48 WALTON AVENUE

PENWORTHAM, PRESTON, PR1 0XR

£235,000

MARIE HOLMES

SALES | LETTINGS | MORTGAGES

Key Features

- Semi-Detached Family Home in Sought After Higher Penwortham Location
- Excellent Location within Easy Reach of all Local Amenities
- Spacious Lounge Diner to Front of Property
- Spacious Kitchen with Patio Doors Leading to Rear Garden
- Versatile Utility Room
- Three Good Sized Double Bedrooms
- Family Bathroom with Three Piece Suite
- Private Enclosed Rear Garden & Low Maintenance Front Garden
- No Onward Chain Delay
- Viewing Essential to Fully Appreciate the Potential

Property Summary

Occupying a desirable position within the highly sought-after residential area of Higher Penwortham, this generously proportioned three-bedroom semi-detached home presents an exciting opportunity for purchasers seeking a property with excellent potential to modernise and personalise to their own tastes. Offering versatile accommodation, a convenient location and the added advantage of no onward chain, this property is ideally suited to families and buyers looking to create their perfect home.

The accommodation is both spacious and practical, with a generous living and dining room positioned to the front, providing an inviting space for everyday family life and entertaining. To the rear, a well-proportioned kitchen offers direct access to the garden, whilst a substantial utility room extension provides exceptional flexibility. This versatile addition could be adapted to accommodate a separate dining room, home office or additional living space, subject to individual requirements.

To the first floor are three excellent-sized double bedrooms, offering comfortable accommodation for growing families, together with a family bathroom.

Externally, the property enjoys attractive, low-maintenance gardens thoughtfully arranged with paved patio areas and artificial lawn, creating an ideal setting for outdoor dining, relaxation and entertaining without the demands of extensive upkeep. Further benefits include gas central heating and uPVC double glazing throughout.

The location is a particular highlight, with highly regarded local schools, excellent everyday amenities and Penwortham's thriving high street all within easy reach. A wonderful selection of independent shops, cafés, bars and restaurants adds to the area's appeal, whilst convenient access to Preston city centre and the motorway network makes this an excellent choice for commuters.

Offered for sale with no onward chain delay. Early viewing is highly recommended to fully appreciate.

Entrance Hallway

5'9" x 8'10" (1.74m x 2.69m)
Entrance via a UPVC double glazed door with obscured glass panel. UPVC double glazed window to side elevation. Doors leading off to all ground floor accommodation. A carpeted, oak spindle balustrade, turned staircase leads to all first floor accommodation. Wood effect laminate flooring. Radiator. Ceiling light fitting. Cupboard housing utilities. Under stairs cupboard storage.

Lounge Diner

12'10" x 22'5" (3.91m x 6.83m)
UPVC double glazed leaded windows to front elevation. Ceiling light fitting and wall lights. Decorative coving to ceiling. Wood effect laminate flooring. Two radiators.

Kitchen

7'10" x 16'9" (2.39m x 5.11m)
UPVC double glazed French doors to rear garden. Features a range of modern eye and base level units with contrasting complimentary work surfaces and upstands over. Inset stainless steel one and a half bowl sink and drainer unit with mixer tap. Integrated electric oven, four ring gas hob with modern stainless steel chimney style extractor over. Breakfast bar with ample seating space. Ceiling light fitting. Wood effect laminate flooring. Radiator. Worcester Boiler.

Utility Room

15'3" x 6'10" (4.64m x 2.09m)
UPVC double glazed windows to side elevation. Oak door leading to rear elevation. Features a range of modern eye level units in a high gloss finish. Tiled flooring. Space and plumbed for washing machine.

First Floor Landing

4'8" x 7'10" (1.43m x 2.38m)
UPVC double glazed leaded windows to side elevation. Doors leading to all first floor accommodation. Direct access to loft. Pendant light fitting. Radiator. Carpeted.

Bedroom One

12'9" x 11'9" (3.89m x 3.59m)
UPVC double glazed leaded window to front elevation. Decorative coving to ceiling. Built-in robe storage. Wood effect laminate flooring. Pendant light fitting. Radiator.

Bedroom Two

9'10" x 9'11" (3.00m x 3.01m)
UPVC double glazed leaded window to front elevation. Decorative coving to ceiling. Wood effect laminate flooring. Pendant light fitting. Radiator.

Bedroom Three

7'10" x 10'4" (2.39m x 3.16m)
UPVC double glazed window to front elevation. Decorative coving to ceiling. Built-in robe storage. Wood effect laminate flooring. Pendant light fitting. Radiator.

Family Bathroom

5'8" x 7'6" (1.72m x 2.28m)
UPVC double glazed obscured windows to rear elevation. Features a three piece suite in white comprising of a low flush W.C, pedestal wash hand basin with mixer tap and panelled bath with electric shower over and handheld fitment. Part tiled elevations. Ceiling light fitting. Chrome towel ladder radiator. Tiled flooring. Wall mounted vanity cupboards.

Front External

A pathway leads to the front entrance, complemented by a low-maintenance gravelled front garden. A side access gate provides convenient access to the rear garden.

Rear Garden

Low maintenance rear garden with gravelled borders, artificial grass and a substantial paved patio area ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing and mature shrubs and benefits from gated access to the side of the property.

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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Additional Information

Local Authority – South Ribble Council

Council Tax – Band B

Viewings – By Appointment Only

Tenure – Freehold

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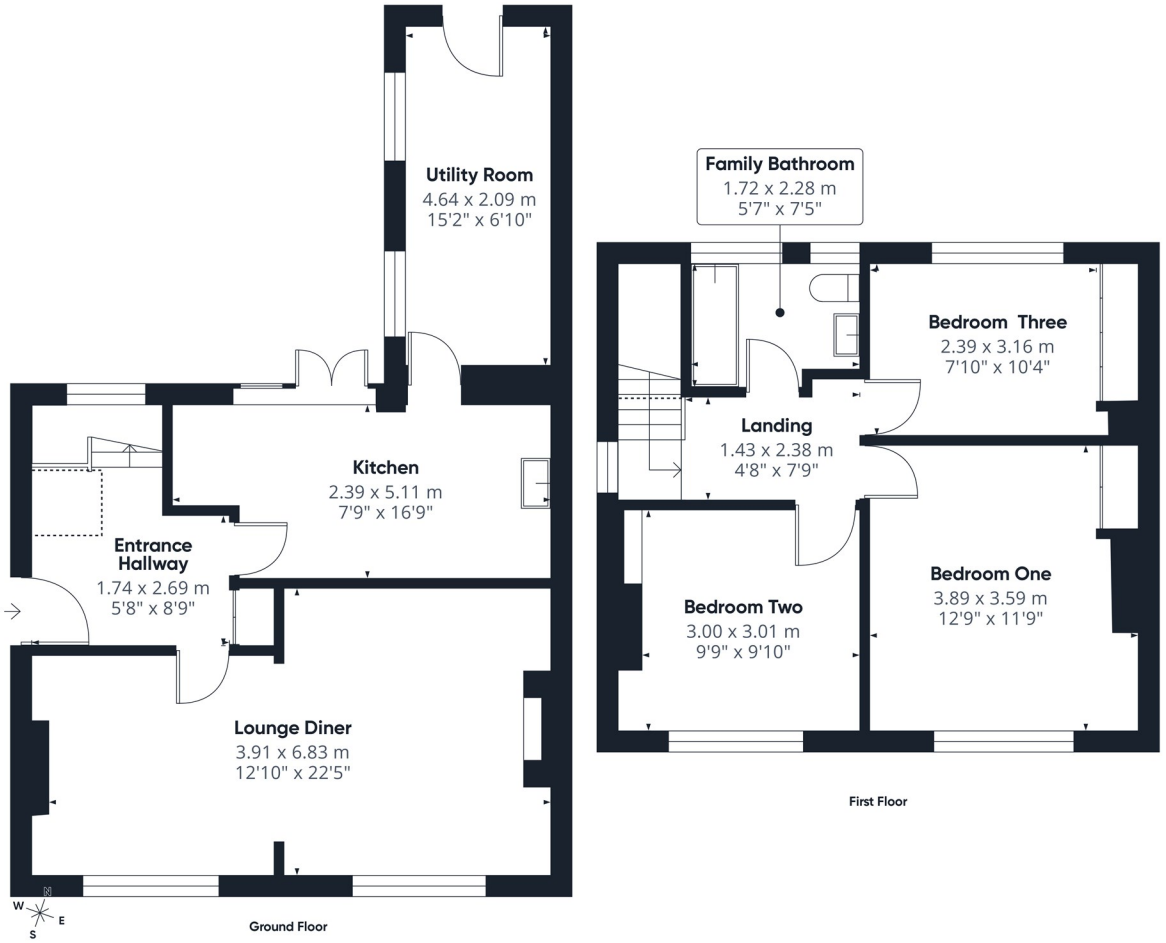

Approximate total area(1)
93.5 m²
1009 ft²

Reduced headroom
0.7 m²
8 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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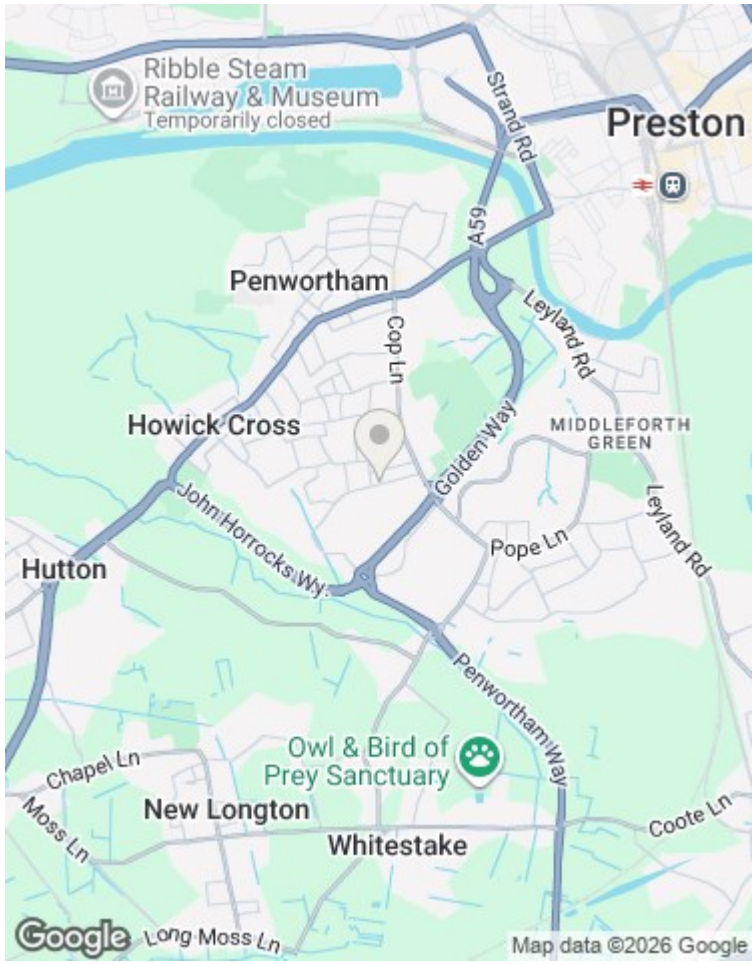
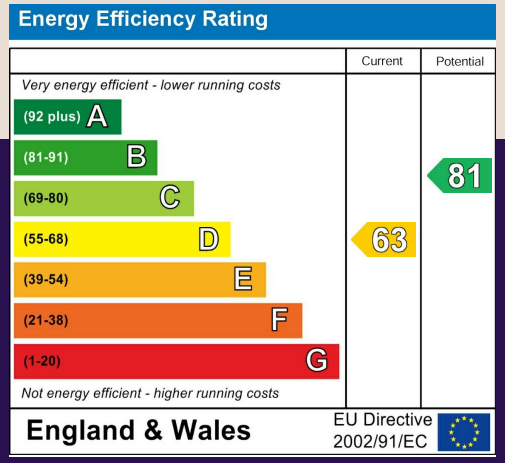


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



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