

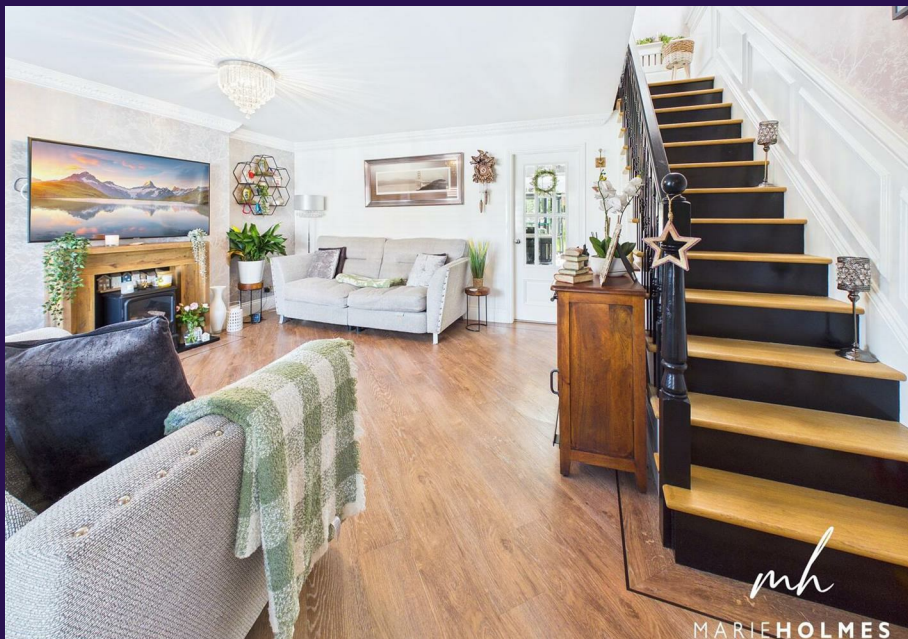


3 CROSS HALLS

PENWORTHAM, PRESTON, PR1 0YD

Offers Over

£295,000



Key Features

- Beautifully Presented & Extended Three-Bedroom Semi-Detached Family Home
- Highly Sought-After Residential Location in Higher Penwortham
- Stunning Extended Open-Plan Dining Kitchen & Family Living Area
- Spacious & Inviting Lounge
- Three Well-Proportioned Bedrooms – Two Doubles & One Single
- Stylish & Contemporary Family Bathroom
- Impressive & Exceptionally Generous Landscaped Rear Garden
- Extensive Indian Stone Patio Areas – Perfect for Outdoor Entertaining
- Covered Pergola with Hot Tub & Beautifully Established Private Gardens
- Generous Driveway Providing Off-Road Parking for Three Vehicles

Property Summary

Situated in a peaceful and highly desirable residential location within the ever-popular area of Higher Penwortham, this beautifully presented and thoughtfully extended three-bedroom semi-detached family home offers an exceptional combination of spacious, contemporary living accommodation and stunning outdoor space.

Ideally positioned within easy reach of Penwortham's vibrant high street, with its excellent selection of independent shops, cafés, restaurants and everyday amenities, the property also benefits from convenient access to highly regarded local schools, making it an ideal choice for growing families. Excellent transport connections further enhance the appeal of this sought-after location.

Internally, the accommodation is both welcoming and well proportioned, briefly comprising an entrance vestibule leading into a generous lounge, providing a comfortable space for relaxation. Undoubtedly the heart of the home is the stunning extended open-plan dining kitchen and family living area, thoughtfully designed to create a wonderful sociable environment for modern family life. Offering an abundance of space for cooking, dining and entertaining, this impressive room enjoys a seamless connection with the rear garden through expansive bi-folding doors, allowing natural light to flood the accommodation.

To the first floor are three well-proportioned bedrooms, comprising two generous doubles and a single bedroom, complemented by a stylish, contemporary family bathroom.

Externally, the property continues to impress, with a generous driveway providing off-road parking for up to three vehicles, alongside an attractive landscaped front garden featuring established planting. However, a particular highlight is the exceptional rear garden, which has been beautifully maintained and thoughtfully landscaped to create a wonderful outdoor retreat. Viewing comes highly recommended to fully appreciate all this superb property has to offer.

Entrance Vestibule

4'8" x 5'8" (1.42 x 1.73)

Entrance via a modern composite front door with feature glazed panels and side windows. Internal glazed door leads through to the living room. Cupboard housing the utility meters. Wall light fitting. LVT flooring.

