

## 9 CARLISLE AVENUE PENWORTHAM, PRESTON, PR1 0QP

**OFFERS OVER £650,000**  
FREEHOLD

Very rarely does such an exquisite home reach the open market. This immaculate detached family home has been in the same family for over 58 years and has been very well cared for, maintained and loved. Sitting in a nice size plot the house has four good size bedrooms, the guest room offering an en suite and walk-in dressing area, a large family bathroom and a ground floor shower room. There are three reception rooms to the ground floor as well as a beautiful contemporary dining kitchen and spacious utility room. The quality of fixtures and fittings are of a very high standard and the space this property provides is perfect for a family. There is gas central heating and UPVC double glazing. To the front the driveway approaches a detached double garage and there is ample driveway parking for several vehicles. To the rear the garden is a great size and is very well established garden being of a lovely sunny aspect. Being in close proximity to Penwortham's vibrant high street and all the exceptional services, amenities, independent businesses, bars restaurants and boutiques. Outstanding local schools. Viewing is essential to fully appreciate the size, setting and further potential and versatility this wonderful home has to offer. The property is offered with the benefit of no onward chain delay.

**MARIE HOLMES**

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## 9 CARLISLE AVENUE

- Executive Detached Family Home • Most Sought After Location • Set in Generous Plot • Very Well Maintained & Loved • Four Good Size Bedrooms • Three Bathrooms • Three Reception Rooms • Beautiful Dining Kitchen • Spacious Utility Room • Great Versatile Property



### Entrance Vestibule

With part glazed wooden door to the front, half glazed wooden door to Entrance Hall.

### Entrance Hall

A lovely space with Amtico flooring, leaded light window to the front, stairs to first floor, under stairs storage, radiator, ceiling light and doors off.

### Lounge

25'5" x 11'4" (7.75 x 3.45 (7.74 x 3.46))

A great room with a lovely uPVC double glazed bay window to the front with window seating, two ceiling light points, radiators, original coving to ceiling, gas fire with mantel surround and double doors to Dining Room/Snug

### Dining Room/Snug

12'3" x 11'5" (3.73 x 3.48)

With uPVC double glazed patio doors to the conservatory, ceiling light and feature radiator.

### Conservatory

8'10" x 8'8" (2.69 x 2.64 (2.7 x 2.65))

Being uPVC double glazed and brick built constructed, door accessing rear, ceiling light and tiled flooring.

### Front Lounge Or Additional Bedroom

15'4" x 9'10" (4.67 x 3.00)

A lovely room with lots of natural light perfect for a home office, playroom or even additional bedroom. With laminate flooring, uPVC double glazed windows to the front and side, feature fireplace and radiator.

### Dining Kitchen

19'8" x 8'10" (5.99 x 2.69 (6.0 x 2.7))

Providing ample room for dining on approach to a contemporary fitted kitchen with a range of wall, drawer and base units with contrasting working surfaces, integrated electric hob with extractor hood above,

Siemens electric double oven, integrated dishwasher, sink unit and drainer, uPVC double glazed window to the rear and door to Utility Room and Inner Hall.

### Utility room

10'8" x 5'6" (3.25 x 1.68)

With working surfaces, plumbed for washer and space for additional white goods, tiled flooring, uPVC double glazed window and door to rear, opens to Inner Hall.

### Rear Inner Hall

A very useful area as provides access to a ground floor shower room and a great size boiler room housing a Worcester combination boiler.

### Ground Floor Shower Room

With a three piece suite comprising low suite W.C. pedestal wash hand basin and double size shower compartment with mains shower, fully tiled elevations, tiled flooring and opaque uPVC double glazed window to the side.

### First Floor Landing

Being approached by a turning back staircase on approach to a gallery landing, an original leaded light window to the side, coving to ceiling, ceiling light, doors off and door to Inner Landing

### Bedroom One

14'6" x 11'4" into ward (4.42 x 3.45 into ward (4.41 x 3.46))

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

### Bedroom Four

8'11" x 7'6" (2.72 x 2.29)

A great size fourth bedroom with uPVC double glazed window to the front, ceiling light and radiator.

