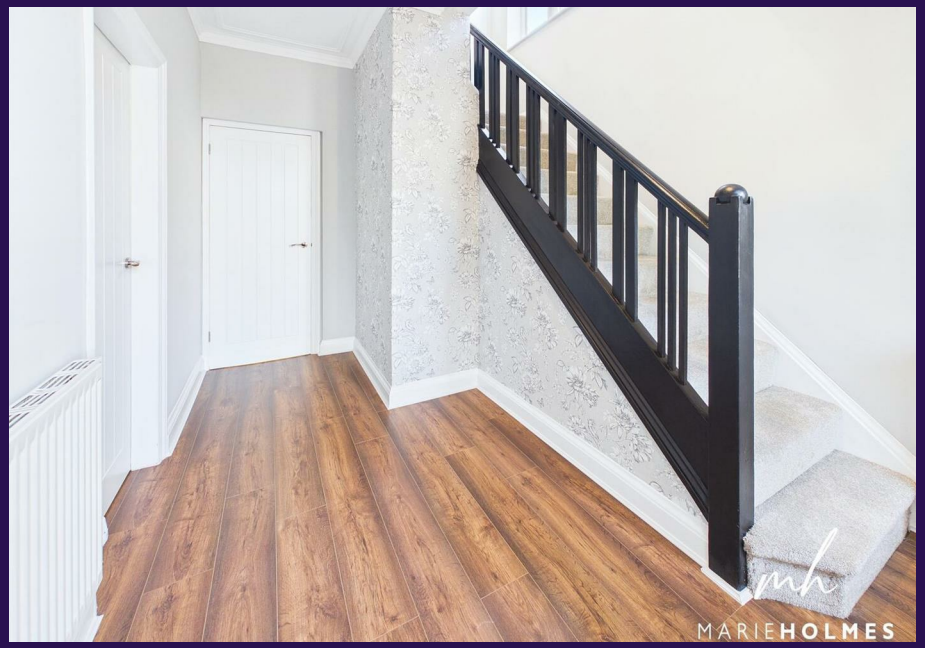
37 KINGSWAY

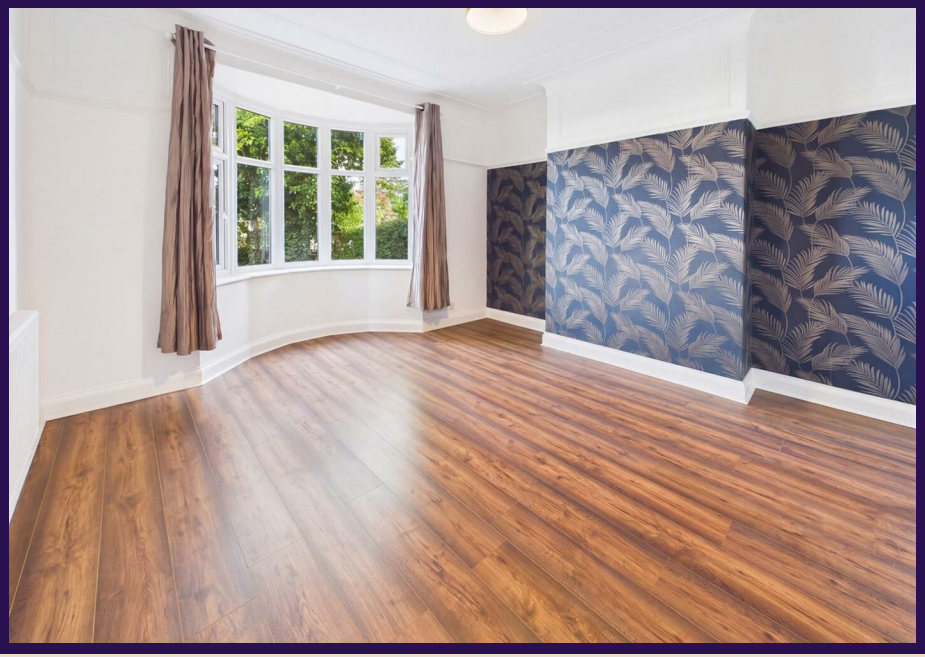
PENWORTHAM, PRESTON, PR1 0ED

£495,000

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Prestigious Kingsway Location in Highly Sought-After Higher Penwortham
- Exceptional Four-Bedroom Semi-Detached Family Home
- Extensively Renovated Back-to-Brick to an Impressive Standard
- Beautifully Retained Original Period Features & Character
- Superb Open-Plan Dining Kitchen – Ideal for Family Living & Entertaining
- Two Generous Reception Rooms Plus Bright Conservatory
- Four Generously Proportioned Double Bedrooms
- En-Suite Shower Room & Contemporary Four-Piece Family Bathroom
- Mature Front & Rear Gardens, Ample Driveway Parking & Detached Garage
- Walking Distance to Penwortham's Vibrant High Street, Amenities & Excellent Schools

Property Summary

Occupying a highly desirable position on the prestigious and much sought-after Kingsway in Higher Penwortham, this exceptional four-bedroom semi-detached family home combines beautifully proportioned accommodation, period character and an impressive contemporary finish.

Ideally located within walking distance of Penwortham's vibrant and well-regarded high street, the property is perfectly placed to enjoy an excellent selection of independent shops, cafés, bars and restaurants, while highly regarded schools, local amenities and excellent transport links are also within easy reach. Preston city centre is only a short drive away.

The property has undergone an extensive back-to-brick renovation, thoughtfully transformed the home while carefully retaining and complementing its original period character. Finished to an exceptional standard throughout, the result is a stylish yet practical family home offering an excellent balance of elegant reception space, contemporary open-plan living and generous bedroom accommodation.

Upon entering, a spacious and welcoming entrance hallway immediately sets the tone for the accommodation beyond. The principal living room is beautifully proportioned and flooded with natural light from an attractive bay window, with original features including ornate ceiling coving and traditional picture rails adding warmth and character.

At the heart of the home is the superb open-plan dining kitchen, thoughtfully designed to provide a stylish and sociable setting for everyday family life and entertaining. A second reception room provides further versatile living space and flows naturally into the bright conservatory, creating an enjoyable connection with the rear garden.

