ribble Council

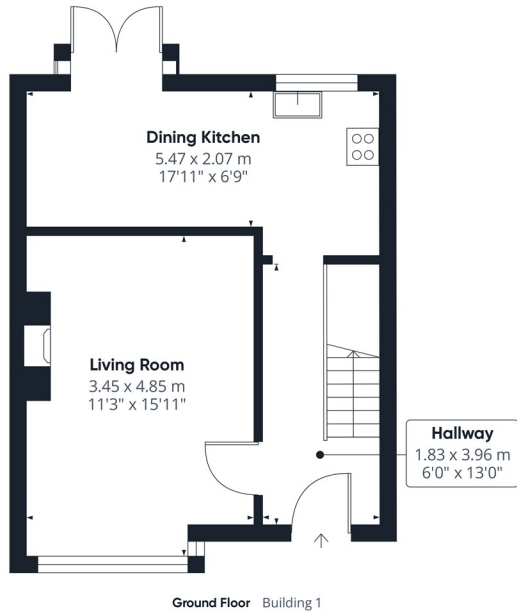
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Tenure** – Freehold



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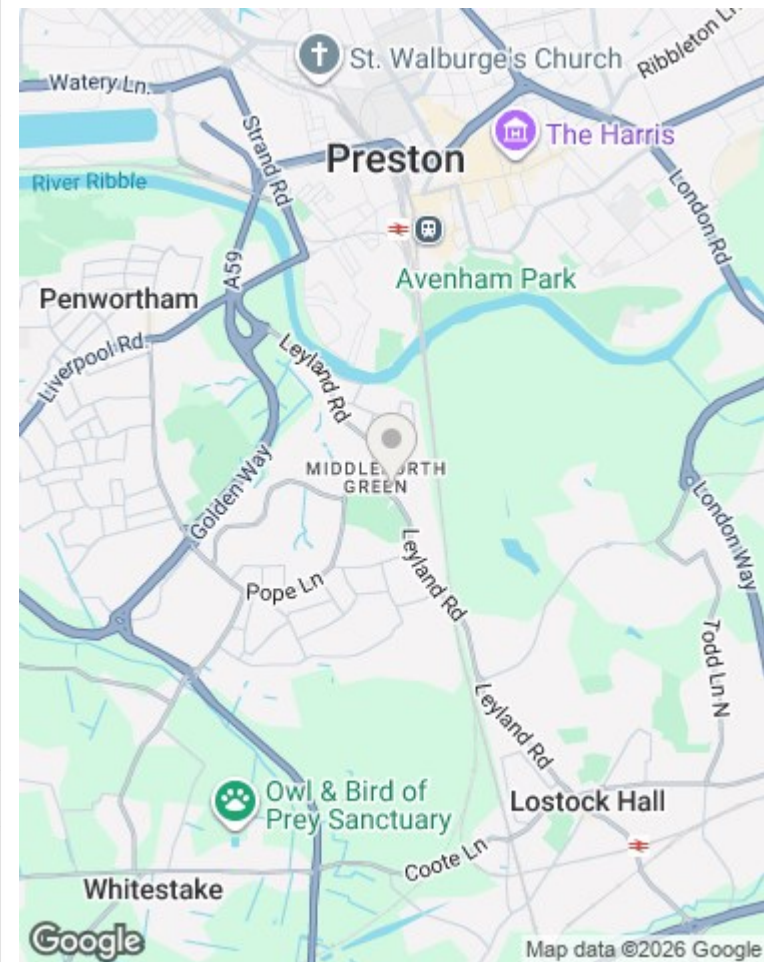


Approximate total area<sup>n</sup>  
71.5 m<sup>2</sup>  
768 ft<sup>2</sup>

(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.

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#### Energy Efficiency Rating

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