

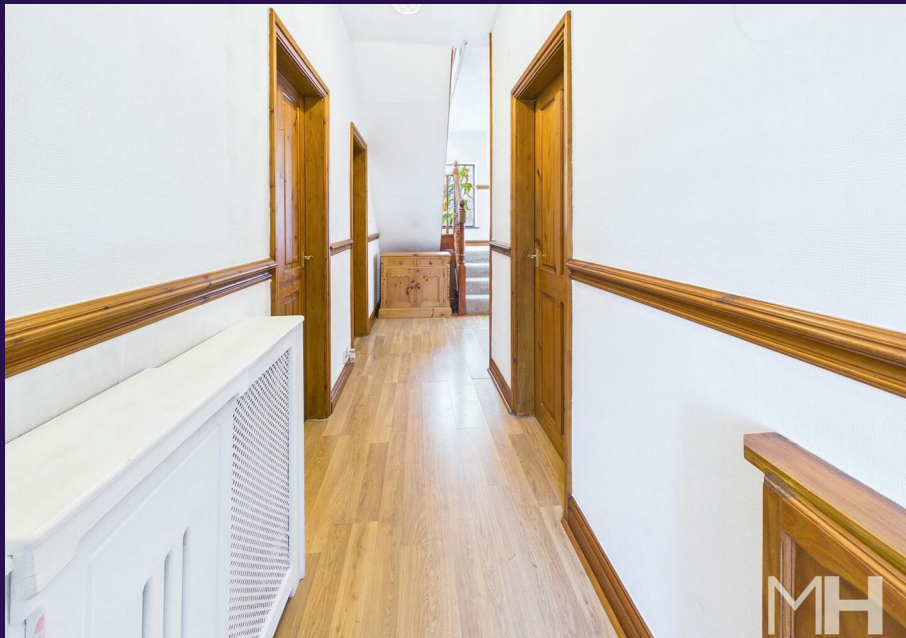


30 PRIORY LANE

PENWORTHAM, PRESTON, PR1 0AR

Offers Over

£350,000



Key Features

- Detached Three/Four Bedroom Dormer Bungalow
- Situated in a Sought After Location in Higher Penwortham
- Positioned on a Large Plot with Further Potential to Extend
- All Local Amenities on the Doorstep
- Two Large Reception Rooms & Fitted Kitchen
- Three Bedrooms with Large Four Piece Family Bathroom
- Landscaped Mature Enclosed Rear Garden
- Off Road Parking for Several Vehicles & Detached Single Garage
- Versatile & Adaptable Layout
- Viewing Comes Highly Recommended to Fully Appreciate

Property Summary

Occupying a generous plot in one of Higher Penwortham's most sought-after residential locations, just a short stroll from the excellent amenities, independent shops, cafés and transport links of Liverpool Road, this substantial detached dormer bungalow presents a rare opportunity to acquire a home with exceptional versatility and enormous scope for enhancement.

Lovingly owned and enjoyed by the same family for many years, the property offers spacious and adaptable accommodation that is perfectly suited to a wide range of purchasers. The existing layout provides flexible living, with one or two reception rooms and a ground floor bedroom, if required, alongside two further double bedrooms and a spacious four-piece family bathroom occupying the first floor.

A significant rear extension has created an impressive principal reception room, offering ample space for both formal dining and comfortable everyday living, while the separate fitted kitchen benefits from its own convenient side entrance. The first-floor accommodation is currently arranged within a loft conversion, and purchasers may wish to explore the opportunity to enlarge the existing dormers to create an even more substantial first floor, subject to obtaining the necessary planning consents and building regulations approval.

Externally, the property is equally impressive. Set well back from the road, a generous driveway provides off-road parking for several vehicles and leads to a detached single garage. To the rear, the sizeable enclosed garden enjoys an extensive lawn, patio seating areas and excellent privacy, providing an ideal setting for family life, outdoor entertaining or future extension. Given the overall size of the plot, there is considerable potential to further extend or reconfigure the accommodation to create a truly exceptional family residence, subject to the necessary permissions. Viewing comes highly recommended to fully appreciate the potential this property has to offer.

Entrance Porch

Entrance via a modern composite front door with feature glazed panels. Feature wall panelling. Tiled flooring. Wooden glazed door leading through to:-

Hallway

Carpeted spindle, balustrade staircase leads to all first floor accommodation. Cupboard housing utility meters. Wood effect laminate flooring. Ceiling light fitting. Radiator. Doors leading off to all ground floor accommodation.

Living Room/Fourth Bedroom

12'7" x 11'11" (3.83m x 3.62m)
UPVC double glazed window to the front elevation. Two hardwood feature stained glass leaded light windows to the side elevation. Feature inset living flame gas fire with tiled hearth and ornate traditional oak surround. Ceiling light fitting. TV aerial socket. Radiator. Dado rail. Wood effect laminate flooring.

