

20 MANOR GROVE

PENWORTHAM, PRESTON, PR1 0QA

£375,000

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Superb Three Bedroom Detached Family Home
- Great Cul De Sac Location in Penwortham
- Stunning Open Plan Dining Kitchen/Family Room
- High Quality Modern Fitted Kitchen with Central Island
- Beautifully Maintained Throughout
- Three Bedrooms
- Modern Family Bathroom
- Driveway Parking & Single Garage
- Front & Rear Gardens with Timber Outbuilding
- Early Viewing Comes Highly Recommended

Property Summary

An exceptional three bedroom detached family home, occupying a quiet cul-de-sac position in the sought-after area of Higher Penwortham, Manor Grove presents a superb opportunity to acquire a spacious and thoughtfully designed family home which has been beautifully maintained throughout. There are three good size bedrooms and a modern and well positioned family room providing space for sitting and dining with a contemporary media wall and a stunning well designed kitchen with a central island and breakfast bar. There is a spacious lounge room, downstairs cloaks W.C and a generous family bathroom with a four piece suite. The property benefits from landscaped gardens to the front and rear, a block paved driveway and an attached garage. The rear garden boasts a timber constructed outbuilding currently utilised as a home gym. The property is situated within close proximity to Penwortham's vibrant high street and all the excellent local services and amenities and is within catchment for outstanding local schools. Viewing is essential to fully appreciate the size, setting, location and presentation of this superb family home.

Entrance Hallway

5'7" x 14'6" (1.69 x 4.43)
Entrance via modern composite front door with opaque glazed side panels. Carpeted staircase leading to all first floor accommodation. Doors leading off to all ground floor accommodation. Wood effect laminate flooring. Ceiling light. Radiator. House alarm control panel.

Lounge

12'2" x 14'6" (3.70 x 4.41)
A bright and airy room UPVC double glazed window to the front elevation. Feature fireplace with coal effect gas fire and marble surround. Ceiling light fitting. Wood effect laminate flooring. TV aerial socket.

Open Plan Dining Kitchen/Family Room

26'9" x 12'3" (8.16 x 3.73)
A stunning open plan room with UPVC double glazed window and patio sliding doors to the rear elevation. Features a stunning high gloss kitchen with a range of eye and base level units with central island/breakfast bar and contrasting work surfaces over. Inset designer porcelain sink and drainer with mixer tap, integrated fridge freezer, integrated washing machine, electric oven and gas hob with canopied extractor fan over and glass splashback. Inset spotlights to ceiling. Two feature radiators. Wood effect laminate flooring. A great space for a dining table or sofa and a TV media will with plenty of storage.

First Floor Landing

UPVC double glazed opaque window to the side elevation. Access to loft. Cupboard storage and doors leading off to all first floor accommodation.

Bedroom One

10'8" x 11'1" (3.25 x 3.37)
UPVC double glazed window to the front elevation. Features a range of fitted robe and drawer storage. Radiator. Carpeted. Ceiling light fitting.

Bedroom Two

9'3" x 11'9" (2.82 x 3.59)
UPVC double glazed window to the rear elevation. Radiator. Ceiling light fitting. Carpeted.

Bedroom Three

6'12" x 7'11" (2.13 x 2.42)
UPVC double glazed window to the front elevation. Feature wall panelling to one elevation. Ceiling light fitting. Radiator. Ceiling light fitting. Carpeted.

Family Bathroom

A great size with a four piece suite comprising panelled bath, low suite W.C pedestal wash hand basin and glazed shower enclosure with mains shower, fully tilled elevations, two opaque uPVC double glazed windows to the rear, tiled flooring, spot lights, extractor fan and heated towel rail.

Front External

Block paved driveway approaching, attached garage (size 2.53m x 5.24m) with up and over door, power and light, lawn garden and mature planted borders.

Rear External

A great space, mainly laid to lawn with raised beds containing mature plants and a paved patio area. Outbuilding of timber construction, currently utilised as a home gym.

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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ONE HUNDRED POUNDS ONLY
£ 100


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HOLESHOT WINNER
ONE HUNDRED POUNDS ONLY
£ 100
Fifty Pounds £50
Fifty Pounds £50
Fifty Pounds £50


HOLESHOT WINNER
ONE HUNDRED POUNDS ONLY
HOLESHOT WINNER
£100.00








30 INCH



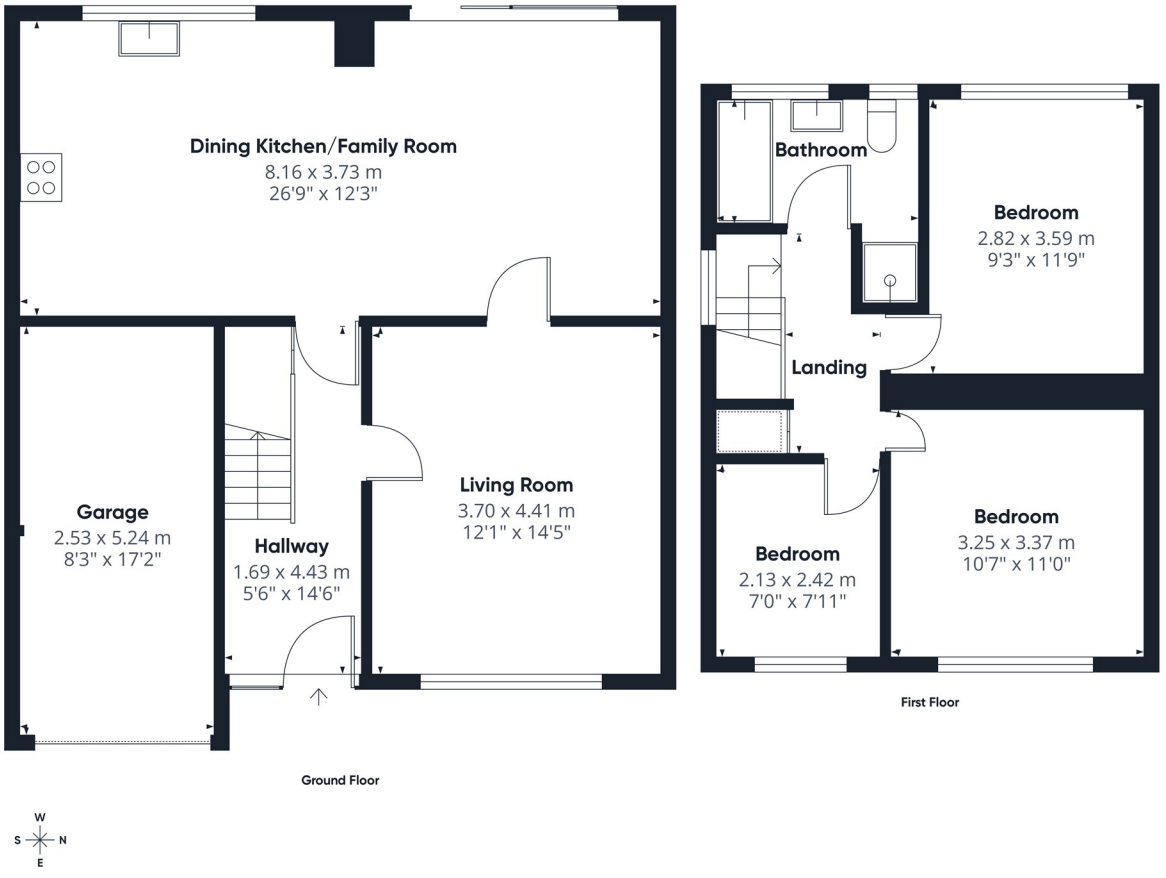
Additional Information

Local Authority – South Ribble

Council Tax – Band D

Viewings – By Appointment Only

Tenure – Freehold



Approximate total area(1)

104.6 m²

1126 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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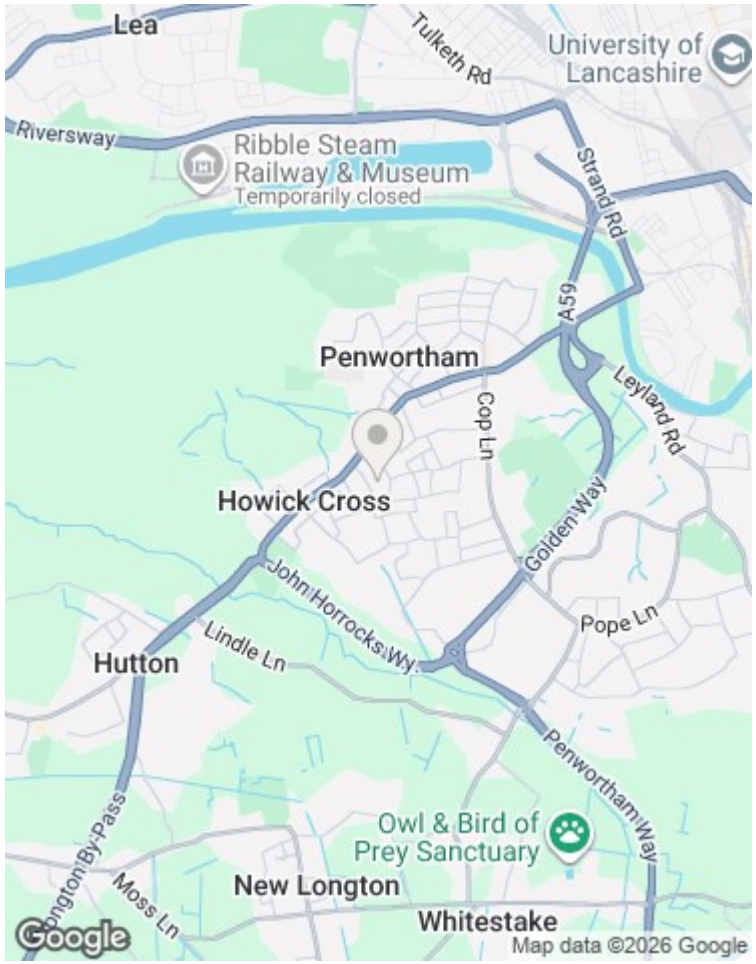

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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