

## 8 BLUNDELL LANE

PENWORTHAM, PRESTON, PR1 OEA

Offers Over £750,000  
FREEHOLD

- Four Bedroom Detached Executive Family Home • Much Sought After Quiet Residential Location in Higher Penwortham • Tastefully Modernised Throughout by the Current Vendors • Two Spacious Reception Rooms • Large Open Plan Modern Dining Kitchen • Utility Room & Downstairs W.C • Four Bedrooms, Three Doubles & One Single • Spacious Modern Family Bathroom • Stunning Landscaped Gardens – Ideal for Growing Families or Entertaining • Detached Tandem Garage – Viewing Recommended

**MARIE HOLMES**  
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# Introducing 8 Blundell Lane...

Nestled in the charming area of Blundell Lane, Penwortham, this exceptional executive detached home offers a perfect blend of style, comfort and space for modern family living. Beautifully and comprehensively refurbished throughout by the current vendors to a high standard, the property is ready for its next owners to move straight in and enjoy.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for entertaining guests or enjoying quiet family evenings. A particular highlight of the home is the stunning bright and airy open-plan dining kitchen, which serves as the heart of the property and offers an excellent space for both everyday family life and social occasions. Complementing the kitchen is a practical utility room and a convenient downstairs W.C.

The property boasts four well-proportioned bedrooms, making it ideal for growing families or those requiring additional space for guests or home working. The bedrooms are versatile and well-presented, while the well-appointed family bathroom ensures comfort and convenience for all residents.

The thoughtfully designed layout promotes a warm and welcoming atmosphere throughout, with excellent natural light enhancing the sense of space and creating a home that is both functional and inviting.

Situated in the highly desirable location of Penwortham, this home benefits from a friendly community and is conveniently positioned close to excellent local amenities, reputable schools, parks and transport links. The surrounding area offers a wonderful balance of urban convenience and natural beauty, making it an excellent choice for families and professionals alike.

This outstanding detached home on Blundell Lane presents a rare opportunity to acquire a fully refurbished family property in one of Penwortham's most sought-after locations. With its spacious accommodation, impressive open-plan living space and superb finish throughout, this is a home that truly deserves your attention.



## Entrance Porch

8' x 7'12" (2.45 x 2.43)

Entrance via composite glazed front door with feature leaded light side panels and side windows. Modern composite door leads through to the hallway. Tiled flooring. Ceiling light fitting.

## Hallway

6'12" x 17'1" (2.13 x 5.20)

UPVC double glazed window to the side elevation. A bright and airy entrance hallway with feature Oak staircase and glass balustrade leading to all first floor accommodation. Karndean high quality flooring. Ceiling light fitting. Dado rail. Radiator. Doors leading off to all ground floor accommodation.

## Living Room

15'7" x 13'12" (4.74 x 4.26)

UPVC double glazed window to the front elevation with feature leaded lights. Modern feature marble effect fireplace with inset

fire. Ceiling light fitting. Radiator. Picture rail. TV aerial socket. Karndean flooring. Ceiling light fitting. Decorative coving to ceiling.

## Second Reception Room

13'5" x 13'3" (4.10 x 4.03)

UPVC double glazed window to the side and rear elevations. UPVC double glazed circular leaded light window to the front elevation. Feature stone fire place with inset log burner. Karndean flooring. Picture rail. TV aerial socket. Ceiling light fitting. Decorative coving to ceiling. Radiator.

## Dining Kitchen

17'1" x 14'2" (5.21 x 4.32)

A stunning open plan room offering flexible family living with UPVC double glazed French doors leading out to the rear garden and UPVC double glazed window to the side elevation. Features a range of modern eye and base level Shakers style

units with contrasting Quartz work surfaces and upstands over. Part tiled elevations. Large centre island unit with inset stainless steel sink and mixer tap. Integrated appliances include a Stove electric oven and hob with extractor over, dishwasher and under counter fridge and freezer. Karndean flooring. Two feature radiators. Pendant light fittings and inset spotlights to ceiling. TV aerial socket. Door leading through to:-

#### Utility Room

6'7" x 5'12" (2.00 x 1.82)

UPVC double glazed obscured window to the rear elevation. Fitted with a range of cupboard storage and work surfaces with space and plumbing for a tumble dryer and washing machine. Karndean flooring. Inset spotlights to ceiling. Door leading through to:-

#### Cloaks W.C

5'9" x 2'8" (1.76 x 0.81)

UPVC double glazed obscured window to the rear elevation. Features a two piece suite in white comprising of a low flush WC and wall mounted wash hand basin with chrome mixer tap. Part tiled elevations. Cupboard storage. Karndean flooring. Ceiling light fitting.

#### First Floor

##### Landing

9'10" x 5'10" (2.99 x 1.79)

A galleried landing with turned staircase with Oak and glass balustrades. UPVC double glazed feature leaded light window to the side elevation. Carpeted. Ceiling light fitting. Dado rail. Access to the loft. Doors leading off to all first floor accommodation.

##### Bedroom One

15'9" x 13'10" (4.79 x 4.21)

UPVC double glazed bay window to the front elevation. Feature cast iron original fireplace. Features fitted robe storage with top boxes. Pendant light fitting. Radiator. Dado rail. Karndean flooring.

##### Bedroom Two

13'6" x 12'10" (4.12 x 3.90)

UPVC double glazed window to the side elevation. Feature cast-iron original fireplace. Features fitted robe storage with drawers. Pendant light fitting. Radiator. Oak wood flooring. Picture rail.

##### Bedroom Three

9'6" x 9'4" (2.90 x 2.85)

UPVC double glazed window to the front elevation. Features fitted robe storage. Radiator. Ceiling light fitting. Wood effect laminate flooring.

##### Bedroom Four/Study

UPVC double glazed window to the rear elevation. Radiator. Ceiling light fitting. Wood effect laminate flooring.

##### Family Bathroom

9'5" x 9' (2.87 x 2.75)

UPVC double glazed obscured window to the rear elevation. Features a four piece suites in white comprising of a low flush WC, wash hand basin set within a vanity unit with drawer storage and mixer tap, freestanding roll top bath with mixer tap and handheld shower fitment and walk-in shower with electric shower and chrome fitment. Part tiled elevations. Tiled flooring. Chrome towel ladder radiator. Inset spotlights to ceiling.

##### External

The front of the property offers driveway parking for several vehicles with double access gates leading down the side of the property to a tandem detached garage with power and light. A delightful rear landscaped garden awaits with large decking area with Pagoda, ideal for alfresco dining or outdoor entertaining. Porcelain paved patio and a large laid to lawn area with perimeter hedgerow and beds containing mature plants shrubs and bushes. An ideal outdoor space for growing families.

