

HILLTOP, HILL ROAD

PENWORTHAM, PRESTON, PR1 9XH

£495,000

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Rarely Available Detached Bungalow on the Prestigious Hill Road
- Prime Higher Penwortham Location
- Two Generous Double Bedrooms
- Highly Versatile Accommodation Arranged Over Two Floors
- Spacious Living Room & Separate Second Reception Room
- Well-Appointed Dining Kitchen & Separate Utility Room
- Two Bathrooms Plus Ground Floor Cloakroom/W.C
- Gated Driveway Parking & Integral Garage
- Private Rear Garden – Ideal for Relaxing & Al Fresco Dining
- Walking Distance to Penwortham's Vibrant High Street

Property Summary

Rarely does a property of this calibre become available in such a highly sought-after setting. Occupying a prime position on the prestigious Hill Road in Higher Penwortham, this superb two-bedroom detached bungalow offers beautifully presented and highly versatile accommodation, thoughtfully arranged across two floors.

Perfectly positioned for the very best that Penwortham has to offer, the property is within easy reach of the vibrant and well-regarded high street, with its excellent selection of independent shops, cafés, bars and restaurants. Local bus routes are also readily accessible, while Preston city centre and the wider motorway network are only a short drive away.

Internally, the well-appointed accommodation provides an impressive degree of flexibility. The ground floor comprises a welcoming entrance hallway, spacious living room, versatile second reception room, dining kitchen, separate utility room, cloakroom/W.C, generous double bedroom and a substantial shower room.

To the first floor is a further impressive double bedroom, complemented by a dedicated dressing room and additional bathroom, creating an excellent private suite and providing considerable versatility for couples, families or those requiring guest accommodation.

Externally, the property continues to impress. To the front is an attractive, low-maintenance enclosed garden, together with gated driveway parking leading to an integral garage. To the rear, the private garden provides a peaceful and secluded retreat, with ample opportunity for outdoor seating, entertaining and al fresco dining.

Combining a prestigious Higher Penwortham address with versatile accommodation, excellent presentation and generous outside space, this exceptional detached home represents a rare opportunity on one of the area's most desirable residential roads.

Early viewing is strongly recommended to fully appreciate the accommodation, setting and lifestyle this outstanding property has to offer.

Entrance Hallway
3'11" x 15'11" (1.19m x 4.85m)
Entrance via a UPVC double-glazed door featuring attractive obscured leaded-glazed panels and a matching leaded-glazed panel above, creating a characterful first impression. Period detailing including decorative ceiling coving and a traditional picture rail. Wood effect laminate flooring leading onto carpet. Ceiling light fitting. Modern column style radiator. Cupboard housing utilities. Oak doors leading to all ground floor accommodation.

Living Room
11'11" x 14'4" (3.62m x 4.36m)
UPVC double glazed bay window with feature leaded panels to front elevation. Decorative ceiling coving, ornate ceiling rose with pendant light fitting and two wall lights. Feature inset log burning stove with feature surround. Carpeted. Two radiators.

Dining Room/Second Reception
11'10" x 13'10" (3.61m x 4.21m)
UPVC double glazed bay window with feature leaded panels to front elevation. Decorative ceiling coving. Pendant light fitting and two wall lights. Carpeted. Column style radiator.

Dining Kitchen
9'7" x 23'7" (2.93m x 7.18m)
UPVC double glazed windows to side and rear elevations. UPVC double glazed door leading onto rear garden. Features a stylish range of contemporary Shaker-style wood effect wall and base units, complemented by contrasting work surfaces and matching upstands. An inset one-and-a-half bowl stainless steel sink and drainer with mixer tap. Integrated appliances include an electric fan-assisted oven, four-ring electric hob with stainless steel chimney-style extractor over, dishwasher and space for American style fridge/freezer. Stylish peninsula breakfast bar with comfortable space for two stools, creating a sociable and practical spot for casual dining. Inset spotlights to ceiling and pendant light fitting. Decorative coving to ceiling. Column style radiator. Carpeted dining area onto wood effect laminate flooring. Ample space for four seater dining table in carpeted dining area and built in cupboard storage.

Utility Room
5'8" x 5'10" (1.73m x 1.79m)
UPVC double glazed obscured window to side elevation. Features a range of contemporary Shaker-style wood effect wall and base units, wood effect work surfaces and part tiled elevations. Inset sink with mixer tap. Plumbed and space for washing machine and tumble dryer. Worcester combination boiler. Ceiling light fitting. Access to loft. Door leading through to shower room.

Downstairs Shower Room
5'7" x 8'2" (1.71m x 2.50m)
UPVC double glazed obscured window to side elevation. Features a contemporary three-piece suite in white, comprising a low-level W.C, inset wash hand basin with mixer tap set within a vanity unit with drawer storage. A walk-in shower with a thermostatically controlled mixer shower and handheld shower attachment. Further features include fully tiled elevations, vinyl flooring, inset spotlights to ceiling, modern heated towel radiator, a wall-mounted vanity mirror and extractor fan.

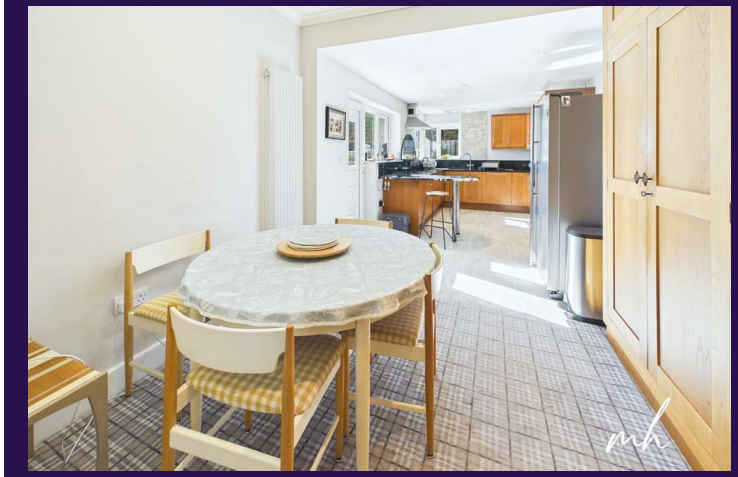
Bedroom One
9'10" x 11'11" (2.99m x 3.63m)
UPVC double glazed patio doors leading out to the rear garden with window openers above. Built in robe storage. Column style radiator. Decorative coving to ceiling. Ceiling light fitting. Carpeted.

