



83 MALHOUSE WAY PENWORTHAM, PRESTON, PR1 9HH

£230,000
FREEHOLD

A stunning cleverly redesigned detached true bungalow, being extremely well presented with a quality contemporary feel. Currently arranged as two bedrooms, but could be reverted back to a three if required, a fabulous dining room being adjacent to the fitted kitchen and a lovely uPVC double glazed morning room. A large open plan lounge room providing a great space with double doors to the dining room. There is a stylish shower room, beautiful double glazed windows and composite doors, There is driveway parking for several vehicles on approach to an integral garage. The rear garden is fully enclosed with well stocked garden and sun patio area. This bungalow has been loved by the same family, although different generations, since it was originally built and has been extremely well maintained and updated throughout the years with quality fixtures and fittings. Great attention to detail has been paid to give this lovely home the very best design, in providing lots of natural light with unique size and manufactured windows and glazing, as well as offering spacious and versatile accommodation. Close to main road connections, local services and amenities as well as local bus routes. Viewing is essential and we are offering this property with No Chain Delay.

MARIE HOLMES

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83 MALTHOUSE WAY

- Detached True Bungalow • Redesigned Contemporary Layout • Two Bedrooms (Was Three) • Great Size Dining room Adjacent to Kitchen • Fitted Kitchen • Lovely Sun Lounge • Beautifully Styled Double Glazed Doors & Windows • Large Lounge Room • Gas Central Heating • Enclosed Rear Garden & Front Garden



Entrance Porch

With a lovely composite door to front elevation, uPVC double glazed window to the side, quarry tiled flooring and ceiling light.

Lounge

A great space having been made a larger lounge and has been redesigned by incorporating what was bedroom three, which could easily be reinstated if required as the original door is still in situ. There is a feature chimney breast, ceiling light and glazed door to dining room.

Inner Hall

With two ceiling lights, loft access point, built in wardrobes and built in storage cupboard, doors off.

Dining Room

Being well placed adjacent to the kitchen as well as next to the garden room.

Kitchen

With a range of wall, drawer and base units with contrasting working surfaces, a large stainless steel sink and double drainer, uPVC double glazed window to the rear, space for white goods and plumbed for washer.

Garden Room

A beautifully constructed area with floor to ceiling uPVC double glazed windows and a quality composite door accessing the rear and a door accessing the garage.

Bedroom One

With uPVC double glazed window to the front, radiator, fitted wardrobe and ceiling light.

Bedroom Two

Currently utilised as a library with a stunning full height picture bay window to the rear, radiator, built in wardrobes and ceiling light.

Shower Room

A very stylish three piece suite comprising shower wet area with mains shower and two shower heads, glazed screening, fully tiled, heated towel rail and opaque uPVC double glazed window to the rear.

Outside

To the front there is driveway parking on approach to an integral garage. The front garden is well stock and creates a great amount of privacy.

Rear Garden

An enclosed sunny rear garden with well established flowerbeds, sun patio, additional access to the garage and secure gated access to each side of the property.

Garage

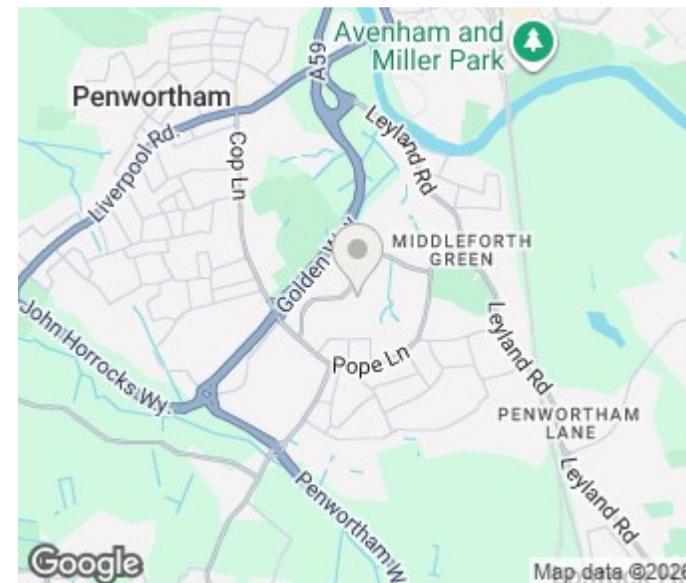
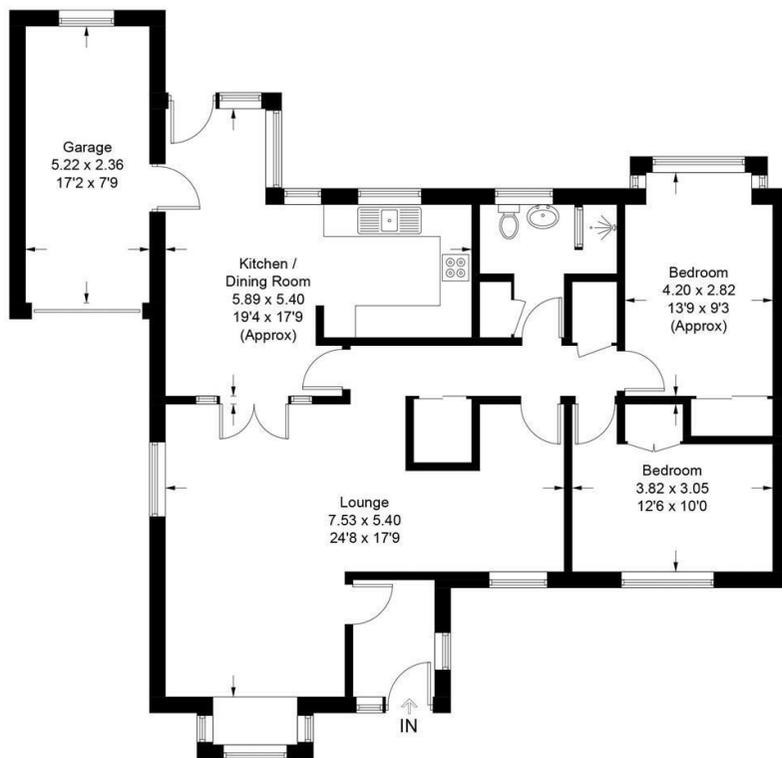
With an up and over door, power and light. Internal door access and second access door directly to the garden.

83 MALTHOUSE WAY



Malthouse way

Approximate Gross Internal Area = 111.0 sq m / 1195 sq ft
(Including Garage)



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	

EPC Rating: **Council Tax Band: D**

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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