To the first floor are four generously proportioned double bedrooms, one of which benefits from its own private en-suite shower room. The remaining bedrooms are complemented by a beautifully appointed contemporary four-piece family bathroom.

Externally, the property continues to impress with established gardens to both the front and rear. A generous driveway provides ample off-road parking for several vehicles and leads to a detached garage. Offering an exceptional combination of location, space, character and contemporary specification, this outstanding Higher Penwortham home must be viewed to fully appreciate the quality and lifestyle on offer.

Entrance Hallway

8'11" x 12'11" (2.72m x 3.94m)

Entrance via a modern composite front door with feature UPVC double glazed obscured side panels. Attractive wood effect laminate flooring. Ceiling light fitting. Decorative coving to ceiling. Radiator. Cupboard housing utilities. Doors leading off to all ground floor accommodation. Carpeted turned staircase leads to to the first-floor accommodation.

Living Room

12'12" x 12'3" (3.96m x 3.73m)

UPVC double-glazed bay window to the front elevation, flooding the living room with natural light. The room retains a wealth of elegant period detailing, including decorative ceiling coving, a traditional picture rail and ornate ceiling rose. Wood-effect laminate flooring, pendant light fitting and radiator.

Second Reception

13'7" x 13'10" (4.13m x 4.22m)

UPVC double glazed French doors with glazed side panels with openers providing direct access to the conservatory. Wood effect laminate flooring. Decorative coving to ceiling and decorative picture rail. Pendant light fitting. Radiator.

Dining Kitchen

8'11" x 23'7" (2.71m x 7.19m)

A UPVC double-glazed door provides access to the side elevation, complemented by UPVC double-glazed windows to both the side and rear, allowing for excellent natural light. The kitchen is fitted with a stylish range of contemporary Shaker-style wall and base units, complemented by contrasting work surfaces and matching upstands. An inset one-and-a-half bowl stainless steel sink and drainer incorporates a mixer tap, while integrated appliances include an electric fan-assisted oven, four-ring electric hob with stainless steel chimney-style extractor above, washing machine, dishwasher and fridge freezer. Plenty of space for a large dining table and chairs. Finished with wood-effect laminate flooring, pendant lighting, inset ceiling spotlights and a radiator.

