

## 47 HIGHGATE PENWORTHAM, PRESTON, PR1 ODU

**OFFERS OVER £400,000**  
**FREEHOLD**

Rarely do such exceptional traditional family homes in the highly desirable area of Higher Penwortham come to market. This charming semi-detached property is set along a tree-lined road, just a short distance from Penwortham's lively high street and its excellent range of local amenities. The home features three bedrooms, two spacious reception rooms, a breakfast room, kitchen, and a stunning entrance hall with an impressive staircase. While the property would benefit from modernisation, it retains a wealth of original character features. Externally, there is a generous rear garden and a larger-than-average detached garage, along with a front garden and driveway providing off-road parking. The property also benefits from gas central heating and offers excellent scope for further development. Ideally located close to local services, highly regarded schools, bus routes, and major road links, this is a home that must be viewed to fully appreciate its size, setting, and quality of construction. Offered for sale with no onward chain. Early viewing is strongly advised.

**MARIE HOLMES**

SALES | LETTINGS | MORTGAGES

# 47 HIGHGATE

- Traditional Semi Detached House • Most Sought After & Desirable Location • Beautifully Tree Lined Road • Close Proximity to Penwortham's Vibrant Centre • Three Bedrooms • Three Reception Rooms • Gas Central Heating • Many Breathtaking Original Features • Excellent Further Potential • Driveway Parking & Front & Rear Garden



## Entrance Porch

8'3" x 3'11" (2.52 x 1.19)

With aluminium double glazed sliding door to front and door to entrance hall. Beautiful original leaded light internal window.

## Hallway

9'3" x 7'2" (2.81 x 2.18)

A great first impression with a breath-taking turning back staircase to the first floor with natural light from a stunning leaded light window to the half landing, providing excellent natural light, radiator, ceiling light and door off.

## Lounge

11'9" x 13'5" (3.58 x 4.10)

Rear lounge room with uPVC double glazed French doors to the rear overlooking and accessing the rear garden, ceiling light, original coving to ceiling and radiator.

## Second Reception/Dining Room

11'10" x 13' (3.61 x 3.97)

Being a large front aspect reception room with a double glazed leaded light bay window to the front, radiator and ceiling light, original coving to ceiling.

## Breakfast Room

8'9" x 8'11" (2.67 x 2.71)

With a double glazed window to the side, amazing original built-in larder unit with cupboards and drawers, additional original fitted plate cupboard ceiling light and radiator. Door opening to kitchen.

## Kitchen

9'1" x 6'3" (2.76 x 1.91)

With a range of wall, drawer and base units with contrasting working surfaces, electric double oven, gas hob, single sink unit, uPVC double glazed window and door access to the rear. Door to the rear.

## First Floor Landing

Being approached via a turning back staircase and at first floor level there is a stylish curved spindle balustrade, stylish characterful part panelled wall detail in the 1930's style Lincrusta, the gorgeous leaded light original window great a great feature at first floor level. Ceiling light and doors off.

## Bedroom One

11'10" x 13' (3.60 x 3.97)

With a double glazed bay window to the front elevation, ceiling light and radiator.

## Bedroom Two

11'10" x 11'1" (3.60 x 3.37)

A great size double bedrooms with a double glazed window to the rear elevation, radiator and ceiling light. A range of fitted wardrobes to one wall.

## Bedroom Three

8'6" x 4'10" (2.59 x 1.48)

With a double glazed window to the front and ceiling light.

## Bathroom

5'7" x 8'1" (1.69 x 2.47)

With a two piece suite comprising wash hand basin and panelled bath with shower over, opaque window to the rear and cupboard housing the central heating boiler.

## Separate W.C.

2'11" x 6'3" (0.89 x 1.903.65)

Low suite W.C. with window to the rear.

## Outside

To the front there is a garden area providing driveway parking and a lovely curved flower bed area. Detached garage.

## Rear Garden

A great size sunny and private rear garden being laid to

lawn and a well established selection of mature plants, shrubs and trees.

### Garage

11'12" x 17'4" (3.65 x 5.29)

A great size garage being larger than a single with up and over door.

### 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 office on 01772 750777.

## 47 HIGHGATE





## 47 HIGHGATE

### ADDITIONAL INFORMATION

**Local Authority** – South Ribble Council

**Council Tax** – Band D

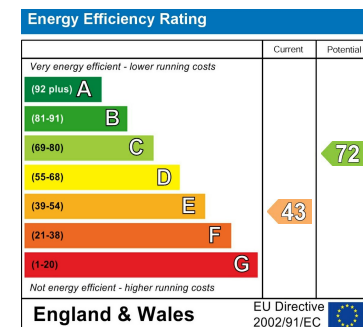
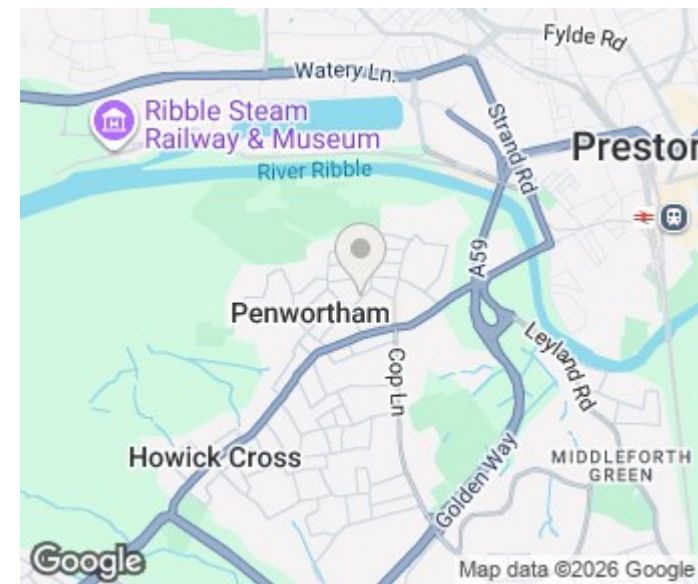
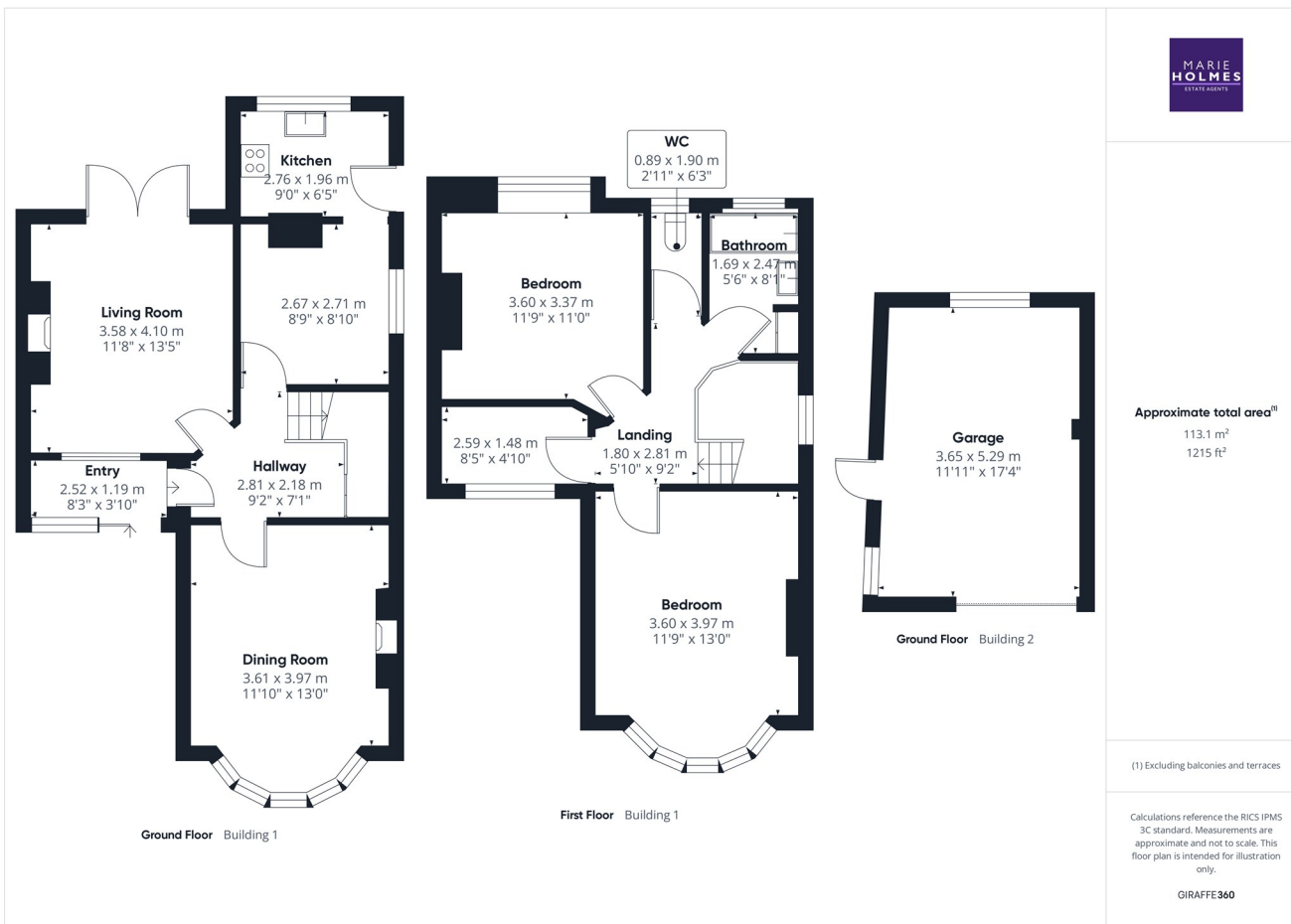
**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold

**EPC Rating** – E





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.

### Marie Holmes Estate Agents

36d Liverpool Road  
Penwortham  
Preston  
Lancashire  
PR1 0DQ

01772 750777  
penwortham@marieholmes.co.uk  
www.marieholmes.co.uk

**MARIE HOLMES**  
SALES | LETTINGS | MORTGAGES