### Family Bathroom

8'9" x 8'4" (2.67 x 2.54)

A fabulous bright room with a four piece suite comprising low suite W.C. quadrant glazed shower compartment with mains shower with two shower heads, one fixed rainwater effect and the other adjustable, bath with mixer tap shower attachment and wash hand basin set on a vanity unit, useful linen store cupboard, heated towel rail, fully tiled elevations and tiled flooring.

### Inner Landing Area

With access to the remaining accommodation.

### Bedroom Two

11'5" x 11'5" (3.48 x 3.48)

The perfect master bedroom with its own ensuite and dressing room, uPVC double glazed window to the rear, ceiling light, radiator and door to ensuite.

### En Suite

8'4" x 5'11" (2.54 x 1.80)

With a three piece suite comprising panelled spa bath, low suite W.C. and pedestal wash hand basin, opaque uPVC double glazed window to the side, spotlights and door to dressing room.

### Dressing Room

8'5" x 4'4" (2.57 x 1.32 (2.56 x 1.31))

A spacious walk in room with hanging rails and shelf areas, ceiling light and uPVC glazed opaque window to the side.

### Bedroom Three

10'8" x 8'0" in to ward (3.25 x 2.44 in to ward)

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

### Outside

To the front of the property there is a graveled driveway, frontage and hedging, being edged by cobbled sets and paved pathway to the front door.

### Rear Gardens

A fabulous rear garden which extends to the rear of the large detached garage. The gardens are principally laid to lawn with some impressive mature plants, shrubs, trees and evergreen trellis providing an opening to a pathway approaching the rear part of the gardens where there is a shed and a greenhouse, paved patio area and rear sun terrace provide the perfect space for outdoor entertaining or alfresco dining.

### Detached Garage

With two up and over doors, power and light and side personal door access.

### 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

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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.