Conservatory

10'4" x 8'9" (3.14m x 2.67m)

A superb extension to the property with UPVC double glazed windows and patio doors leading out onto the rear garden. Wood effect laminate flooring. Pendant light fitting.

Cloaks W.C

4'9" x 6'10" (1.44m x 2.09m)

UPVC double glazed obscured window to side elevation. Features a modern two piece suite in white comprising of a low flush W.C and pedestal wash hand basin with tiled splashback. Ceiling light fitting. Chrome heated towel radiator.

First Floor Landing

5'9" x 6'9" (1.75m x 2.06m)

UPVC double glazed window to side elevation. Carpeted. Pendant light fitting. Doors leading to all first floor accommodation.

Bedroom One

12'12" x 13'11" (3.96m x 4.23m)

A great size DOUBLE bedroom with UPVC double glazed window to rear elevation. Pendant light fitting. Carpeted. Radiator. Door leading to En-Suite shower room.

En-Suite

4'11" x 4'11" (1.51m x 1.51m)

Features a contemporary three-piece suite in white, comprising a low-level W.C with concealed cistern within a modern wood effect panelled vanity unit, complemented by an inset wash hand basin with mixer tap. A walk-in shower enclosure is fitted with a thermostatically controlled mixer shower and handheld shower attachment. Further features include fully tiled elevations, tiled flooring, inset ceiling spotlights, chrome heated towel radiator and a wall-mounted vanity mirror. Extractor fan.

Bedroom Two

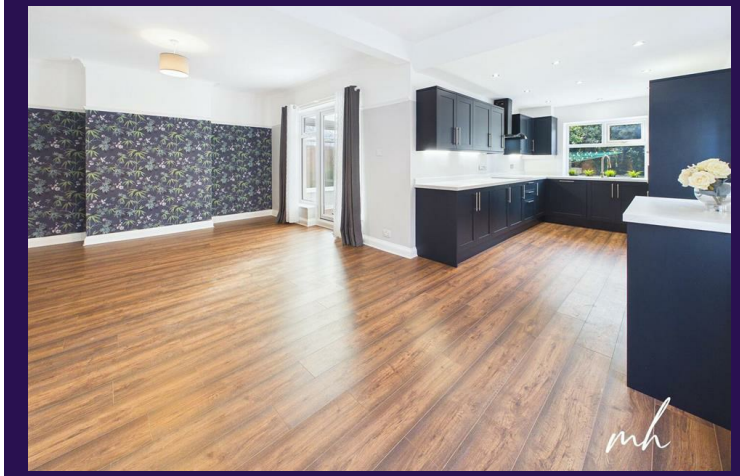
11'12" x 12'4" (3.65m x 3.76m)

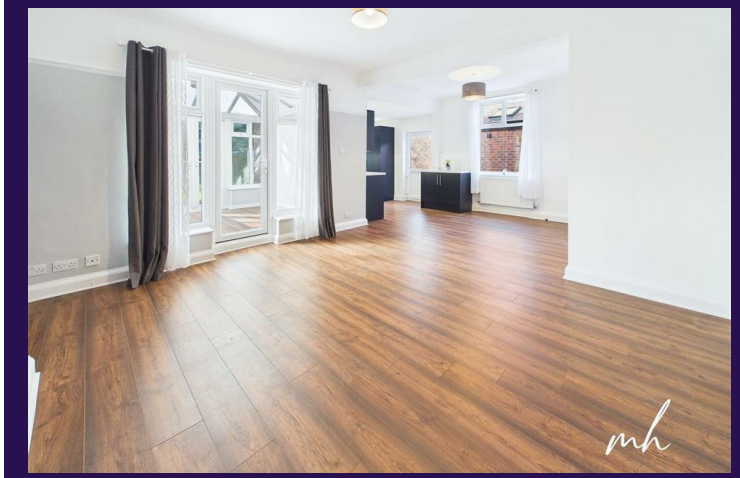
A large DOUBLE bedroom with UPVC double glazed bay window to the front elevation. Carpeted. Radiator. Pendant light fitting.