Living Room

14'5" x 17'2" (4.40 x 5.24)

UPVC double glazed window to the front elevation. A bright and airy room with a spindle balustrade carpeted staircase rising to all first floor accommodation. Understairs storage. Feature focal fireplace with electric log burner style fire and wooden surround. TV aerial socket. Decorative wall panelling and coving to ceiling. Ceiling light fitting. LVT flooring. Internal glazed door leading through to:-

Open Plan Kitchen & Family Living

22'12" x 15'1" (7.01 x 4.59)

An impressive and beautifully appointed open-plan dining kitchen, featuring aluminium bi-folding doors spanning the rear elevation and providing a seamless connection to the rear garden. Two Velux roof windows further enhance the space, allowing an abundance of natural light to flood the room and creating a bright and inviting atmosphere.

The contemporary kitchen is fitted with an extensive range of sleek, high-gloss black wall and base units, complemented by contrasting quartz work surfaces and stylish acrylic splashbacks. Feature under-cabinet and plinth lighting adds a sophisticated finishing touch, whilst an inset stainless steel sink with mixer tap provides practicality. A comprehensive range of integrated appliances includes a Belling Rangemaster-style cooker with extractor canopy above, microwave oven, dishwasher, washing machine, tumble dryer and wine cooler, together with space for a substantial freestanding fridge freezer. A breakfast bar provides an informal dining area, whilst the generous proportions of the room comfortably accommodate a large dining table and chairs, making this an ideal space for both everyday family living and entertaining.

Further features include tiled flooring, ceiling light fittings, two radiators and a television aerial point.

First Floor Landing

8'4" x 6'5" (2.53 x 1.96)

UPVC double glazed window to the side elevation. Spindle balustrade staircase and doors leading off to all first floor accommodation. Radiator. Pendant light fitting. Access to the loft.

Bedroom One

11'9" x 10'2" (3.59 x 3.11)

UPVC double glazed window to the front elevation. Features a range of fitted robe storage with top boxes. Carpeted. Radiator. Ceiling light fitting.

Bedroom Two

11'6" x 10'4" (3.51 x 3.16)

UPVC double glazed window to the rear elevation. Features cupboard storage with plenty of space for freestanding bedroom furniture. Carpeted. Pendant light fitting. Radiator.

Bedroom Three

5'10" x 6'6" (1.79 x 1.97)

UPVC double glazed window to the front elevation. Carpeted. Radiator. Fitted cupboard storage. Pendant light fitting.

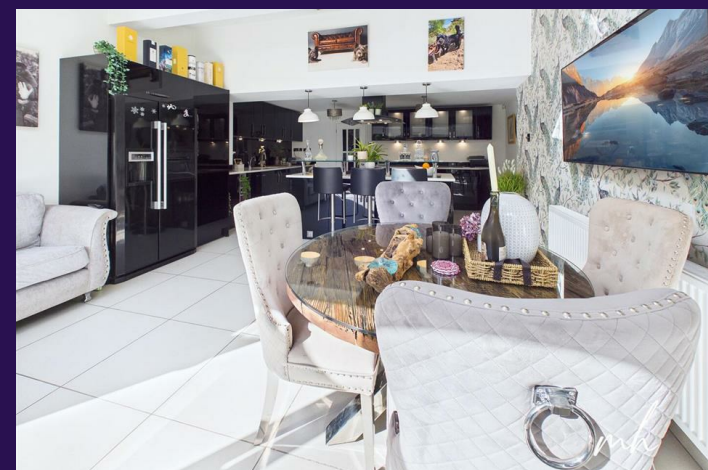
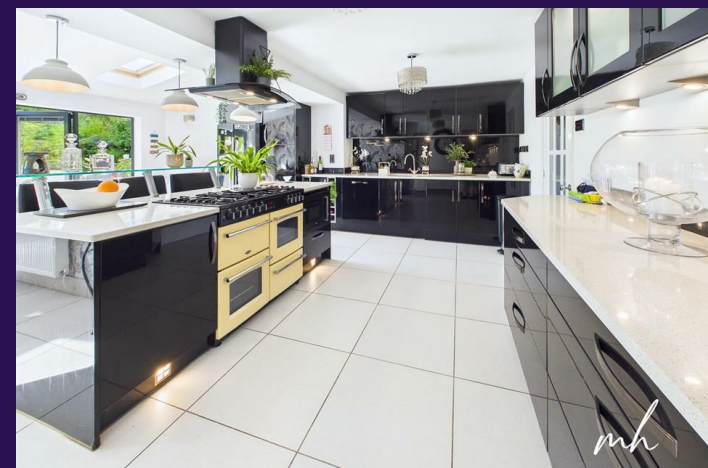
Family Bathroom

5'9" x 6'2" (1.76 x 1.87)

UPVC double glazed obscured window to the rear elevation. Features a modern three-piece suite in white, comprising of a W.C with concealed cistern, wash hand basin set within vanity unit with drawer storage and step in shower cubicle with thermostatic controlled mixer shower, rainfall head and handheld fitment. Wall mounted illuminated vanity mirror. Chrome towel ladder radiator. Fully tiled elevations. Inset spotlights to ceiling. Extractor fan.