Bedroom Three

11'11" x 11'6" (3.63m x 3.50m)
UPVC double glazed window to the front elevation. Ceiling light fitting. Radiator. Carpeted.

Dining Room

12'5" x 8'10" (3.78m x 2.70m)
The dining room leads through to the rear sitting room with ample space for a large family dining table. Carpeted. Dado rail. Ceiling light fitting. Radiator.

Sitting Room

14'12" x 8'4" (4.56m x 2.53m)
A superb room filled with an abundance of natural light from a window to the side elevation, sliding patio doors to the rear and UPVC double glazed French doors to the side, leading out onto the rear garden. TV aerial socket. Radiator. Ceiling light fitting and wall lights. Wood effect laminate flooring.

Kitchen

11'9" x 11'11" (3.58m x 3.62m)
UPVC double glazed window to the rear elevation. Features a range of traditional bespoke carpentry with eye and base level units and complementary work surfaces over. Inset composite one and a half bowl sink and drainer unit with mixer tap. Space for freestanding cooker, extractor over and integrated dishwasher, wine fridge and under counter fridge. Part tiled elevations. Spotlight track fitting. Wood effect laminate flooring. Door leading through to the rear porch.

Rear Porch

Hardwood door with feature glaze panel leads out the side elevation. Ornate tiled elevations. Wood effect laminate flooring. Ceiling light fitting.

First Floor Landing

Velux roof light allows an abundance of natural light. Doors leading off to all first floor accommodation. Airing cupboard storage. Carpeted. Ceiling light fitting.

Principal Bedroom

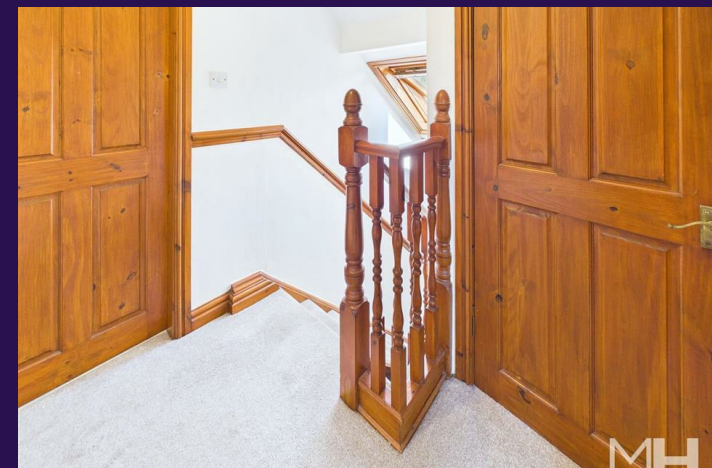
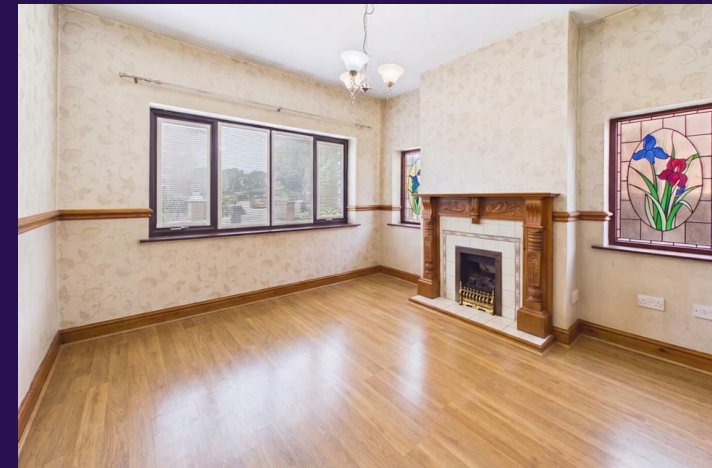
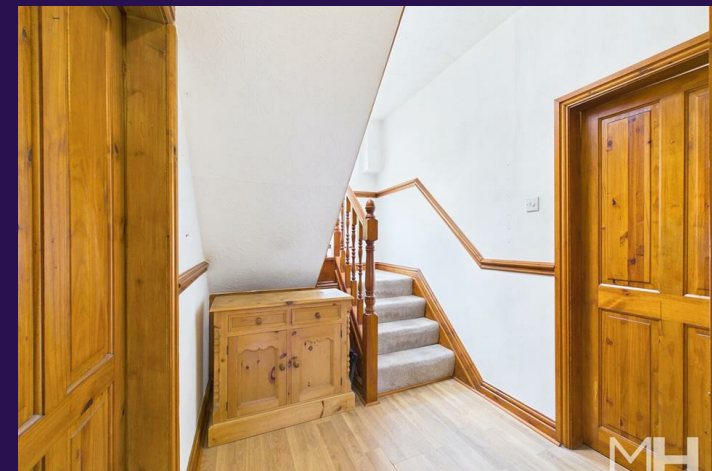
15'3" x 11'11" (4.66m x 3.62m)
UPVC double glazed window to the front elevation. Velux roof light to the rear elevation. Features built-in robe storage. TV aerial socket. Wood effect laminate flooring. Access to the loft storage. Pendant light fitting. Radiator.

