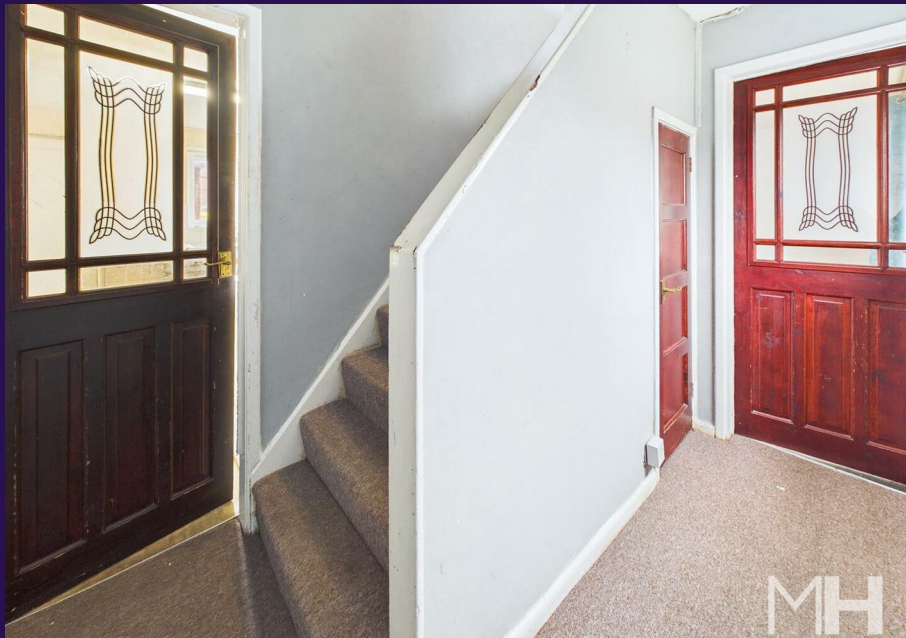




52 RYEFIELD AVENUE

PENWORTHAM, PRESTON, PR1 9EB

£155,000



Key Features

■ Three Bedroom Semi Detached Property ■ In Need of Modernisation Throughout - Offers a Wealth of Potential ■ Lounge Diner ■ Downstairs Cloaks W.C ■ Breakfast Kitchen ■ Three Good Size Bedrooms ■ Three Piece Family Bathroom ■ Front & Rear Enclosed Gardens ■ Driveway Parking ■ Viewing Comes Highly Recommended

Property Summary

Sold with NO ONWARD CHAIN, this three-bedroom semi-detached family home occupies a generous plot within the highly sought-after residential area of Penwortham. Requiring full modernisation throughout, the property presents an exciting opportunity for purchasers to renovate and create a home to their own individual style and specification.

Ideally suited to first-time buyers, growing families, investors or those seeking a refurbishment project, the property enjoys a convenient location within easy reach of excellent local amenities, highly regarded schools, regular transport links and the motorway network. Preston City Centre, Avenham and Miller Parks, together with the picturesque River Ribble, are all within comfortable walking distance.

The internal accommodation briefly comprises an entrance hallway, spacious dual-aspect lounge, fitted breakfast kitchen and a useful ground floor WC. To the first floor are three well-proportioned bedrooms, including two excellent-sized doubles, all served by a family bathroom.

Externally, the property benefits from gardens to both the front and rear. The front garden is enclosed by a stone boundary wall with gated pedestrian access, mature hedging and planted borders, together with a side pathway leading to the rear. The generous rear garden is fully enclosed and predominantly laid to lawn, offering excellent potential for landscaping and outdoor entertaining. A substantial brick-built outbuilding provides valuable storage or workshop space and further enhances the versatility of this superb renovation opportunity.

Early viewing is highly recommended to fully appreciate the potential, plot size and excellent location this property has to offer.

Entrance Hallway

9'1" x 6' (2.76 x 1.83)

Entrance via a modern composite front door into the hallway. Carpeted staircase leads to all first floor accommodation. Window to the front elevation. Wood effect laminate flooring. Radiator. Ceiling light fitting. Understairs storage. Doors leading off to all ground floor accommodation.

Cloaks W.C

4'9" x 2'4" (1.45 x 0.70)

Window to the front elevation. Features a low flush WC. Ceiling light fitting. Wood effect laminate flooring.

Lounge Diner

18'3" x 11'1" (5.57 x 3.39)

A spacious, bright and airy room with dual aspect UPVC double glazed window to the front elevation and rear elevation. Two Radiator. TV aerial socket. Feature fireplace with decorative surround. Ceiling light fitting.

Kitchen

11'9" x 11'7" (3.59 x 3.53)

UPVC door to the rear elevation. UPVC double glazed window to the rear elevation. Features a range of eye and base level units with contrasting work surfaces over. Inset stainless steel sink and drainer unit. Part tiled elevations. Radiator. Ceiling light fitting. Walk in pantry storage.

First Floor Landing

UPVC double glazed window to the front elevation. Carpeted. Pendant light fitting. Access to the loft. Doors leading off to all first floor accommodation.

Bedroom One

11'10" x 11'7" (3.60 x 3.54)

UPVC double glazed window to the rear elevation. Radiator. Ceiling light fitting.

Bedroom Two

9'9" x 11'1" (2.96 x 3.39)

UPVC double glazed window to the rear elevation. Radiator. Ceiling light fitting.

Bedroom Three

8'4" x 7'11" (2.54 x 2.41)

UPVC double glazed window to the front elevation. Pendant light fitting. Radiator.

Family Bathroom

5'11" x 5'7" (1.81 x 1.70)

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

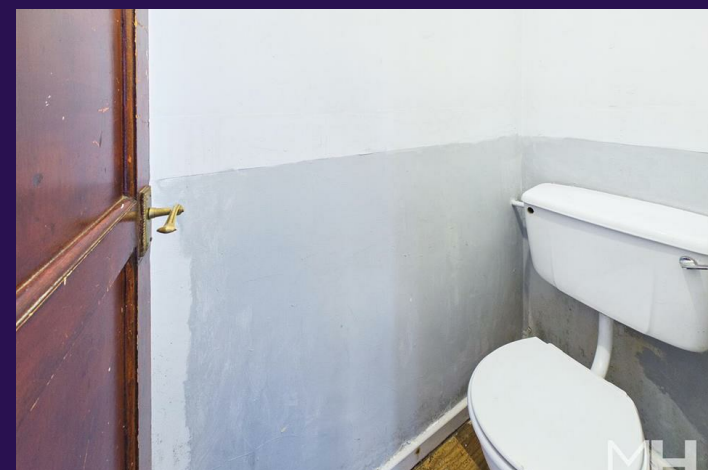
Front External

The property is approached via a gated driveway leading to the covered entrance porch, with a lawned front garden bordered by mature hedging and established shrubs, creating an attractive degree of privacy from the roadside. A secure side access leads directly through to the rear garden, providing added convenience for day-to-day use.

Rear Garden

The rear garden enjoys a generous, enclosed layout, providing an excellent outdoor space with plenty of scope for further landscaping or extension potential, subject to any necessary consents. Predominantly laid to lawn, the garden is complemented by mature hedging and established shrubs which provide a pleasant backdrop together with a good degree of privacy. A paved pathway leads from the property to a substantial brick-built outbuilding, offering excellent external storage or workshop potential. Fully enclosed by timber fencing, the garden provides a safe and secure environment for children and pets, while its size offers ample space for entertaining, gardening or simply relaxing outdoors.

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 offices.





Additional Information

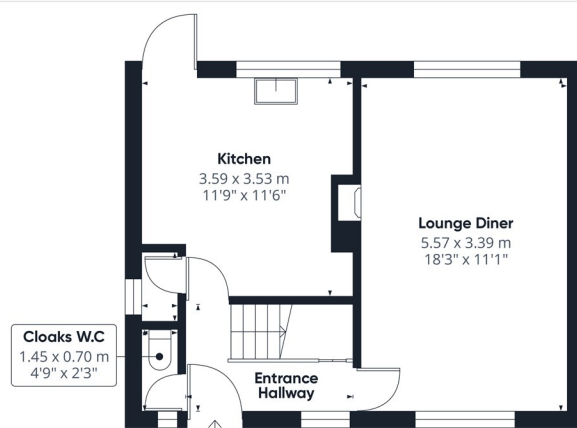
Local Authority – South Ribble Council

Council Tax – Band B

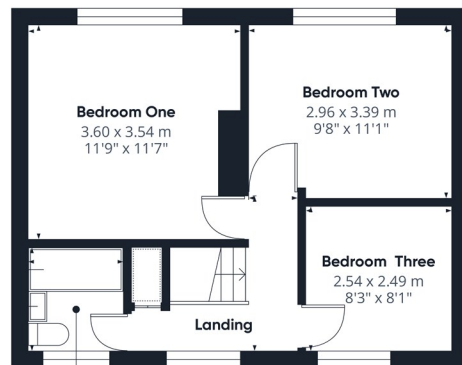
Viewings – By Appointment Only

Tenure – Freehold





Ground Floor



First Floor

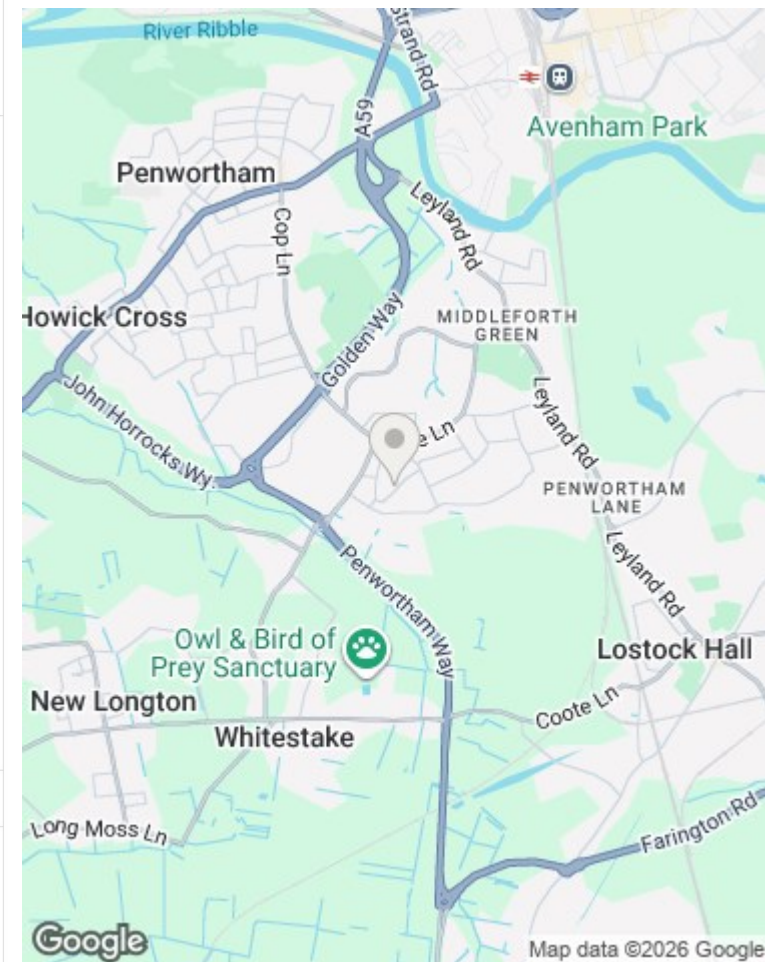


Approximate total area^m
73.4 m²
790 ft²

(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.

GIRAFFE360



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	