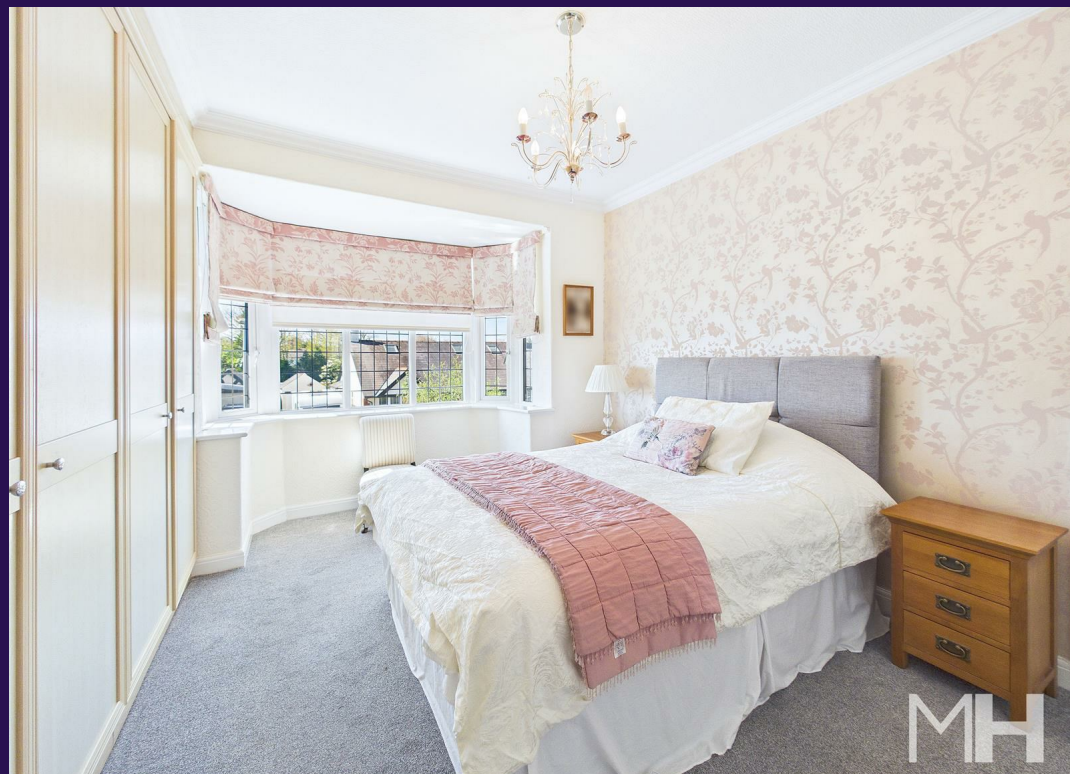
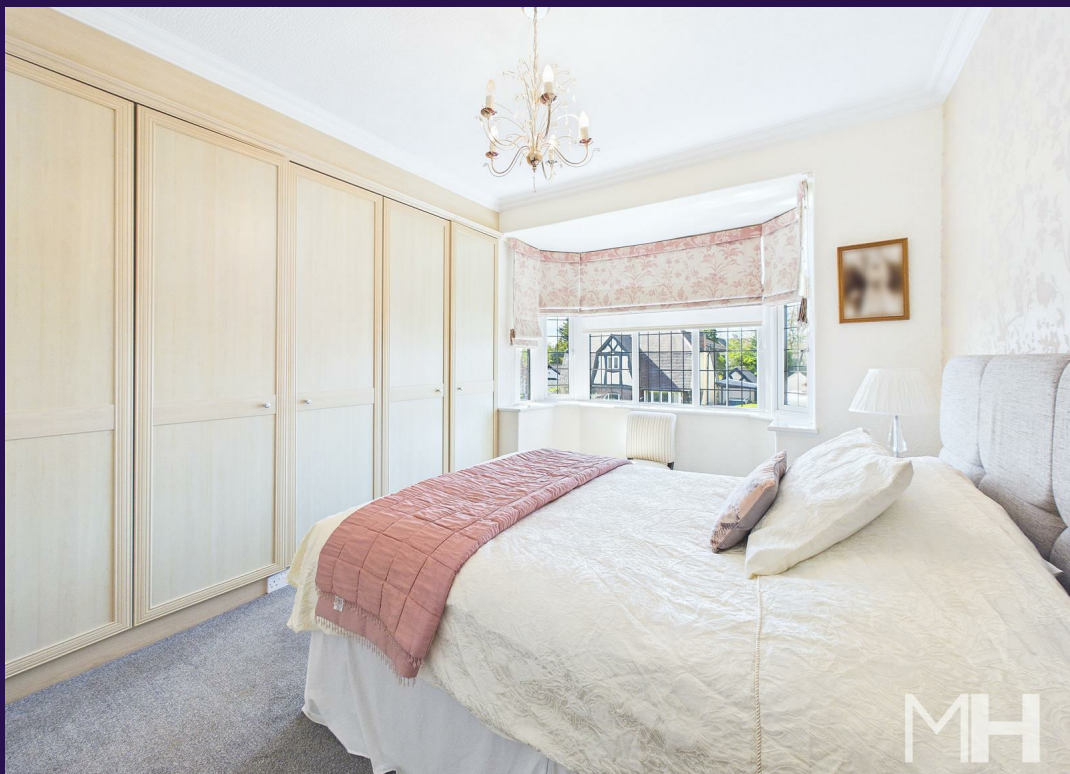
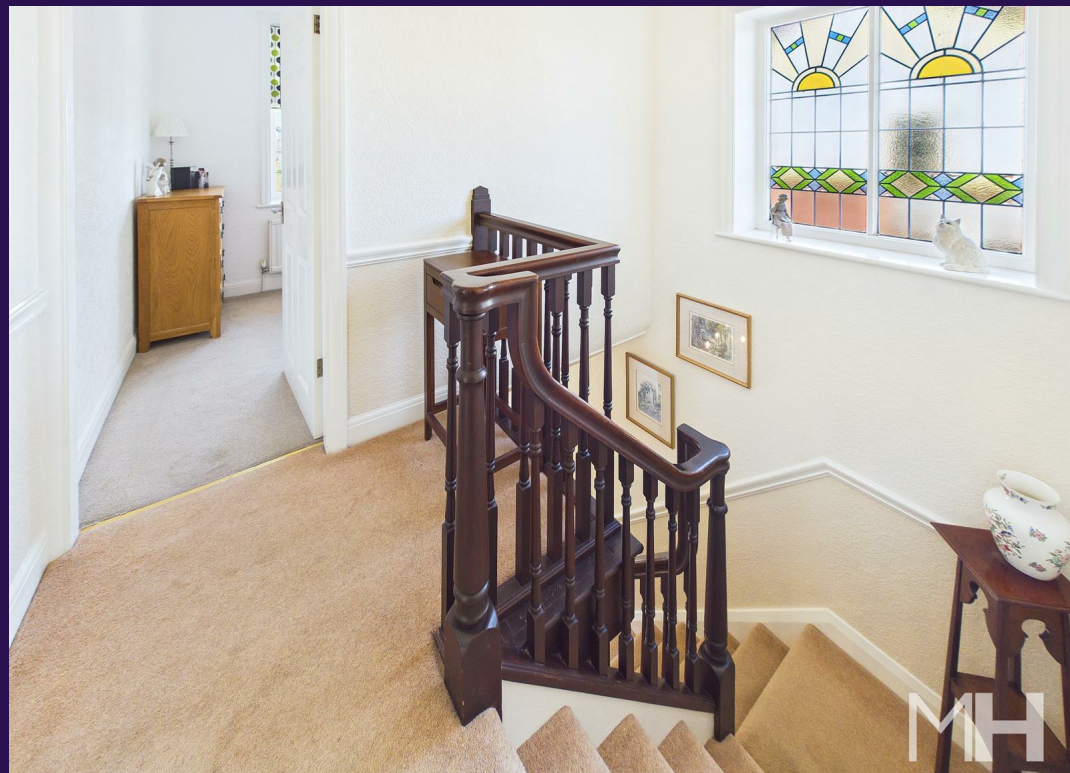
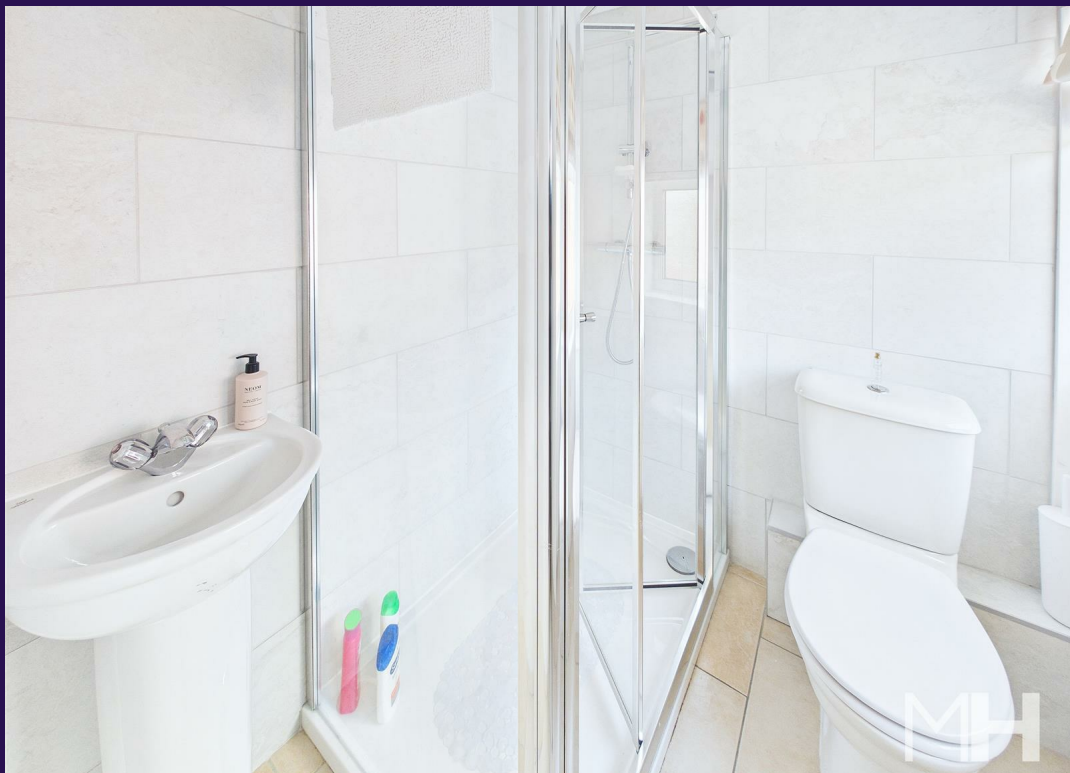
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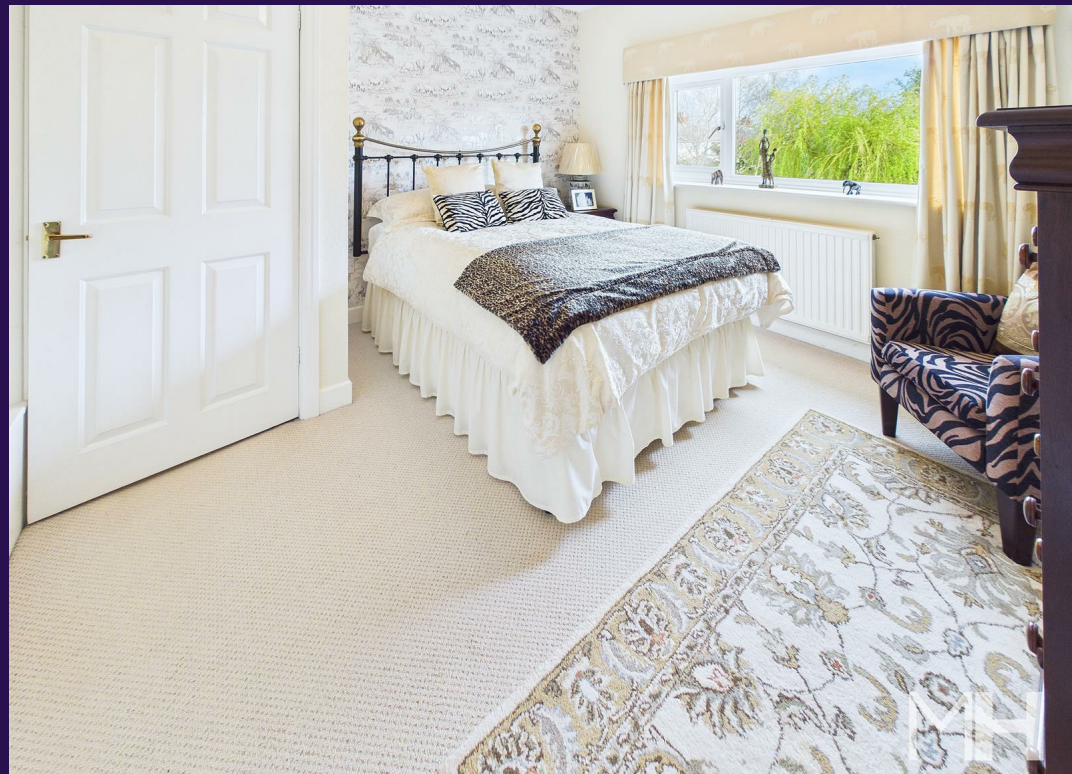
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

**THINKING OF SELLING?**

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.







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## ADDITIONAL INFORMATION

**Local Authority** –

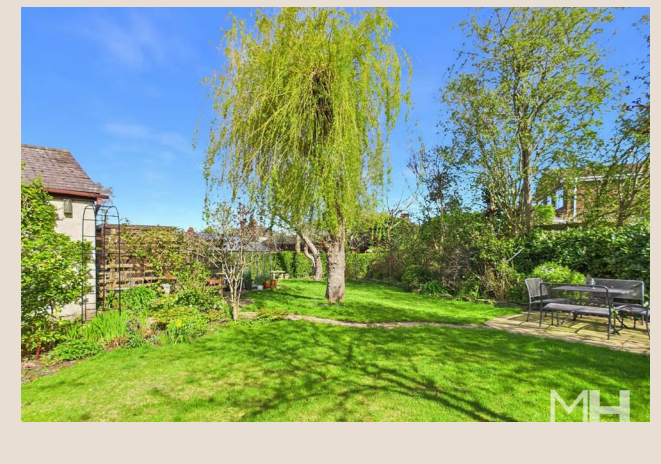
**Council Tax** – Band F

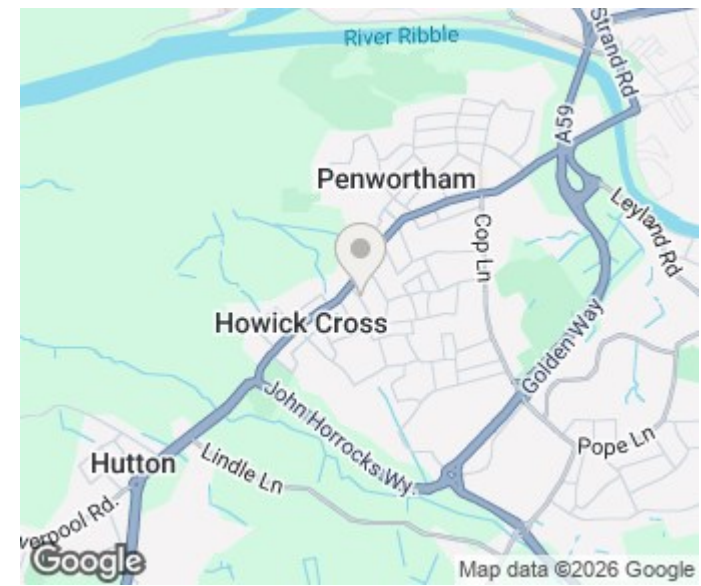
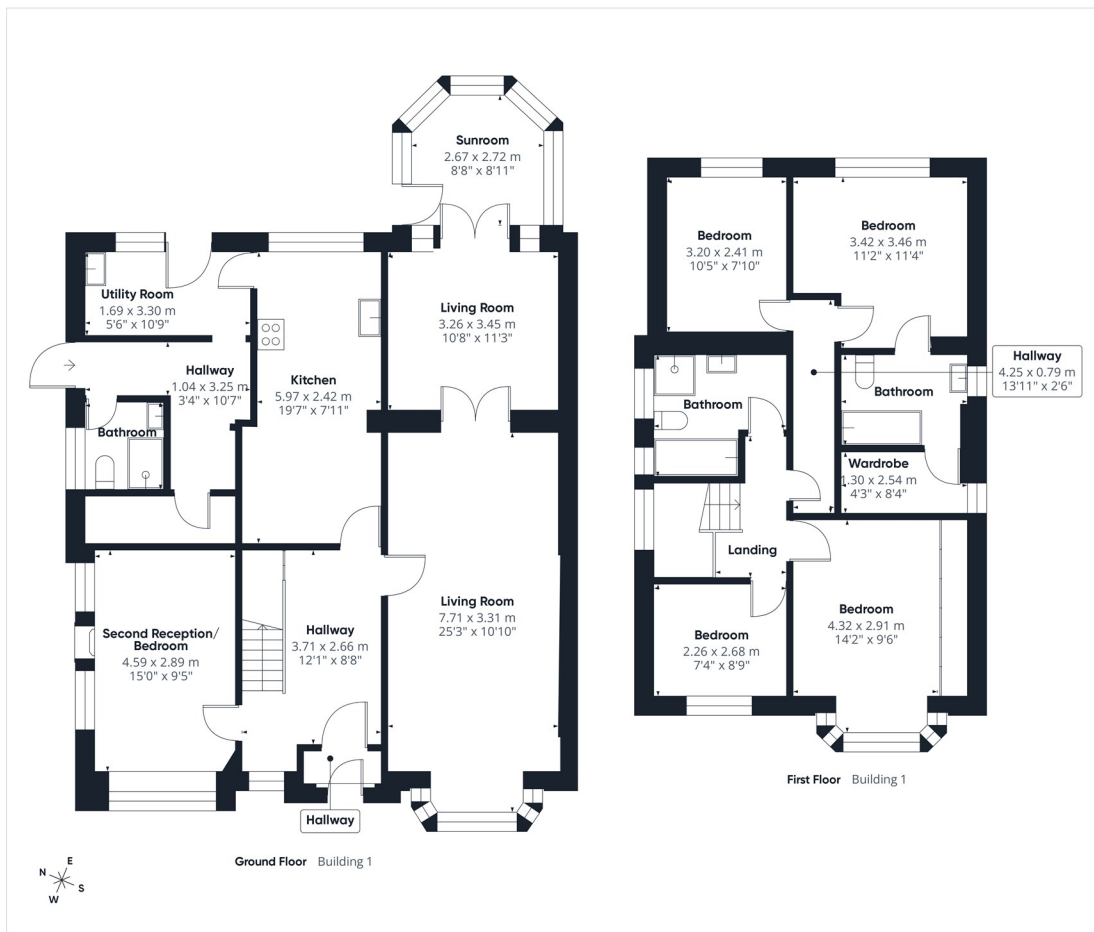
**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold

**EPC Rating** – C





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>	70	79
	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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