

40A ROOKERY DRIVE PENWORTHAM, PRESTON, PR1 9LU

Per Month £1,100 Per Month

- Recently Refurbished Throughout
- Spacious Open Plan Living
- Modern Fitted Kitchen with Appliances
- Downstairs Cloaks W.C
- Two Good Size Bedrooms
- Modern Family Bathroom
- Rear Garden
- Two Allocated Parking Spaces
- Available as a Long Term Let
- Viewing Comes Highly Recommended

MARIE HOLMES
SALES | LETTINGS | MORTGAGES

40A Rookery Drive

**** A SUPERB RECENTLY REFURBISHED TWO-BEDROOM END-TERRACE HOME, POSITIONED IN A QUIET CUL-DE-SAC IN THE HIGHLY SOUGHT-AFTER AREA OF PENWORTHAM — IDEALLY LOCATED FOR PRESTON CITY CENTRE & MOTORWAY LINKS – VIEWING HIGHLY RECOMMENDED***

Property Overview

Beautifully renovated throughout to an exceptional standard, this spacious home offers stylish contemporary living with high-quality finishes and thoughtfully designed interiors. The property has undergone an extensive programme of refurbishment, including a full rewire, replumb, replastering, and the installation of a new boiler and radiator system, creating a turnkey home ready for immediate occupation.

Upon arrival, the property benefits from allocated side parking for two vehicles and an attractive modern grey front door leading into an impressive open-plan living, dining, and kitchen space. Bright and versatile, this expansive area provides ample room for relaxing, entertaining, dining, and even home working, while the contemporary fitted kitchen seamlessly complements the sociable layout. A convenient downstairs WC further enhances the practicality of the accommodation.

To the first floor are two well-proportioned bedrooms and a beautifully appointed bathroom featuring stylish industrial-inspired design touches, including a sleek black-framed shower screen and striking mosaic tiling, creating a luxurious and contemporary finish.

Externally, the property enjoys a generous

wraparound rear garden designed for low-maintenance living. With a flagged patio area and artificial lawn, it provides the perfect setting for outdoor dining, entertaining, or enjoying summer evenings with friends and family.

Penwortham remains one of the area's most desirable residential locations, renowned for its excellent schools, independent shops, cafés, bars, and restaurants. The property also offers superb convenience for commuters, with easy access to Preston City Centre, the bypass, and major motorway networks within minutes.

Exterior

Allocated tarmac parking to the side providing space for two vehicles, with concrete paving and a side stone pathway leading to the rear.

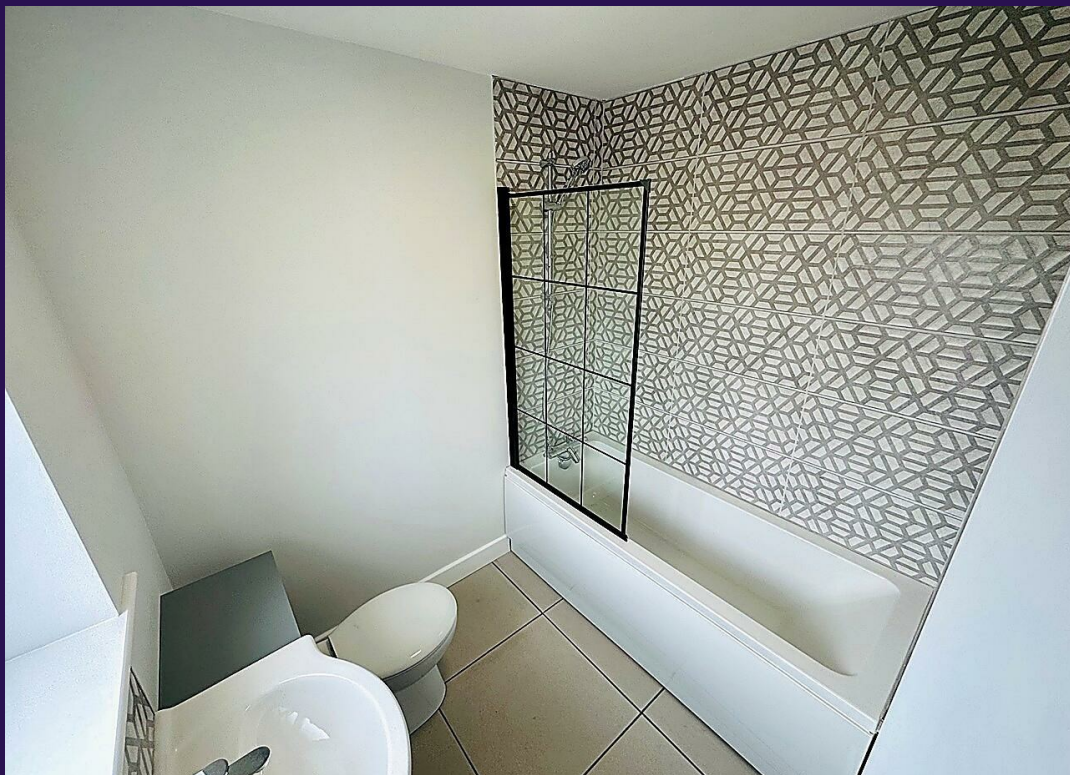
Rear Garden

Enclosed by close-board timber fencing with gated access, featuring a low-maintenance all-weather surface and designated bin storage area.



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ADDITIONAL INFORMATION

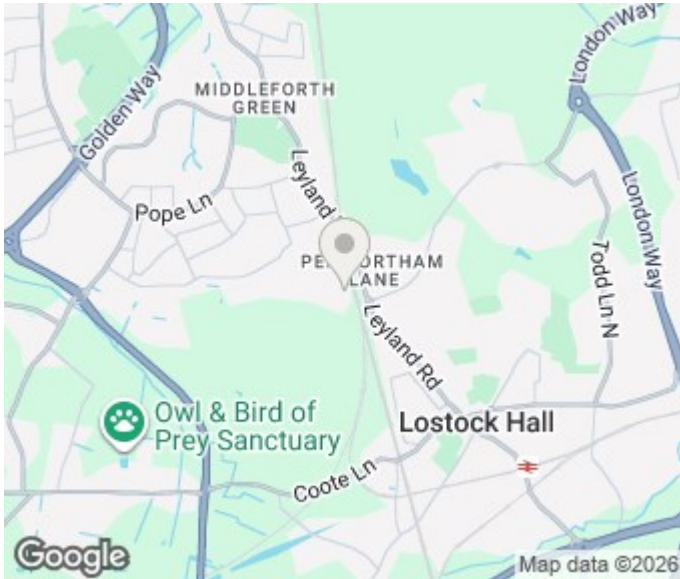
Local Authority – South Ribble Council

Council Tax – Band A

Viewings – By Appointment Only

Tenure –

EPC Rating – C



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
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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