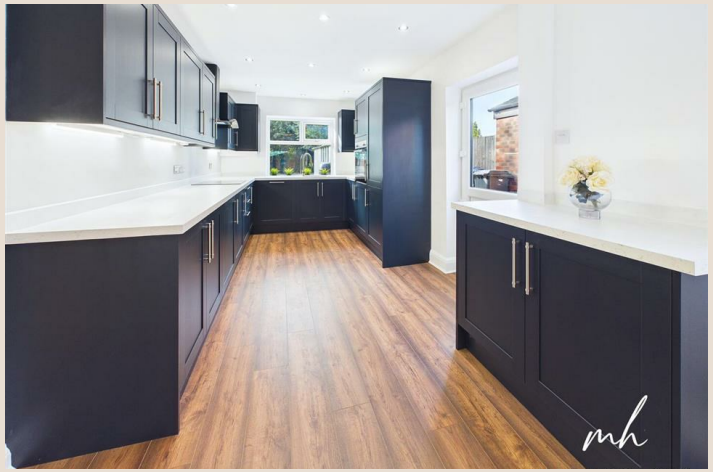
Bedroom Three

8'10" x 12'2" (2.69m x 3.70m)

A further DOUBLE bedroom with UPVC double glazed windows to rear and side elevations. Carpeted. Radiator. Pendant light fitting.







Bedroom Four
9' x 8'10" (2.75m x 2.68m)
A fourth DOUBLE bedroom with UPVC double glazed window to front elevation. Carpeted. Radiator. Pendant light fitting. Direct access to loft area.

Family Bathroom
5'10" x 11'2" (1.77m x 3.40m)
UPVC double glazed obscured windows to side elevation. Features a modern four piece suite in white comprising of a low flush W.C, wash hand basin with mixer tap, freestanding bath and walk in shower with thermostatic control mixer, over head rainfall shower attachment and handheld fitment. Fully tiled elevations and feature wood effect wall panelling. Tiled flooring. Inset spotlights to ceiling. Feature chrome heated towel radiator. Extractor fan.

Front External
The front of the property is designed for ease of maintenance, with established planted borders featuring a variety of mature plants, shrubs and bushes. A generous driveway provides off-road parking for several vehicles and leads to the detached single garage.

Rear External
The established rear garden is predominantly laid to lawn and complemented by well-stocked planted borders containing a variety of mature shrubs and trees, creating an attractive and private setting. A generous paved patio adjoins the property and is conveniently accessed from the conservatory, providing an ideal space for outdoor seating, al fresco dining and entertaining.

Detached Single Garage
A detached single garage featuring traditional barn-style double doors, complete with power and light.

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.

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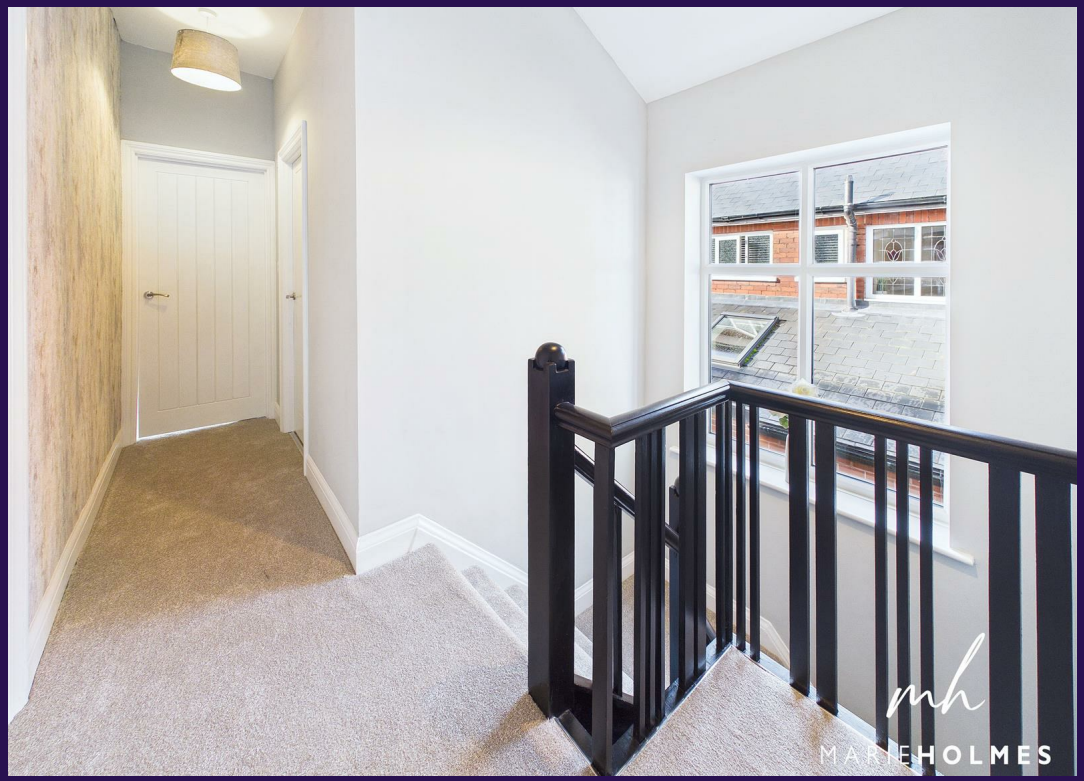
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Additional Information