Front External

To the front of the property is a generous driveway providing ample off-road parking for several vehicles, with gated access leading through to the rear garden. The property enjoys an attractive frontage, featuring a well-maintained lawn complemented by established shrubs, mature planting and colourful flower beds, creating a welcoming first impression. A covered entrance porch with a pitched tiled roof and contemporary composite entrance door provides an attractive focal point to the property.





Rear Garden

A particularly impressive feature of this property is the beautifully landscaped and exceptionally generous rear garden, offering a wonderful combination of space, privacy and thoughtfully designed outdoor entertaining areas. The garden is predominantly laid to an extensive, well-maintained lawn, framed by an abundance of mature trees, established hedging, ornamental shrubs and colourful planting, creating a wonderfully secluded and tranquil setting.

Immediately adjoining the property is a substantial Indian stone paved patio, providing an excellent space for outdoor dining, entertaining and relaxation. This attractive terrace comfortably accommodates a large outdoor dining suite and additional seating, with decorative planters and established planting adding further character and interest. A charming brick-built feature provides an additional focal point to the entertaining area, whilst the patio extends along the garden, connecting the various seating areas.

A particular highlight is the timber-framed covered pergola, thoughtfully positioned within the garden and currently housing a substantial hot tub. Complete with decorative festoon lighting, this delightful sheltered area creates a fantastic space for year-round relaxation and entertaining.

The extensive lawn stretches towards the far end of the garden, where an additional seating area provides the perfect spot to sit and enjoy the peaceful surroundings. Beautifully established boundaries, featuring a wonderful variety of mature trees and dense greenery, offer an excellent degree of privacy and create an attractive leafy backdrop.

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:

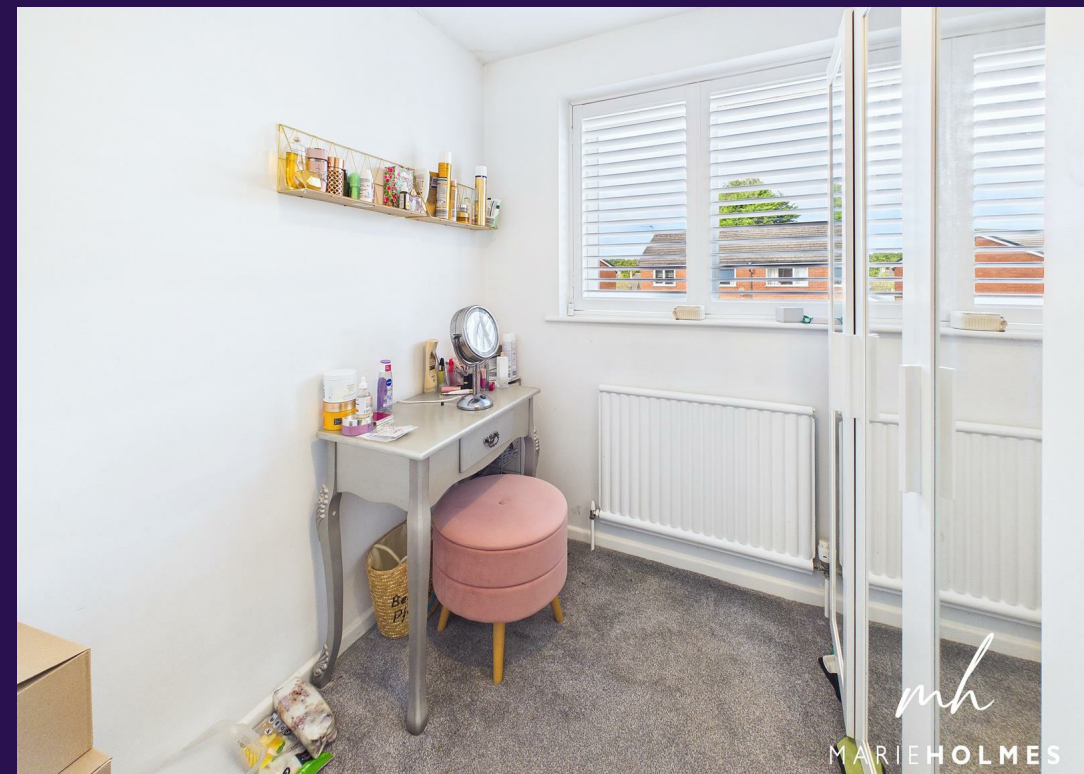
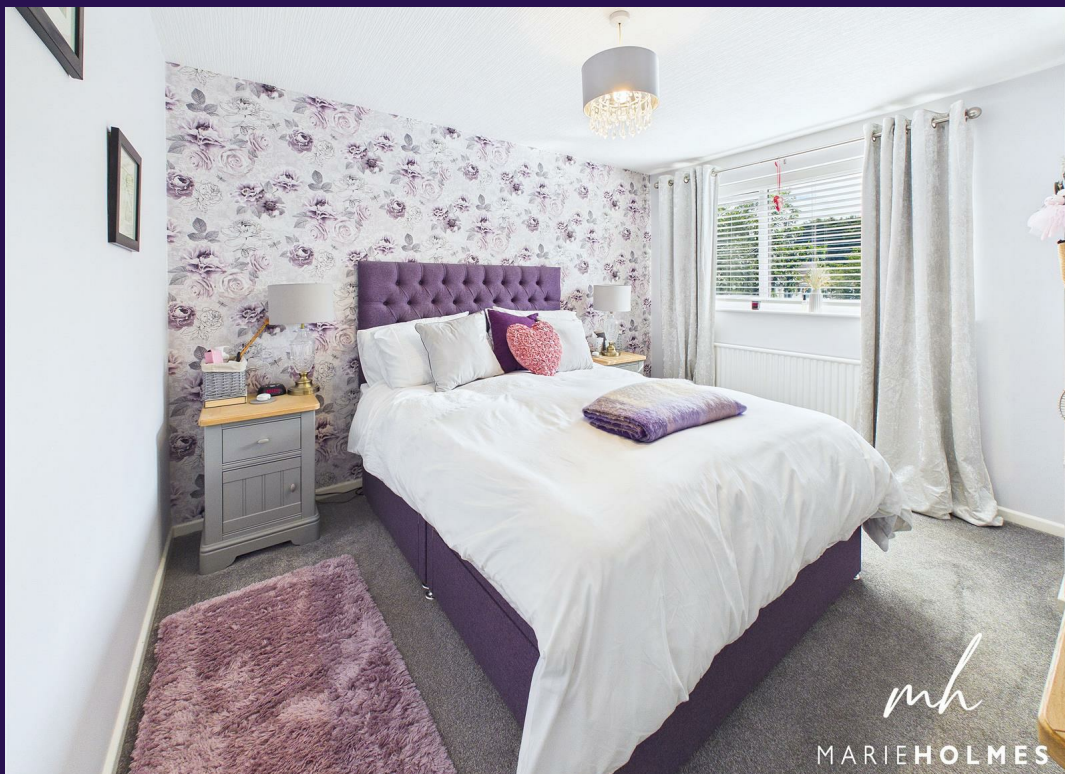
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

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.





