



## 35 STUDHOLME CRESCENT

PENWORTHAM, PRESTON, PR1 9NE

**£230,000**  
FREEHOLD

- Spacious Two Bedroom Semi Detached Property
- Situated in a Popular Residential Location in Penwortham
- Bright & Airy Entrance Hallway
- Good Size Lounge & Dining Room/Second Reception Room
- Modern Fitted Kitchen with Appliances
- Two Double Bedrooms
- Modern Fitted Bathroom
- Great Outdoor Space & Driveway Parking
- Immaculately Presented Throughout
- Viewing Comes Highly Recommended

**MARIE HOLMES**

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## 35 Studholme Crescent

Marie Holmes Estate Agents are delighted to present this superb and spacious semi-detached property, ideally situated close to local amenities, reputable schools, bus routes, and excellent transport links in a quiet, yet popular residential location in Penwortham.

Beautifully presented throughout, the property benefits from gas central heating and UPVC double glazing, offering comfortable and modern living accommodation. The well-planned interior briefly comprises an inviting entrance hallway, a generous lounge, a fitted kitchen, and a versatile dining room/second reception room.

To the first floor are two well-proportioned double bedrooms and a stylish three-piece bathroom suite in white.

Externally, the property enjoys attractive front and rear gardens together with a driveway providing convenient off-road parking.

Early viewing is highly recommended to fully appreciate the accommodation on offer.



### Entrance Hallway

7'12" x 5'8" (2.43 x 1.72)

Entrance via Hardwood door with feature glazed panel. UPVC double glazed window to the side elevation. A bright and spacious hallway with carpeted turned staircase leading to all first floor accommodation. Double panel radiator. Real wood flooring. Ceiling light fitting. Under stairs storage cupboard. Doors leading off to all ground floor accommodation.

### Living Room

11'9" x 13'12" (3.59 x 4.26)

UPVC double glazed bay window with leaded lights to the front elevation. Traditional feature fireplace with wooden surround and inset fire with marble hearth. TV aerial socket. Double panel radiator. Ceiling light fitting. Decorative picture rail. Real wood flooring.

### Dining Room/Second Reception

10' x 11'11" (3.05 x 3.62)

UPVC double glazed French doors leading out into the rear courtyard garden. Double panel radiator. TV aerial socket. Ceiling light fitting. Decorative picture rail. Real wood flooring.

### Kitchen

7'1" x 12' (2.16 x 3.66)

UPVC double glazed window to the side elevation. UPVC double glazed door to the rear elevation leading out onto the courtyard garden. Features range of modern eye and base level handleless units in high gloss White, with contrasting work surfaces over. Inset stainless steel single sink and drainer unit with chrome mixer tap. Integrated appliances include electric oven with four ring gas hob and stainless steel extractor hood over. Part tiled elevations. Space and plumbed for dishwasher and washing machine. Space for tall larder fridge freezer. Tiled

flooring. Ceiling light fitting. Wall mounted combination boiler. Double panel radiator.

### First Floor

#### Landing

5'2" x 5'7" (1.58 x 1.71)

Doors leading off to all first floor accommodation. Access to the loft. Carpeted. Decorative picture rail. Ceiling light fitting.

#### Bedroom One

11'11" x 14'6" (3.62 x 4.41)

UPVC double glazed bay window to the front elevation. A spacious double bedroom with plenty of room for robe and drawer storage. Carpeted. Double panel radiator. Ceiling light fitting. Decorative picture rail.

#### Bedroom Two

11'10" x 11'11" (3.60 x 3.63)

UPVC double glazed window to the rear elevation. Carpeted. Double panel radiator. Ceiling light fitting. Decorative picture rail.

#### Bathroom

5'4" x 5'8" (1.63 x 1.72)

UPVC double glazed obscured window to the side elevation. Features a three-piece suite in white comprising of a low flush WC, pedestal wash hand basin and panelled bath with shower over and glazed shower screen. Part tiled elevations. Tiled flooring. Ceiling light fitting. Radiator.

### External

#### Front Garden

The front garden is low maintenance with planted beds containing mature shrubs and bushes. Dividing hedgerow. Gated driveway with parking for two vehicles.

### Rear Courtyard Garden

Private enclosed rear courtyard garden with perimeter fencing and a rear access gate. Features a paved patio area, perfect for outdoor entertaining, along with pathways and planted borders containing mature plants and shrubs. Additional space available for a garden shed. The back gate leads to the rear access lane.

### Additional Rear Garden

Approached via the access lane is a further gated additional generous rear garden, fully enclosed with Laurel hedgerow and mainly laid to lawn with garden shed and patio area.

### 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 office on 01772 750777.

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### ADDITIONAL INFORMATION

**Local Authority** – South Ribble Council

**Council Tax** – Band B

**Viewings** – By Appointment Only

**Tenure** – Freehold

**EPC Rating** –





Approximate total area<sup>(1)</sup>  
75.1 m<sup>2</sup>  
808 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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	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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