Downstairs W.C
2'6" x 5'5" (0.75m x 1.64m)
UPVC double glazed obscured window to side elevation. Features a contemporary two piece suite in white, comprising a low-level W.C with concealed cistern and a wall hung wash hand basin with mixer tap. Further features include fully tiled elevations, vinyl flooring, ceiling light fitting, heated towel radiator and a wall-mounted vanity mirror.

Inner Hallway
9'5" x 2'10" (2.88m x 0.86m)
Period detailing including decorative ceiling coving and a traditional picture rail. Carpeted. Ceiling light fitting. Oak doors leading to all ground floor accommodation.

First Floor Landing
2'9" x 6' (0.83m x 1.83m)
Built in storage cupboard. Ceiling light fitting. Carpeted. Oak doors leading to all first floor accommodation.













Dressing Room
9'12" x 11'10" (3.04m x 3.61m)
Velux roof light. Built in eaves storage. Radiator. Carpeted. Inset spotlights to ceiling.

Bedroom Two
11'10" x 15'1" (3.61m x 4.61m)
UPVC double glazed windows to rear elevation. Inset spotlights to ceiling. Built in eaves storage. Carpeted. Radiator.

Bathroom
7'7" x 4'11" (2.30m x 1.49m)
UPVC double glazed obscured window to side elevation. Features a contemporary three-piece suite in white, comprising a low-level W.C, an inset wash hand basin with mixer tap set within a vanity unit with drawer storage and a wall mounted vanity mirror, panelled bath with mixer tap and handheld fitment. Further features include fully tiled elevations, vinyl flooring, wall lights and a heated towel ladder radiator.

Integral Garage
9'10" x 22'5" (2.99m x 6.82m)
Electric up and over door. UPVC double glazed window and door leading to rear garden. Power and light.

Front External
The front of the property has been thoughtfully landscaped for ease of maintenance, with established planted borders incorporating a variety of mature plants, shrubs and bushes. A generous imprinted concrete driveway provides off-road parking for two vehicles and leads directly to the integral single garage, accessed via an electric sliding gate. Wall-mounted electric vehicle charger.

Rear External
The rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space, featuring a neatly maintained lawn bordered by paved patio areas providing ample space for outdoor seating and al fresco dining. Raised planted beds contain a colourful variety of established plants and shrubs, complemented by mature trees and hedging which provide an excellent degree of privacy. Further paved areas extend around the property, creating a practical and inviting garden ideal for relaxing and entertaining.

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 D

Viewings – By Appointment Only

Tenure – Freehold

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Approximate total area(1)

133.1 m²
1487 ft²

Reduced headroom

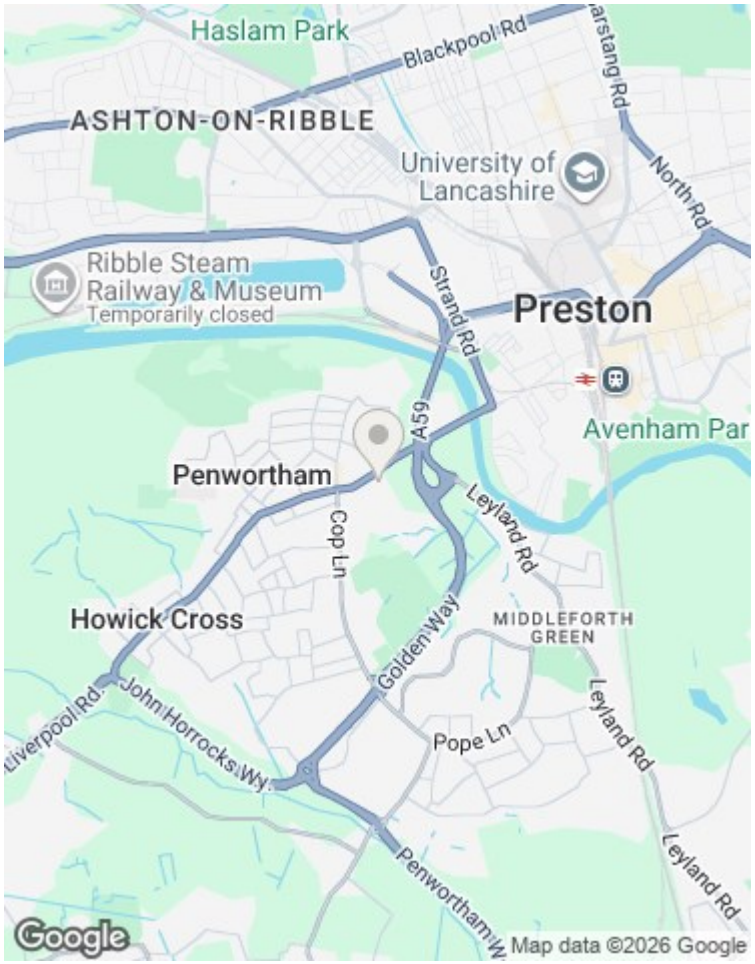
8.1 m²
87 ft²

(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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