Local Authority – South Ribble Council

Council Tax – Band D

Viewings – By Appointment Only

Tenure – Freehold

Approximate total area(1)

133 m²

1433 ft²

Reduced headroom

0.6 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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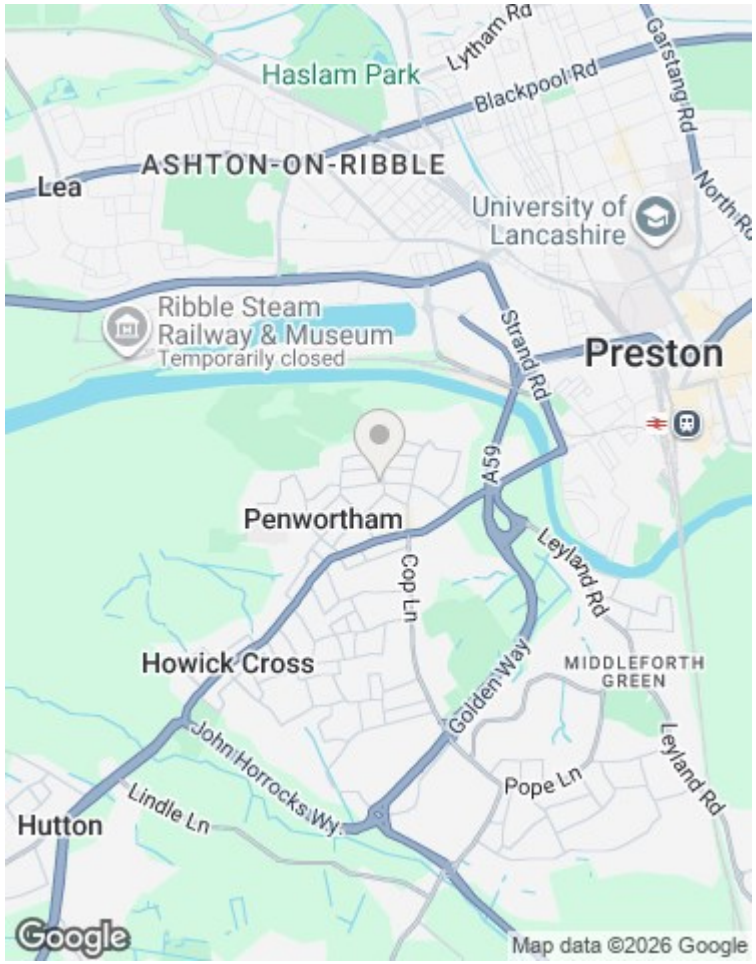
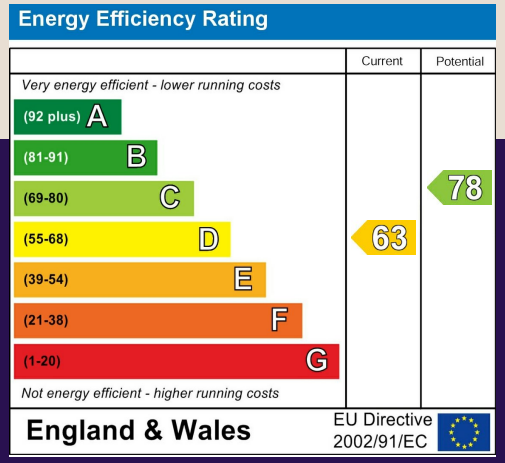


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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