Bedroom Two

6'7" x 11'6" (2.00m x 3.5m)
UPVC double glazed window to the front elevation. Under eaves storage. Radiator. Wood effect laminate flooring. Access to the loft. Inset spotlights to ceiling.

Family Bathroom

7'9" x 8'10" (2.37m x 2.70m)
Velux roof light to the rear elevation. Features a four piece suite in white comprising of a low flush WC with concealed cistern, wash hand basin set with vanity





unit with mixer tap, corner panelled bath and stepping corner shower with waterfall and handheld fittings. Part tiled elevations. Extractor fan. Radiator. Inset halogen spotlights.

Exterior

The front garden is enclosed and attractively landscaped with well-stocked planted borders featuring a variety of mature shrubs, plants and established bushes. A generous paved driveway provides ample off-road parking for several vehicles and leads to the detached single garage.

To the rear, the enclosed mature garden has been thoughtfully designed to create an excellent outdoor living space. A substantial decked seating area is ideal for entertaining and al fresco dining, complemented by a well-maintained lawn, additional paved patio areas and beautifully stocked borders filled with an array of mature shrubs, plants and established bushes, providing colour, privacy and year-round interest.

Detached Single Garage

19'4" x 9'7" (5.90m x 2.93m)

With up and over style door, power and light.

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:

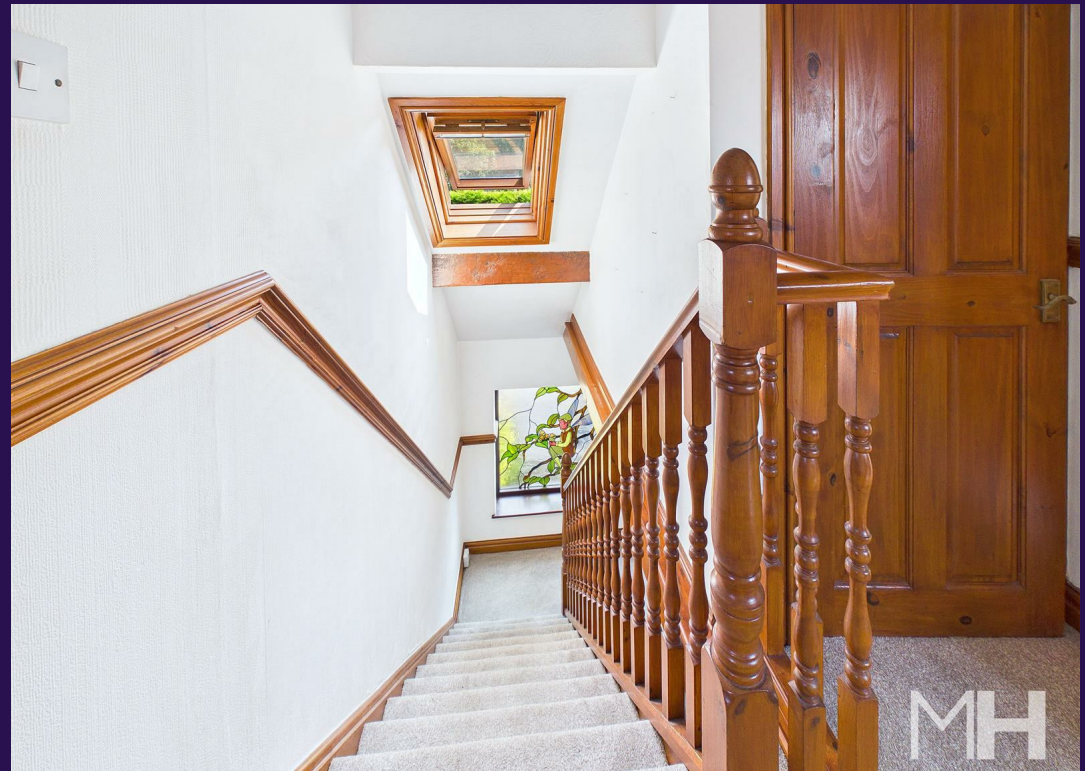
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

