



45 MANOR AVENUE

PENWORTHAM, PRESTON, PR1 0XH

£385,000



Key Features

- Substantial Three-Bedroom Detached True Bungalow
- Highly Sought-After Higher Penwortham Location
- Generous Plot with Excellent Potential
- Spacious & Light-Filled Living Room
- Wide Sliding Doors Opening onto the Rear Garden
- Three Generously Proportioned Bedrooms
- Well-Appointed Kitchen & Family Bathroom
- Two Good-Sized Garden Areas
- Ample Off-Road Parking & Attached Garage
- Close to Penwortham High Street, Amenities & Transport Links

Property Summary

A rare opportunity to acquire a substantial detached true bungalow, occupying a generous plot within a highly sought-after residential setting in Higher Penwortham.

Ideally positioned for the very best the area has to offer, Penwortham's vibrant and well-regarded high street is within easy reach, providing an excellent selection of independent shops, cafés, bars and restaurants. Preston city centre is only a short drive away, while regular bus services and convenient access to the motorway network make this an excellent location for those requiring strong transport connections.

Offering spacious and versatile accommodation with considerable scope to further enhance and personalise, the property presents an exciting opportunity for buyers seeking a generously proportioned bungalow in a prime location.

Internally, a welcoming entrance hallway leads through to the principal accommodation. The generously proportioned living room is beautifully light and features wide sliding doors opening directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces. The accommodation is completed by a well-appointed kitchen, three generously sized bedrooms and a family bathroom.

Externally, the property continues to impress, occupying a substantial plot with two good-sized garden areas providing an abundance of outdoor space for relaxing, gardening and entertaining. Ample off-road parking for several vehicles is complemented by an attached garage, adding further practicality and convenience.

With its generous proportions, desirable setting and excellent potential, this is a home that offers an exciting opportunity for the next owner to create something truly special. Early viewing is highly recommended to fully appreciate the space, setting and possibilities on offer.

Entrance Hallway

13'3" x 6'10" (4.03m x 2.09m)

UPVC double glazed door and obscured glass side panels to the front elevation. Tiled flooring. Cupboard housing utilities. Ceiling light fitting. Decorative coving to ceiling. Doors leading to all accommodation.

Living Room

11'11" x 20'4" (3.62m x 6.20m)

UPVC double glazed window to front elevation. UPVC double glazed sliding patio doors leading to paved patio area. Decorative coving to ceiling and two ceiling roses with pendant light fittings. Wood effect laminate flooring. Two radiators.

Kitchen

8'7" x 12'12" (2.62m x 3.95m)

UPVC double glazed door to rear elevation. UPVC double glazed window to rear elevation. Features a range of eye and base level solid wood units with contrasting work surfaces over and feature splashbacks. Stainless steel inset sink and drainer with mixer tap. Plumbed and space for a washing machine. Chimney style stainless steel extractor fan and space for oven. Space for freestanding fridge freezer. Vinyl flooring. Inset spotlights to ceiling. Built in pantry cupboard.

Bedroom One

13'3" x 11'1" (4.05m x 3.38m)

UPVC double glazed window to rear elevation. Wood effect laminate flooring. Decorative coving to ceiling and ceiling rose with pendant light fitting. Radiator.

Bedroom Two

11'9" x 11'10" (3.57m x 3.61m)

UPVC double glazed window to front elevation. Wood effect laminate flooring. Decorative coving to ceiling. Ceiling light fitting. Radiator.

Bedroom Three

8'7" x 10'10" (2.61m x 3.30m)

UPVC double glazed window to side elevation. Wood effect laminate flooring. Decorative coving to ceiling. Ceiling light fitting. Radiator. Built in robe storage. Access to loft.

Family Bathroom

5'3" x 7'9" (1.61m x 2.36m)

UPVC double glazed obscured window to side elevation. Features a three piece suite in white comprising of a low flush W.C, wall hung wash hand basin with mixer tap set within a vanity unit and thermostatic controlled corner shower unit with handheld fitment. Fully tiled elevations and tiled flooring. Chrome heated towel radiator.

Single Detached Garage

9'10" x 21'11" (2.99m x 6.68m)

Up and over garage door. Pedestrianised door leading to rear garden. Wood window to rear elevation. Power and light.

Front External

The property is approached via a generous concrete driveway providing ample off-road parking for several vehicles and leading to the single garage. The front garden is predominantly laid to lawn with a paved pathway leading to front of the property. Bordered with timber facing, low built brick wall and well maintained shrubs, plants and trees.

Rear External

The substantial rear garden provides an excellent combination of established planting and generous outdoor entertaining space. A large paved patio creates an ideal setting for outdoor seating, dining and entertaining, with pathways leading through the garden to a variety of well-stocked planted beds and borders containing an abundance of mature plants, shrubs and colourful seasonal planting.





A decorative garden arch creates an attractive focal point, while a selection of established trees and climbing plants adds character and greenery throughout. The garden also benefits from several seating areas, a greenhouse and useful space for pots and planters. Enclosed by a combination of mature planting, fencing and boundary walls, this generously proportioned garden offers considerable scope for a purchaser to further landscape and personalise to their own requirements.