##### 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.

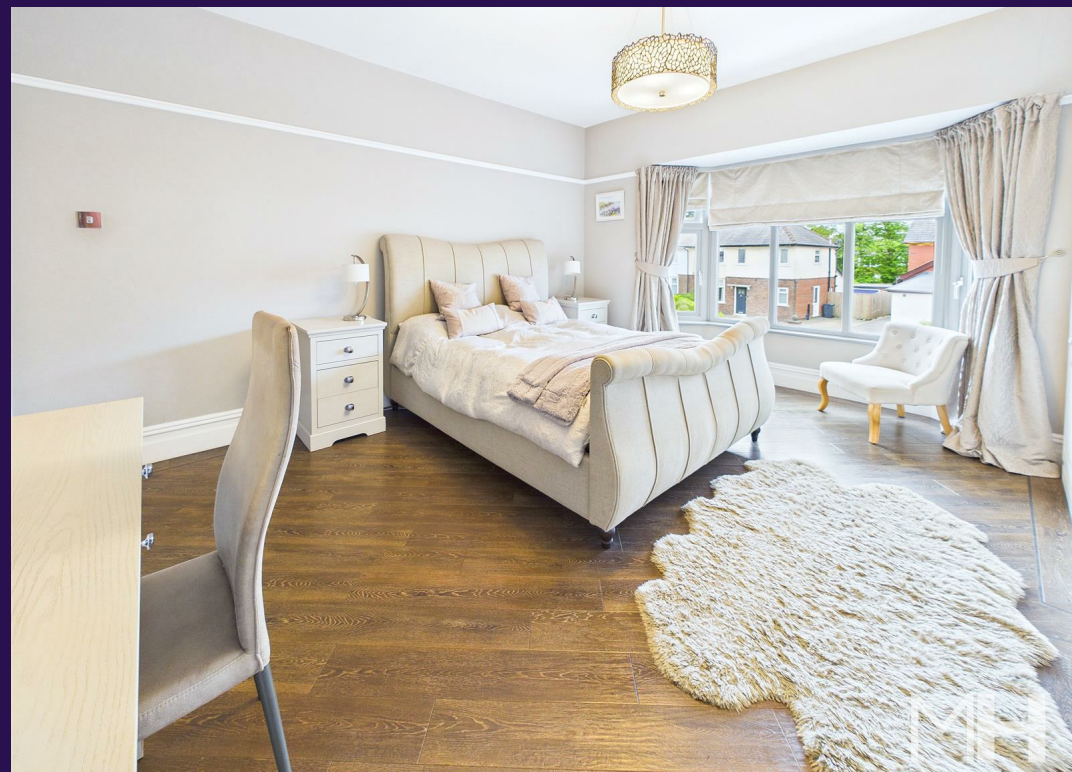
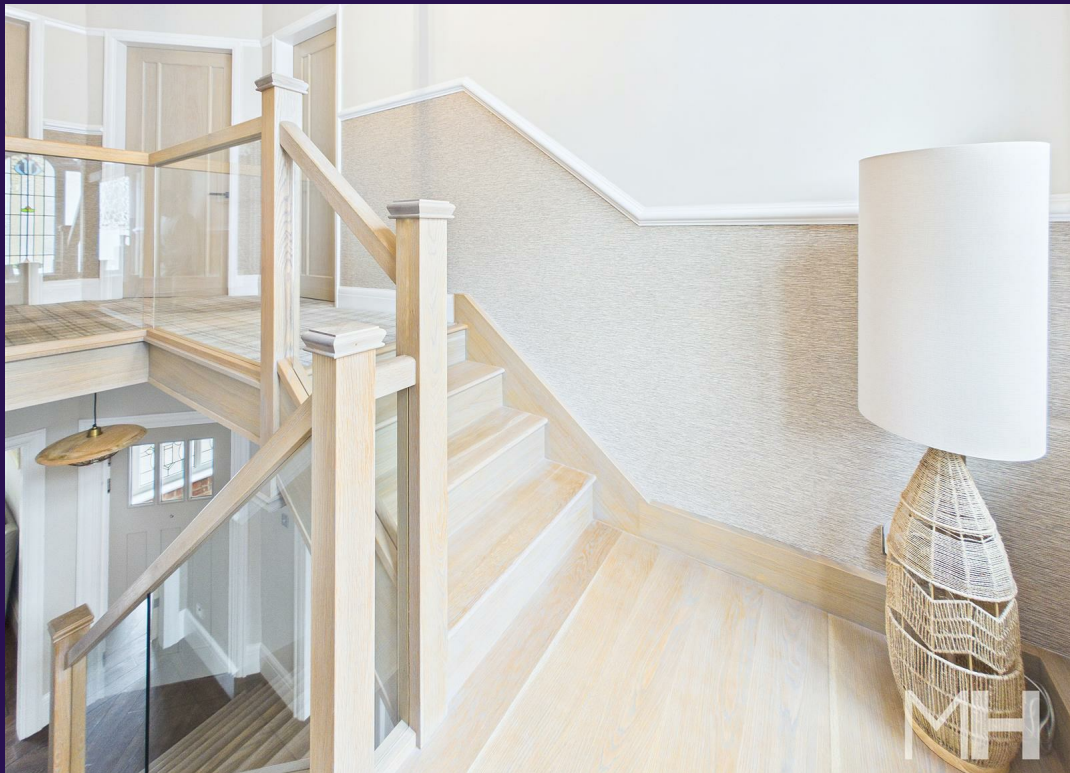
#### NOTICE:

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.







## 8 BLUNDELL LANE

### ADDITIONAL INFORMATION

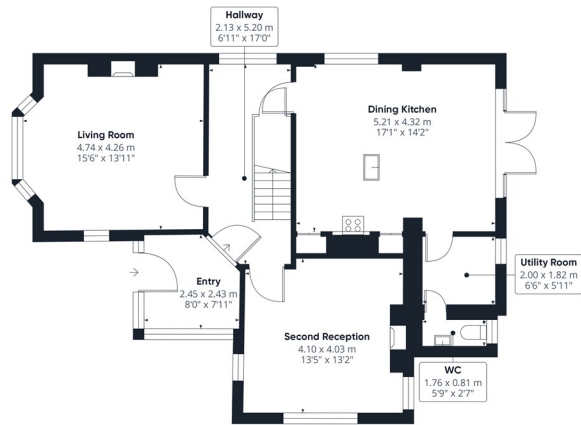
**Local Authority** – South Ribble Council

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Tenure** – Freehold





Ground Floor



First Floor



Approximate total area<sup>(1)</sup>  
141.5 m<sup>2</sup>  
1521 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



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
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.

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