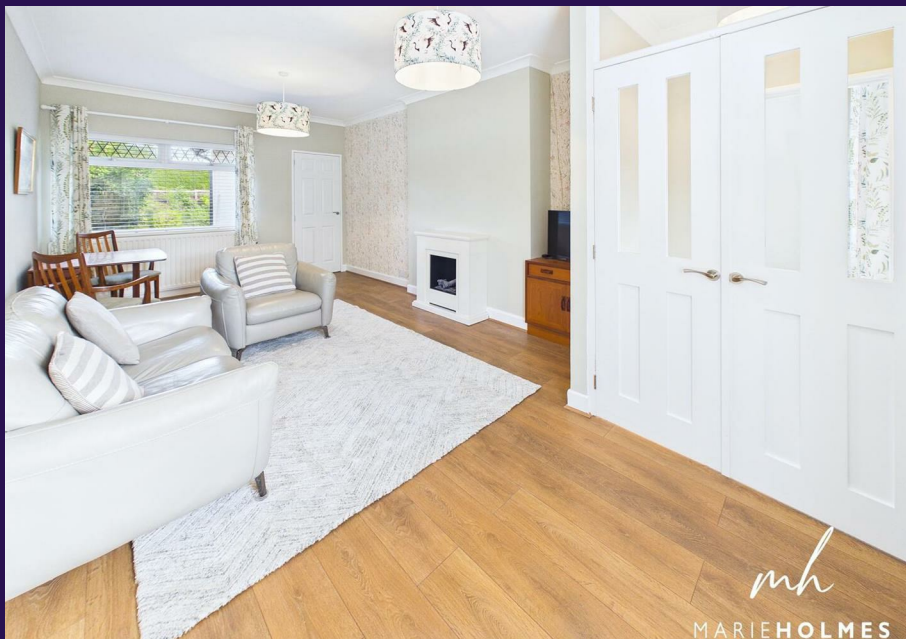




31 SUNBURY AVENUE

PENWORTHAM, PRESTON, PR1 9HR

£219,950



Key Features

- Superb Newly Renovated Two Bedroom Semi Detached Bungalow
- Beautifully Presented to an Exceptional Standard
- Highly Sought-After Penwortham Location
- Generous Dual-Aspect Living & Dining Room
- Newly Fitted Contemporary Kitchen
- Two Well-Proportioned Bedrooms
- Stylish Modern Shower Room
- Low-Maintenance Front & Rear Gardens
- Ample Driveway Parking & Detached Garage
- Offered with No Onward Chain Delay

Property Summary

Occupying a pleasant position within a quiet and well-established residential area of the ever-popular Penwortham, this superb semi-detached true bungalow has just undergone a comprehensive programme of refurbishment and modernisation throughout, creating a beautifully finished, turnkey home presented to an exceptional standard.

Considerable care and attention have been given to the transformation of the property, with stylish contemporary finishes and a fresh, neutral décor combining to create bright, inviting and immaculately presented accommodation. Perfectly suited to those looking to downsize, retire or simply enjoy the convenience of single-level living, the property is ready for its new owner to move straight into and enjoy.

Set back from the road, the accommodation opens into a welcoming entrance hallway and continues into a particularly generous dual-aspect living and dining room, flooded with natural light. An inner hallway provides access to a newly fitted contemporary kitchen, two well-proportioned bedrooms and a stylish modern shower room, all finished to the same impressive standard.

Externally, the property benefits from attractive, low-maintenance gardens to both the front and rear, together with a generous driveway providing ample off-road parking and leading to a detached single garage.

A superb opportunity to acquire a fully refurbished and beautifully modernised true bungalow in one of Penwortham's most popular residential locations, with internal viewing essential to fully appreciate the quality and standard of accommodation on offer.

Offered with the benefit of no onward chain delay.

Entrance Vestibule

3'11" x 4'5" (1.19 x 1.34)

Entrance via a modern UPVC front door with feature leaded glazed side panel. Pendant light fitting. Decorative coving to ceiling. Wood effect laminate flooring. Glazed double doors lead through to the lounge diner.

Lounge Diner

11'4" x 20'3" (3.45 x 6.16)

A bright and airy dual aspect room with UPVC double glazed window with leaded openers to the front and rear elevations. Feature electric fire with modern surround. Two radiators. Two pendant light fittings. Decorative coving to ceiling. Wood effect laminate flooring. TV aerial socket. A great size room with space for dining table and chairs.