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

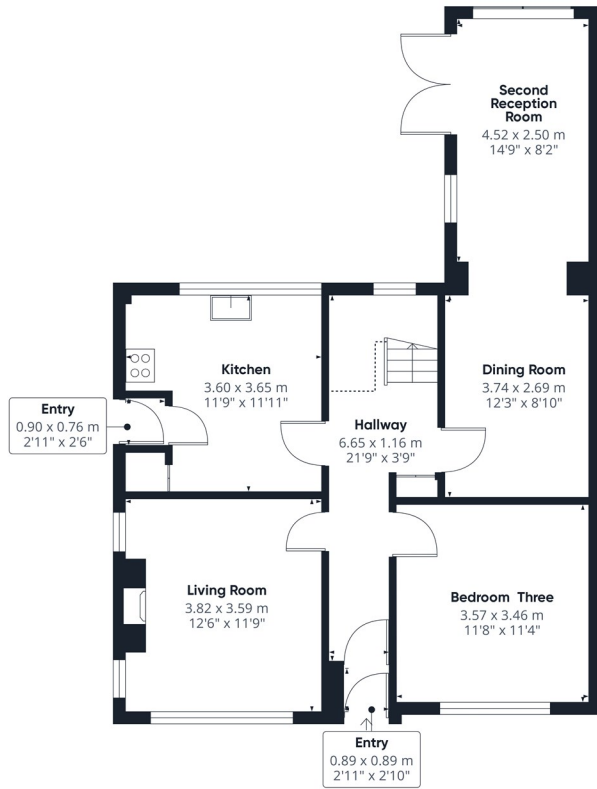
Local Authority – South Ribble Council

Council Tax – Band D

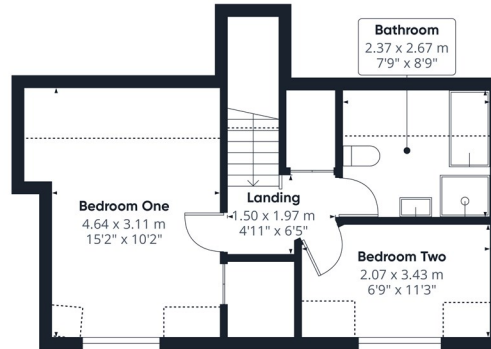
Viewings – By Appointment Only

Tenure – Freehold





Ground Floor



First Floor



Approximate total area^m

105.4 m²
1145 ft²

Reduced headroom

10.5 m²
113 ft²

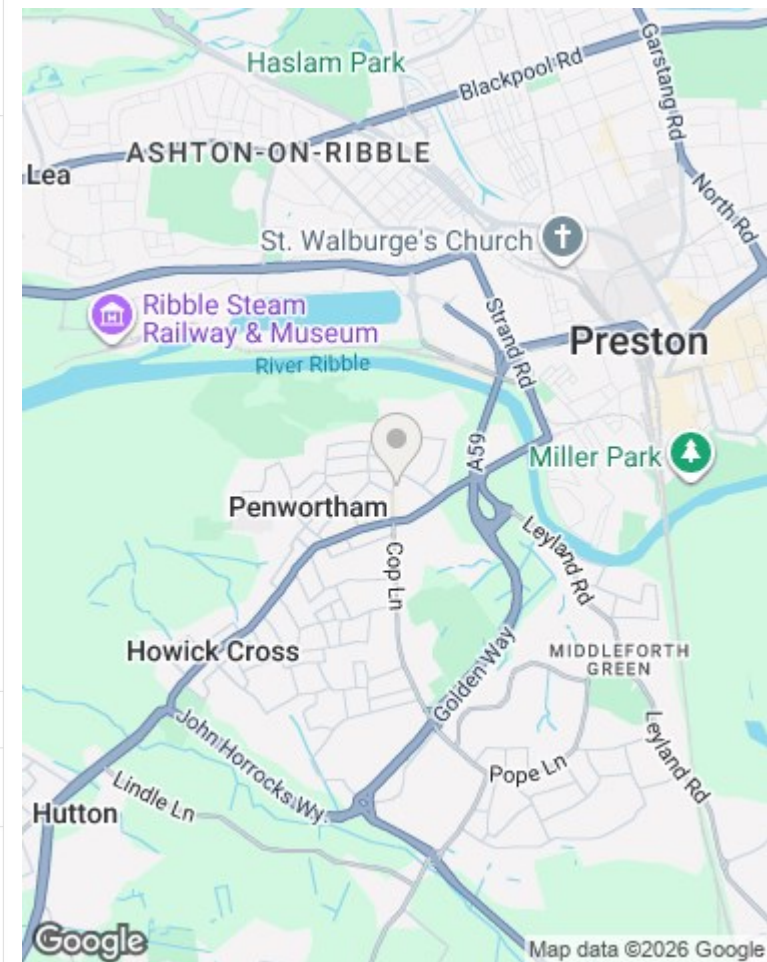
(1) Excluding balconies and terraces

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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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	