



32 STANLEY GROVE

PENWORTHAM, PRESTON, PR1 0JH

£265,000
FREEHOLD

A lovely traditional extended semi-detached family home, situated in the most sought after and desirable location of Higher Penwortham. This well maintained property has quality fixtures and fittings throughout and a well designed open plan kitchen/diner overlooking an attractive and sunny garden which backs on to woodland. There are three bedrooms, two double and the third a single bedroom. The bathroom has recently been modernised to a high standard. The front lounge is bright and spacious and has a lovely traditional feel. There is a well established front garden with driveway parking. The property has gas central heating and uPVC double glazing. The gardens are attractive, sunny and private and cleverly designed by the current owner. Close to outstanding local schools, great local amenities and within close proximity to Penwortham's vibrant high street, this house will not disappoint. Viewing is essential.

MARIE HOLMES

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32 STANLEY GROVE

- Traditional Semi Detached House • Three Bedrooms • Spacious & Bright Lounge • Great Size Dining Kitchen • Sought After Location • Beautifully Presented • Contemporary Bathroom & Downstairs Cloaks • Gas Central Heating • uPVC Double Glazing • Sunny & Private Rear Garden • Driveway Parking • Detached Garage • East Access To Penwortham's Vibrant Centre • Outstanding Local Schools • Close To local Bus Routes • Viewing Essential



Entrance Hall

With uPVC double glazed doors to front, stairs to first floor, door to lounge.

Lounge

A bright lounge with a large uPVC double glazed bay window to the front, laminate flooring, gas log effect stove set in chimney breast with mantel surround, ceiling light and radiator.

Kitchen/Diner

A great space providing the real heart of this lovely home with ample room for dining and sitting, alongside a well equipped fitted kitchen, in a shaker style with a range of wall, drawer and base units, Cimstone work tops, gas cooker and extractor hood above, sink unit and drainer, integrated washing machine, dishwasher, uPVC double glazed windows to rear and side and uPVC double glazed French doors overlooking and accessing the stunning rear garden.

Downstairs Cloaks W.C

A two piece suite comprising, low suite W.C. and wash hand basin.

First Floor Landing

A spindled balustrade gallery landing, opaque uPVC double glazed window to the side, doors off.

Bedroom One

Although in size this is bedroom two, it's easy to understand why this is our vendors choice as

bedroom one, having uPVC double glazed windows overlooking the gorgeous rear garden and woodland beyond. there are quality fitted wardrobes to one wall, ceiling light and radiator.

Bedroom Two

With a lovely uPVC double glazed bay window to the front, built in wardrobes, and shelf areas, radiator and ceiling light.

Bedroom Three

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

Family Bathroom

With a three piece comprising panelled bath with shower over and glazed screening, low suite W.C. pedestal wash hand basin, tiled elevations to shower and half tiled to remaining suite tiled flooring, radiator, opaque uPVC double glazed window to the rear.

Outside

To the front there is a garden and driveway parking on approach to the detached garage.

Rear Garden

A cleverly designed garden with raised decked patio having guard rails, perfect for alfresco dining, lawn garden and very well stocked flower bed borders. A

sunny and private aspect with woodlands to the rear.

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Garage

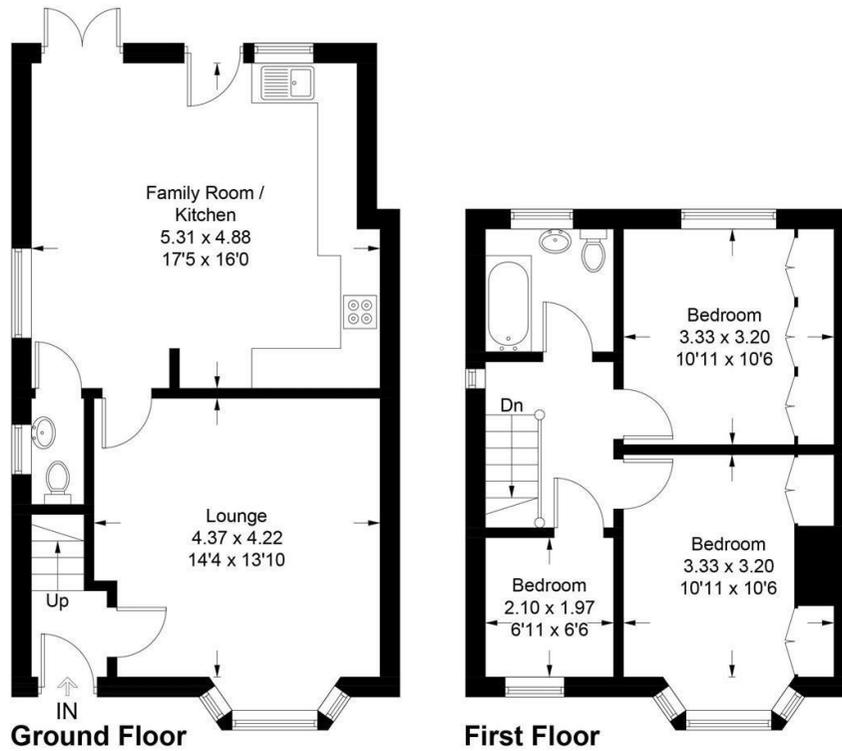
Detached garage with up and over door, power and light.

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Stanley Grove

Approximate Gross Internal Area = 86.0 sq m / 926 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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