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:

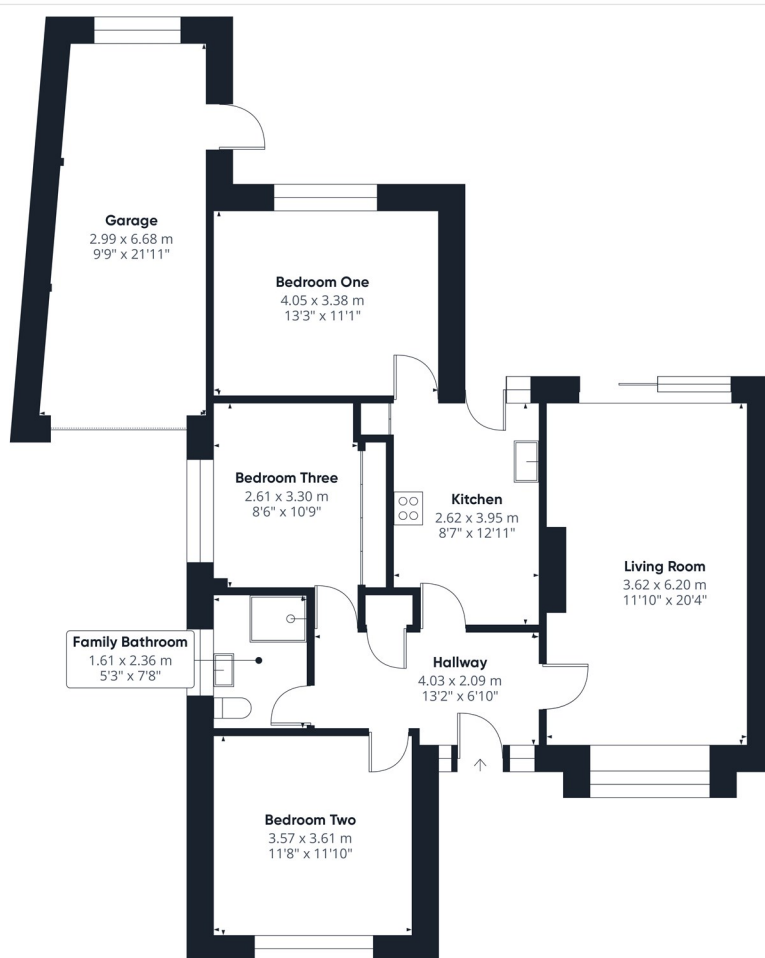
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

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





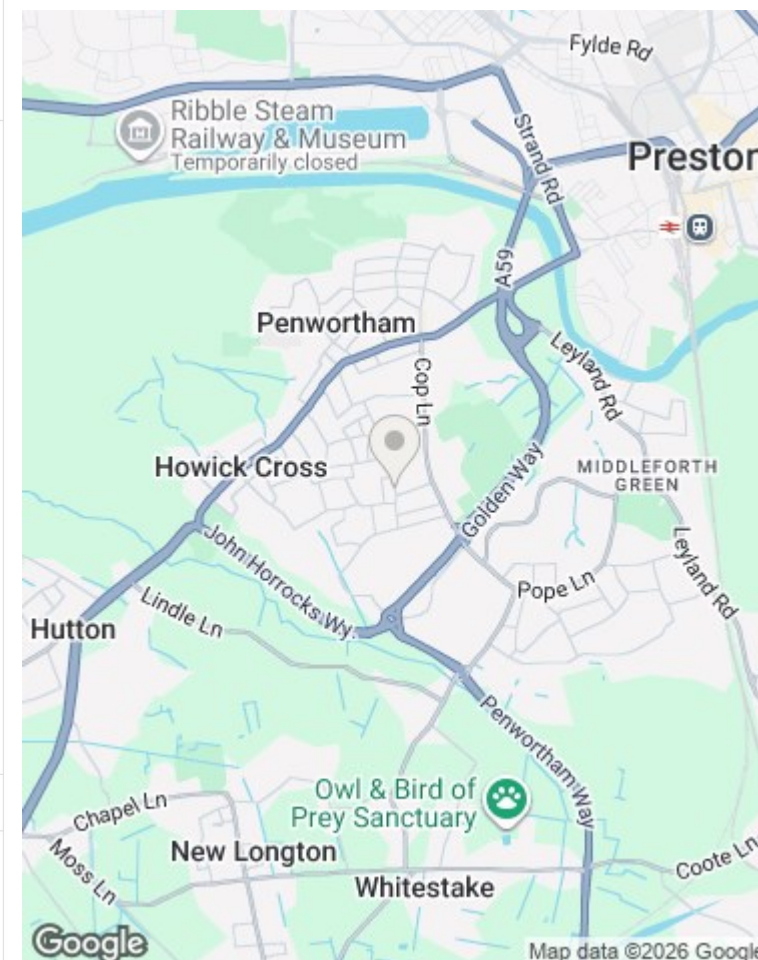


Approximate total area^m
102 m²
1099 ft²

(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.

GIRAFFE 360



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		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	