Additional Information

Local Authority – South Ribble Council

Council Tax – Band C

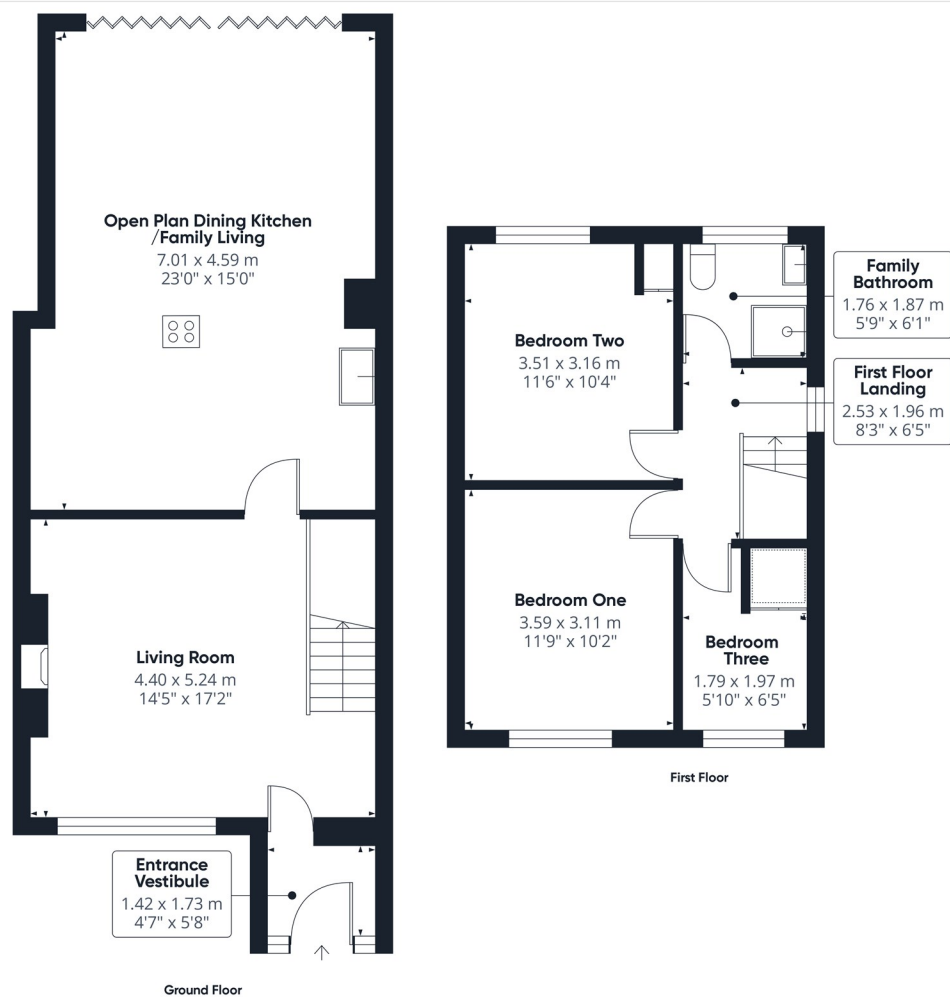
Viewings – By Appointment Only

Tenure – Freehold



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MARIE HOLMES

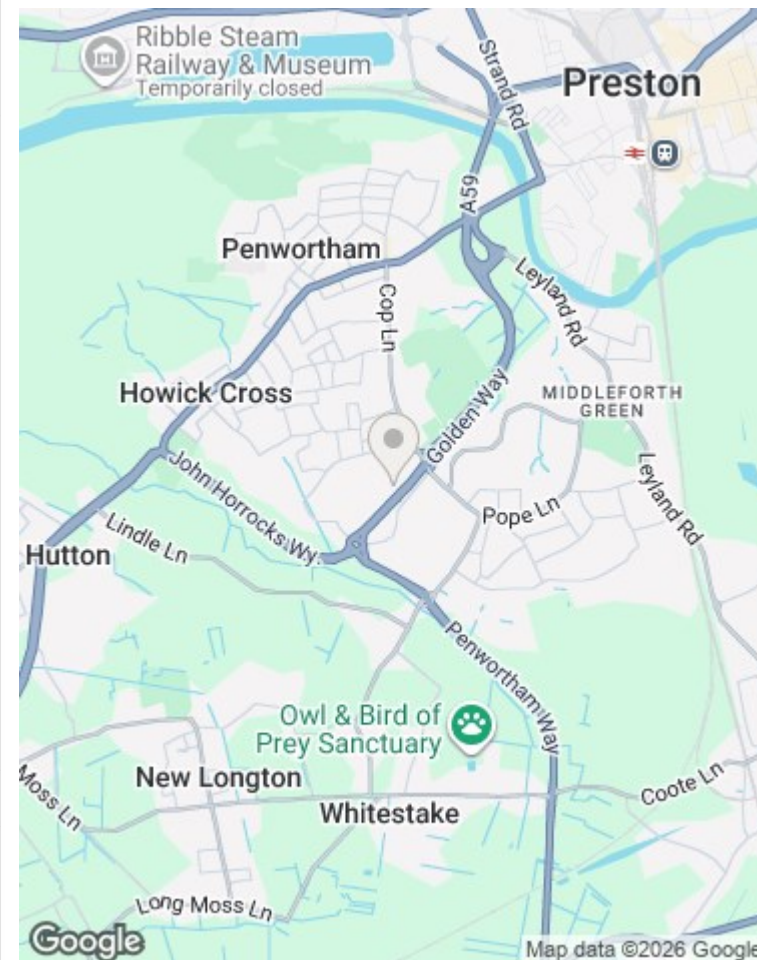


Approximate total area⁽¹⁾
92.4 m²
994 ft²

(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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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