Inner Hallway

13' x 2'10" (3.97 x 0.87)

UPVC double glazed door leading out to the side elevation. Radiator. Pendant light fitting. Wood effect laminate flooring.

Kitchen

7'6" x 7'10" (2.28 x 2.39)

UPVC double glazed window to the rear elevation. Features a range of eye and base level units in shaker style with contrasting complementary work surfaces and upstands over. Inset composite single bowl sink and drainer unit with mixer tap. Integrated appliances include electric fan assisted oven, four burner gas hob, stainless steel chimney style extractor, 70/30 larder fridge freezer and washing machine. Wood effect laminate flooring. Cupboard housing wall mounted combination boiler. Inset spotlights to ceiling.

Bedroom One

8'10" x 11'9" (2.70 x 3.59)

UPVC double glazed window with leaded openers to the front elevation. Wood effect laminate floor flooring. Pendant light fitting. Decorative coving to ceiling. Radiator.

Bedroom Two

9'7" x 8'8" (2.92 x 2.63)

UPVC double glazed window with leaded openers to the side elevation. Wood effect laminate floor flooring. Pendant light fitting. Decorative coving to ceiling. Radiator.

Shower Room

4'11" x 7'9" (1.51 x 2.36)

UPVC double glazed obscured window to the side elevation. Features a modern three-piece suite in white comprising of a low flush W.C with concealed cistern, wash hand basin set within vanity unit with cupboard storage and step in shower cubicle with wall mounted electric shower and handheld fitment. Fully tiled elevations. Chrome towel ladder radiator. Tiled flooring. Ceiling light fitting.

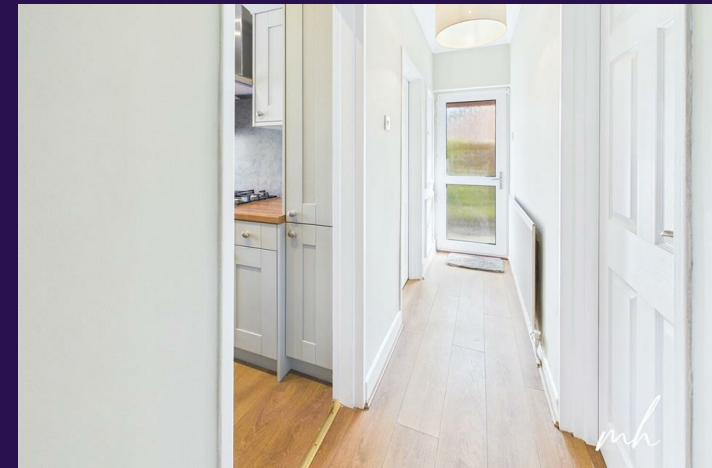
Front External

The front of the property is attractively landscaped for ease of maintenance, featuring a generous gravelled garden with established planted borders containing a variety of mature shrubs and greenery. A paved pathway leads to the front entrance, whilst a substantial tarmac driveway provides ample off-road parking and extends along the side of the property towards the detached garage. The frontage is enclosed by a low-level stone wall, mature hedging and decorative wrought-iron double entrance gates.

Rear Exterior

The rear garden is generously proportioned and designed for ease of maintenance, being predominantly paved to provide extensive space for outdoor seating, dining and entertaining. A central decorative gravelled feature adds interest, whilst established planted borders, mature shrubs and surrounding hedgerow provide an attractive green backdrop and a good degree of privacy. A substantial detached garage provides excellent additional storage and benefits from both a vehicular up-and-over door and separate pedestrian access.

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.



Additional Information

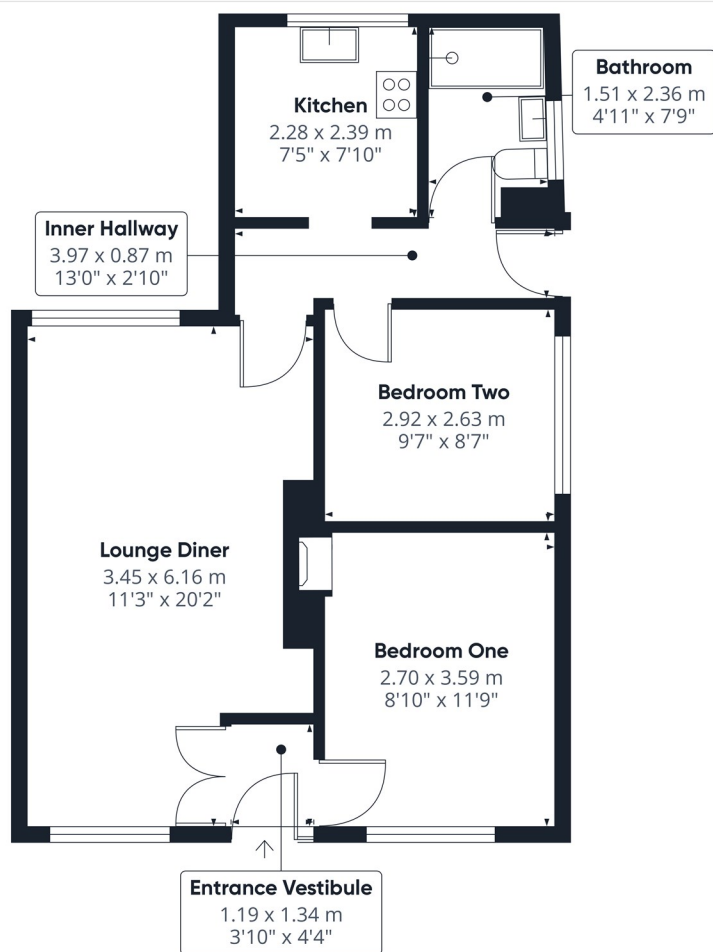
Local Authority – South Ribble Council

Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold



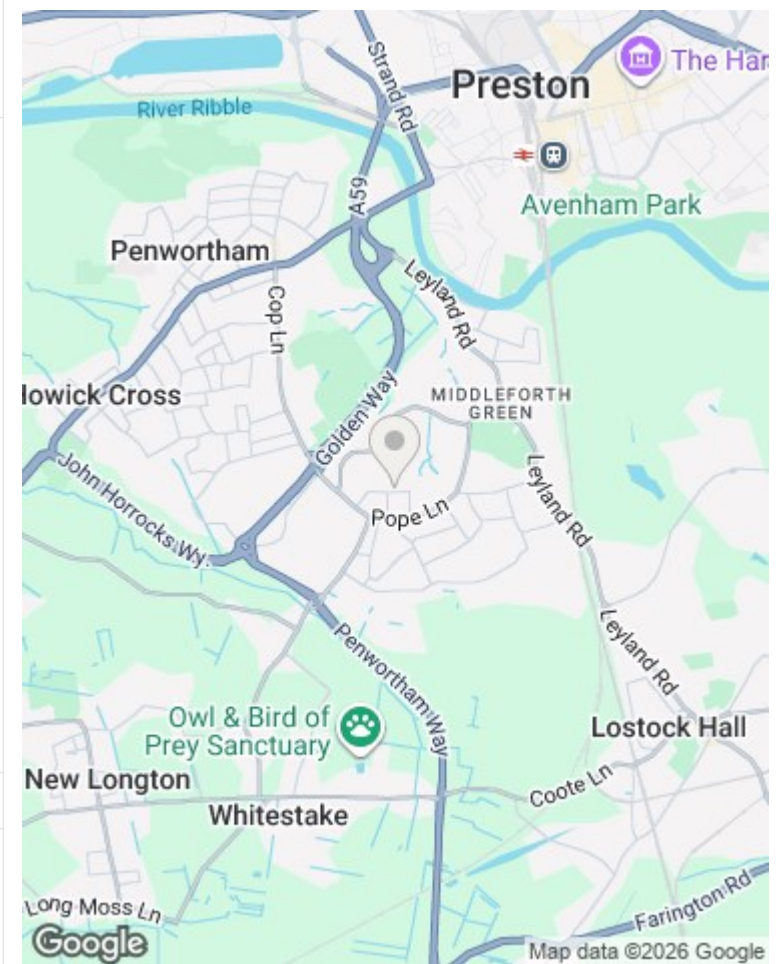


Approximate total area⁽¹⁾
51.2 m²
551 ft²

(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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC