



**73 BLOOMFIELD GRANGE**

PENWORTHAM, PRESTON, PR1 9LJ

Offers In The Region Of

**£139,950**



## Key Features

- Unique & Immaculately Presented Mid Mews Property
- Offered For Sale with the Benefit of NO ONWARD CHAIN DELAY
- Highly Convenient Penwortham Location
- Within Easy Reach of Preston City Centre
- Excellent Access to Main Roads & Motorway Networks
- Close to Local Schools, Shops & Everyday Amenities
- Modern Fitted Kitchen with Integrated Appliances
- Spacious Living Area with Patio Doors to the Rear Garden
- Private & Enclosed Rear Garden
- Off-road Parking for Two Vehicles

## Property Summary

Marie Holmes Estate Agents are delighted to offer for sale this attractive and well-presented mid-mews property, offered to the market with the benefit of no onward chain delay.

Ideally situated in Penwortham on the outskirts of Preston City Centre, the property enjoys a convenient location within easy reach of an excellent range of local amenities and schools, together with superb access to the main road and motorway networks, making it particularly well suited to commuters and those requiring convenient access throughout the wider area.

Internally, the property offers well-appointed accommodation with a practical and appealing layout. A welcoming entrance hallway leads through to a modern fitted kitchen and a spacious living area, with patio doors providing direct access onto the rear garden and allowing plenty of natural light into the accommodation.

To the first floor is a generously proportioned mezzanine bedroom together with a three-piece modern bathroom.

Externally, the property benefits from off-road parking for two vehicles, while to the rear is a private and enclosed garden providing an ideal space for relaxing and outdoor entertaining.

Offering an excellent combination of location, presentation and convenience, this appealing home would be ideally suited to a range of purchasers, including first-time buyers, downsizers and investors. Early viewing is highly recommended to fully appreciate the accommodation on offer.

## Entrance Hallway

3'8" x 5'3" (1.13 x 1.60)

Entrance via hardwood front door with feature glazed panel into the hallway. Storage cupboards. Vinyl wood effect flooring. Ceiling light fitting. Internal glazed door leads through to the open plan living/dining room. Open to:-

## Kitchen

6'8" x 7'7" (2.03 x 2.32)

UPVC double glazed window to the front elevation. Features range of eye and base level units with contrasting complementary work surfaces over and inset stainless steel sink and drainer unit with mixer tap. Integrated appliances include electric fan assisted oven, induction hob and stainless steel chimney style extractor. Space and plumbed for washing machine. Space four tall fridge freezer. Spotlight fitting to ceiling. Wood effect vinyl flooring.

## Open Plan Dining/Living Area

12'7" x 16'1" (3.83 x 4.89)

UPVC double glazed patio sliding doors to the rear elevation leading out onto the garden. Two wall mounted electric heaters. Wall mounted electric fire. Staircase leading to first floor mezzanine. Pendant light fittings. Carpeted. TV aerial socket.

## Bedroom

7'8" x 13'10" (2.34 x 4.22)

With glazed balustrade mezzanine overlooking the dining/living area. UPVC double glaze window to the front elevation. Features fitted robe storage with kneehole dressing table. Carpeted. Pendant light fitting.

## Bathroom

4'7" x 7'5" (1.40 x 2.25)

Obscured window to the side elevation. Features a three-piece suite in white comprising of a low flush WC, pedestal wash hand basin and panelled bath with electric shower over and glazed retractable

shower screen. Chrome towel ladder radiator. Wall mounted vanity cabinet. Extractor fan. Fully tiled elevations. Tiled flooring. Inset spotlights to ceiling. Loft access hatch.

## Rear Garden

Fully enclosed with perimeter fencing and low maintenance with raised decking area, gravelled beds and raised planter. Ideal for alfresco dining or outdoor entertaining.

## Front External

The front of the property is low maintenance with driveway parking for two vehicles and low dividing party wall.

## 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:

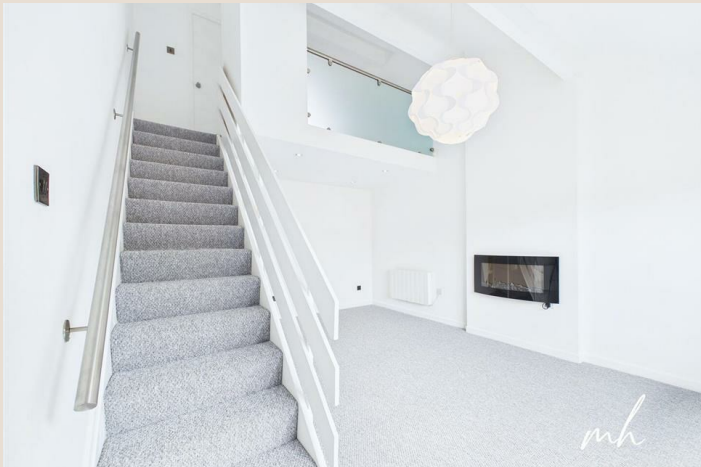
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

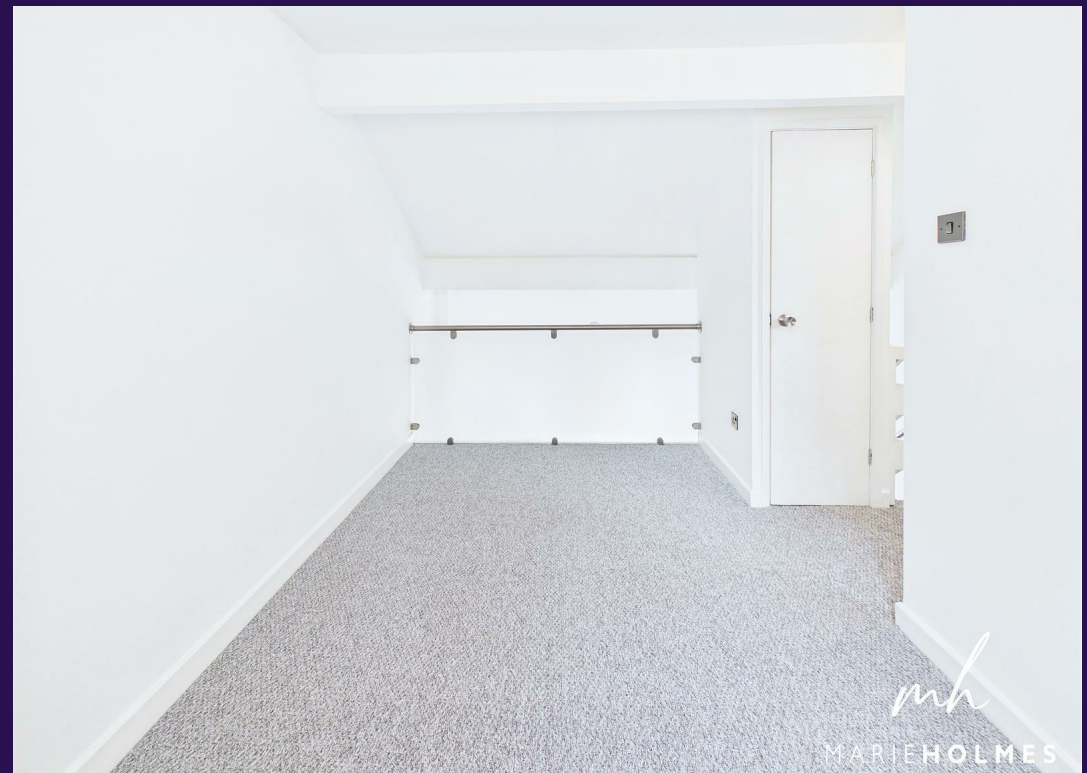
#### NOTICE:

