

# 5 MEADOWFIELD

PENWORTHAM, PRESTON, PR1 9ER

**£174,950**

MARIE HOLMES

SALES | LETTINGS | MORTGAGES







## Key Features

- Superb Three Bedroom Semi-Detached Home
- Quiet Cul-De-Sac Position
- Highly Sought-After Penwortham Location
- Spacious & Well-Maintained Throughout
- Generous Lounge & Kitchen/Diner
- Two Generous Double Bedrooms
- Modern Three-Piece Family Bathroom
- Private Enclosed Landscaped Rear Garden
- Driveway Parking For Up To Three Vehicles
- Ideal First-Time Buy, Family Home Or Buy-To-Let Investment

## Property Summary

A beautifully maintained three-bedroom semi-detached home, pleasantly positioned within a quiet cul-de-sac in the heart of Penwortham. Offering well-proportioned accommodation, generous off-road parking and a private rear garden, this attractive property would make an excellent purchase for first-time buyers, young families or investors seeking a desirable buy-to-let opportunity.

The property enjoys an excellent location, combining peaceful residential surroundings with convenient access to Penwortham's wide range of amenities, including highly regarded schools, supermarkets, shops and everyday services. Preston city centre is also within easy reach, while excellent road and public transport links provide convenient connections for commuters and those travelling further afield.

On entering the property, a welcoming entrance vestibule leads into a spacious and inviting lounge, where a large front-facing window allows an abundance of natural light to fill the room. From here, the accommodation flows through into a generous kitchen/diner, fitted with a range of wall and base units providing ample storage and worktop space, together with room for freestanding appliances and a family dining table. A useful under-stairs storage cupboard provides additional practicality.

To the first floor are three well-proportioned bedrooms, including two generous doubles, together with a modern family bathroom fitted with a contemporary three-piece suite incorporating a bath with shower over.

Externally, the property continues to impress. To the rear is a generous, private garden which offers an excellent space for families, outdoor entertaining or simply relaxing. The garden incorporates a lawn and paved areas, with gated access to the side of the property. To the front is an easy to maintain lawned garden together with a generous driveway providing off-road parking for up to three vehicles.

Early viewing comes highly recommended to avoid disappointment.

## Entrance Vestibule

4'8" x 3'7" (1.42m x 1.10m)
Entrance via UPVC double glazed front door into the vestibule. Cupboard storage housing the utility. Heavy duty matting. Ceiling pendant light fitting. Internal oak door leading through to the lounge.

## Living Room

14'8" x 17'8" (4.48m x 5.39m)
UPVC double glazed window to the front elevation. Carpeted. Radiator. Two ceiling light fittings. Carpeted stairs leading to first floor accommodation. Internal oak door leading to dining/kitchen.

## Dining/Kitchen

14'8" x 8'4" (4.46m x 2.54m)
UPVC double glazed door and two windows to the rear elevation. Features a range of modern eye and base level units in Oak wood effect with complimentary work surfaces. Inset stainless steel single bowl sink and drainer unit with mixer tap. Space for cooker with stainless steel extractor over and four ring gas hob. Space for fridge freezer. Space and plumbed for a washing machine. Part tiled elevations. Vinyl flooring. Two pendant light fittings. Radiator. Under stairs storage.

## First Floor Landing

5'11" x 9'4" (1.81m x 2.85m)
UPVC double glazed window to the side elevation. Access to the loft. Pendant light fittings. Carpeted. Doors leading off to all first floor accommodation.

## Bedroom One

8'6" x 14'12" (2.60m x 4.56m)
UPVC double glazed window to the front elevation. Features fitted robe storage. Carpeted. Ceiling light fitting. Radiator.

## Bedroom Two

8'5" x 11' (2.57m x 3.36m)
UPVC double glazed window to the rear elevation. Carpeted. Ceiling light fitting. Radiator.

## Bedroom Three

5'9" x 7'8" (1.76m x 2.34m )
UPVC double glazed window to the front elevation. Carpeted. Pendant light fitting. Radiator. Built in storage cupboard.

## Family Bathroom

5'10" x 6'6" (1.79m x 1.97m)
UPVC double glazed obscured window to rear elevation. Three piece suite comprising of a pedestal wash hand basin with mixer tap, low flush W.C and panelled bath with mixer tap and overhead shower with rainfall head and handheld attachment. Tiled elevations. Wall mounted vanity mirror. Vinyl flooring. Ceiling light fitting. Radiator.

## Front External

The front garden is mainly laid to lawn with planted beds containing mature plants. Gravelled driveway and provides off road parking for three cars with dividing party fence.

## Rear Garden

The rear garden is mainly laid to lawn with perimiter fencing, paved patio areas and pathways with well stocked planted beds containing mature plants and shrubs. Garden shed for storage.

## Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact our offices.

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.

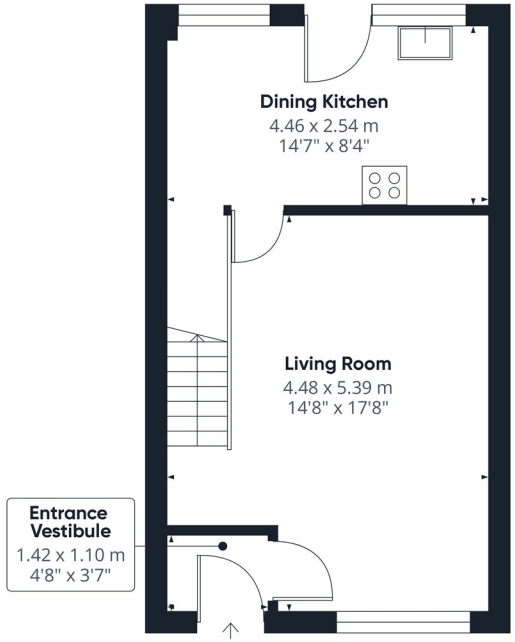
THINKING OF SELLING?
If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.



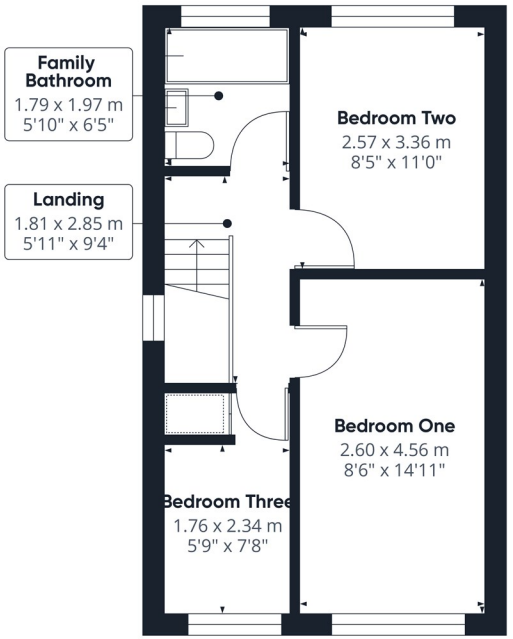









Ground Floor




First Floor




Approximate total area(1)

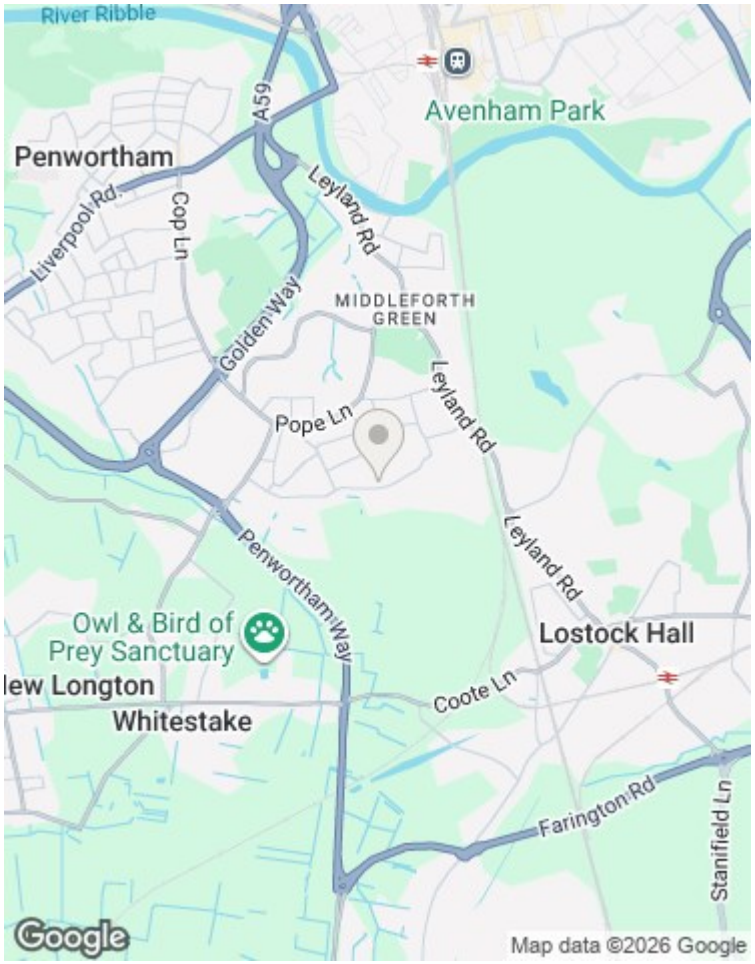
67.7 m²

730 ft²

(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.

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**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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