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

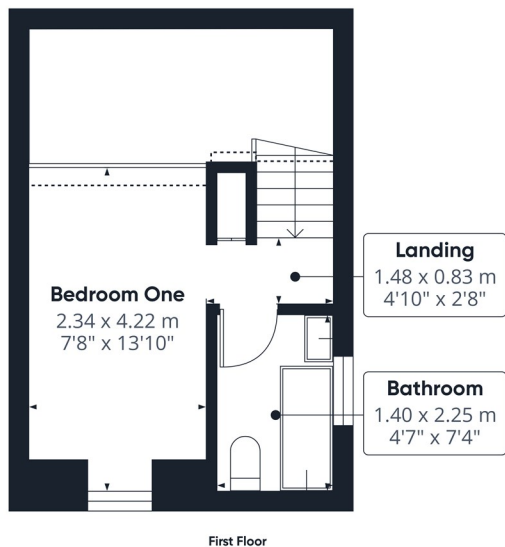
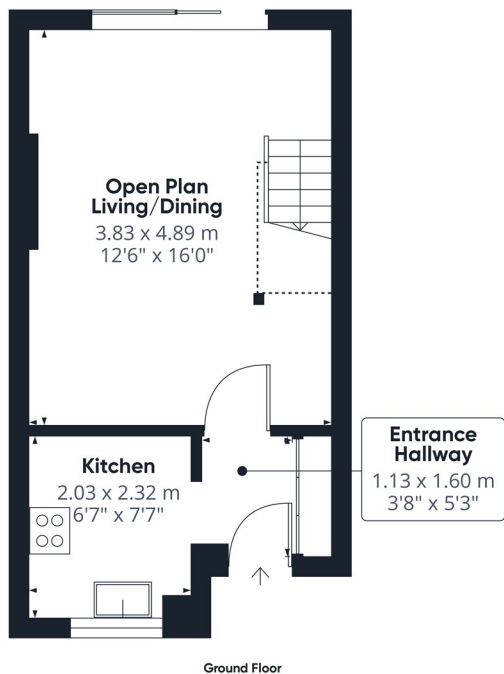
**Local Authority –**

**Council Tax –** Band A

**Viewings –** By Appointment Only

**Tenure –** Freehold





Approximate total area<sup>m</sup>  
39.5 m<sup>2</sup>  
425 ft<sup>2</sup>

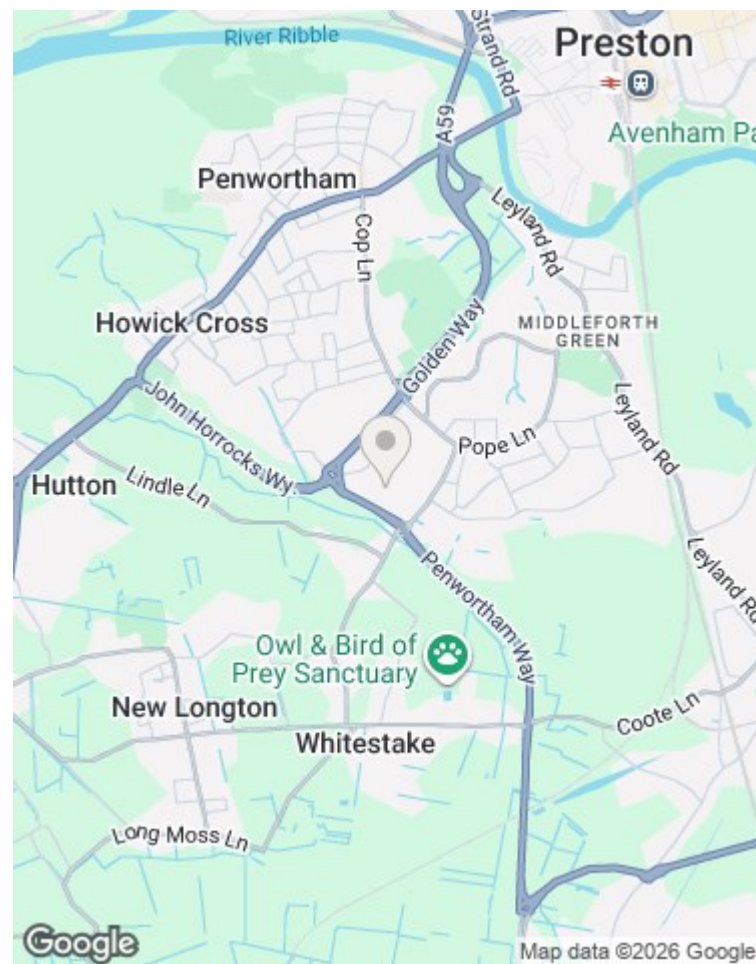
Reduced headroom  
2.1 m<sup>2</sup>  
22 ft<sup>2</sup>

(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.

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.

**Marie Holmes Estate Agents**  
36d Liverpool Road  
Penwortham  
Preston  
Lancashire  
PR1 0DQ

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

#### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>89</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>50</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |