

45 KENSINGTON AVENUE PENWORTHAM, PRESTON, PR1 0EE

£349,950
FREEHOLD

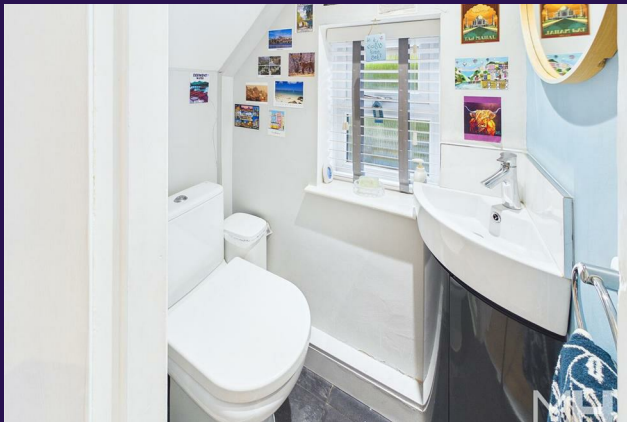
Marie Holmes Estate Agents are delighted to bring to market this outstanding extended family home, set within the highly desirable area of Higher Penwortham. Beautifully presented throughout, this property offers an exceptional standard of accommodation that is sure to impress even the most discerning buyer. Upon entering, you are welcomed by a bright and inviting entrance hallway, leading through to a spacious living room and a second reception room complete with a stylish feature stove—ideal for cosy evenings. The heart of the home is the impressive family breakfast kitchen, thoughtfully designed for modern living, which flows seamlessly into a stunning orangery. With bi-folding doors opening onto the rear garden, this space is perfect for both everyday family life and entertaining. A convenient ground floor WC completes the layout. To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom, all finished to a high standard. Externally, the property benefits from off-road parking and a low-maintenance garden to the front. To the rear, you'll find a private, south-facing garden offering an excellent space for outdoor entertaining, along with a versatile garden room currently used as a home office—ideal for remote working or additional leisure space. Early viewing is highly recommended, as strong interest is anticipated for this exceptional home.

MARIE HOLMES

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45 KENSINGTON AVENUE

- Superb Extended Family Home • Positioned in Higher Penwortham • Family Breakfast Kitchen • Two Reception Rooms & Orangery • Downstairs Cloaks WC • Three Bedrooms • Family Bathroom • South Facing Rear Garden with Garden Room • Driveway offering Off Road Parking • Early Viewing Comes Highly Recommended



Entrance Hallway

UPVC double glazed side window and composite front door. Carpeted staircase leading to all first floor accommodation. Doors leading off to all ground floor accommodation. Double panel radiator. Wood effect laminate flooring. Ceiling light fitting.

Lounge

10'9" x 10'10" (3.28m x 3.3m)

UPVC double glazed bay window with feature leaded lights. Feature inset fireplace. Carpeted. Ceiling light fitting. Coving to ceiling. Double panel radiator. TV aerial socket.

Cloaks W.C

Understairs cloaks W.C with UPVC double glazed obscured window to the side elevation. Features a two piece suite in White comprising of a low flush W.C and corner wash hand basin set within a vanity unit. Tiled flooring. Ceiling light fitting.

Breakfast Kitchen

18'12" x 17'4" (5.79m x 5.28m)

UPVC double glazed window to the side and rear elevations. Two electronically operated Velux roof lights and vaulted ceiling. Features a range of eye and base level units in a high gloss finish with contrasting Minerva work surfaces over and splash back. Inset one and a half bowl sink and drainer unit with mixer tap. Integrated appliances include electric oven, microwave and induction hob with

modern extractor over. Integrated dishwasher, double fridge and under counter freezer with integrated washing machine and tumble dryer. Breakfast bar with space for two bar stools. Feature under cabinet low level lighting and inset spotlights to ceiling. Wood effect laminate flooring.

Second Reception

11'10" x 10'10" (3.61m x 3.3m)

Leading off from this kitchen is a well appointed snug with feature fireplace and log burner with tiled hearth. Ceiling light fitting. Wood effect laminate flooring. Double panel radiator.

Orangery

10'5" x 15'9" (3.18m x 4.8m)

A fabulous bright and airy extension to the property with roof lantern and bi fold doors opening out on to the rear garden. Inset spotlights to ceiling. Wood effect laminate flooring. Feature radiator.

First Floor Landing

UPVC double glazed obscured window to the side elevation. Doors leading to all first floor accommodation. Carpeted. Ceiling light fitting.

Bedroom One

10'10" x 10'2" (3.3m x 3.1m)

UPVC double glazed bay window to the front elevation. Ceiling light fitting. Carpeted. Radiator.

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Bedroom Two

11'11" x 8'10" (3.63m x 2.69m)

UPVC double glazed window to the rear elevation. Ceiling light fitting. Carpeted. Double panel radiator. Access to the loft.

Bedroom Three

7'10" x 6'7" (2.39m x 2.01m)

UPVC double glazed window to the front elevation. Ceiling light fitting. Carpeted. Double panel radiator.

Family Bathroom

6'9" x 6' (2.06m x 1.83m)

UPVC double glazed obscured window to the rear elevation. Features a three piece suite in white comprising of low flush W.C, pedestal wash hand basin and panelled bath with mixer shower and glass shower screen. Part tiled elevations. Vinyl floor covering.

Garden Room

Currently utilised as a home office with power and light.

Front External

The front garden is low maintenance with low brick wall, gravelled area and driveway parking for two vehicles.

Rear External

Fully enclosed SOUTH FACING rear garden with side access gate and large decking area leading out from the conservatory. Mainly laid to lawn with garden

room currently used as a home office and a garden shed for storage.

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:

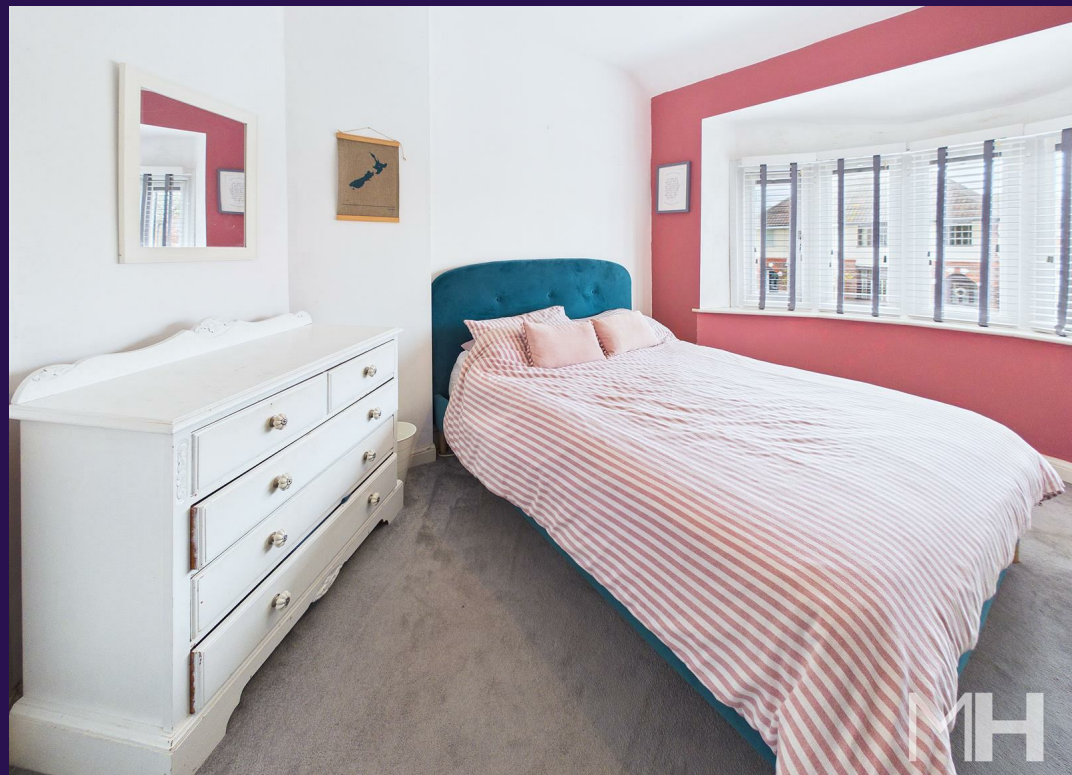
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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.







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ADDITIONAL INFORMATION

Local Authority – South Ribble Council

Council Tax – Band C

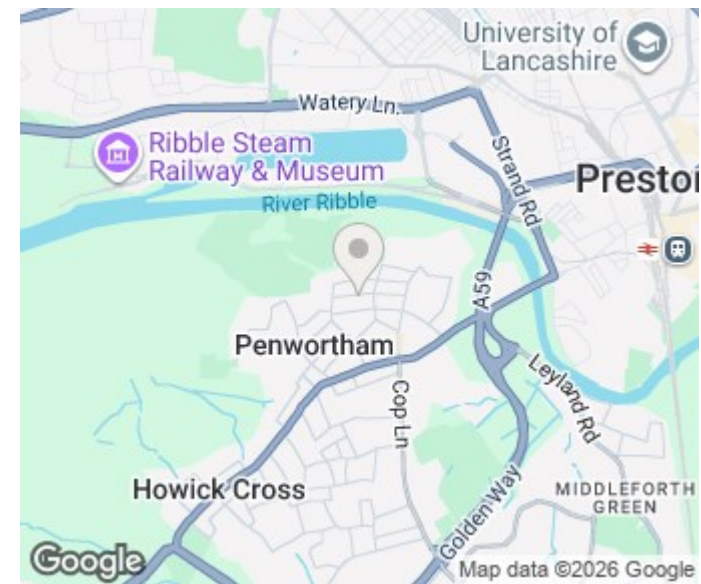
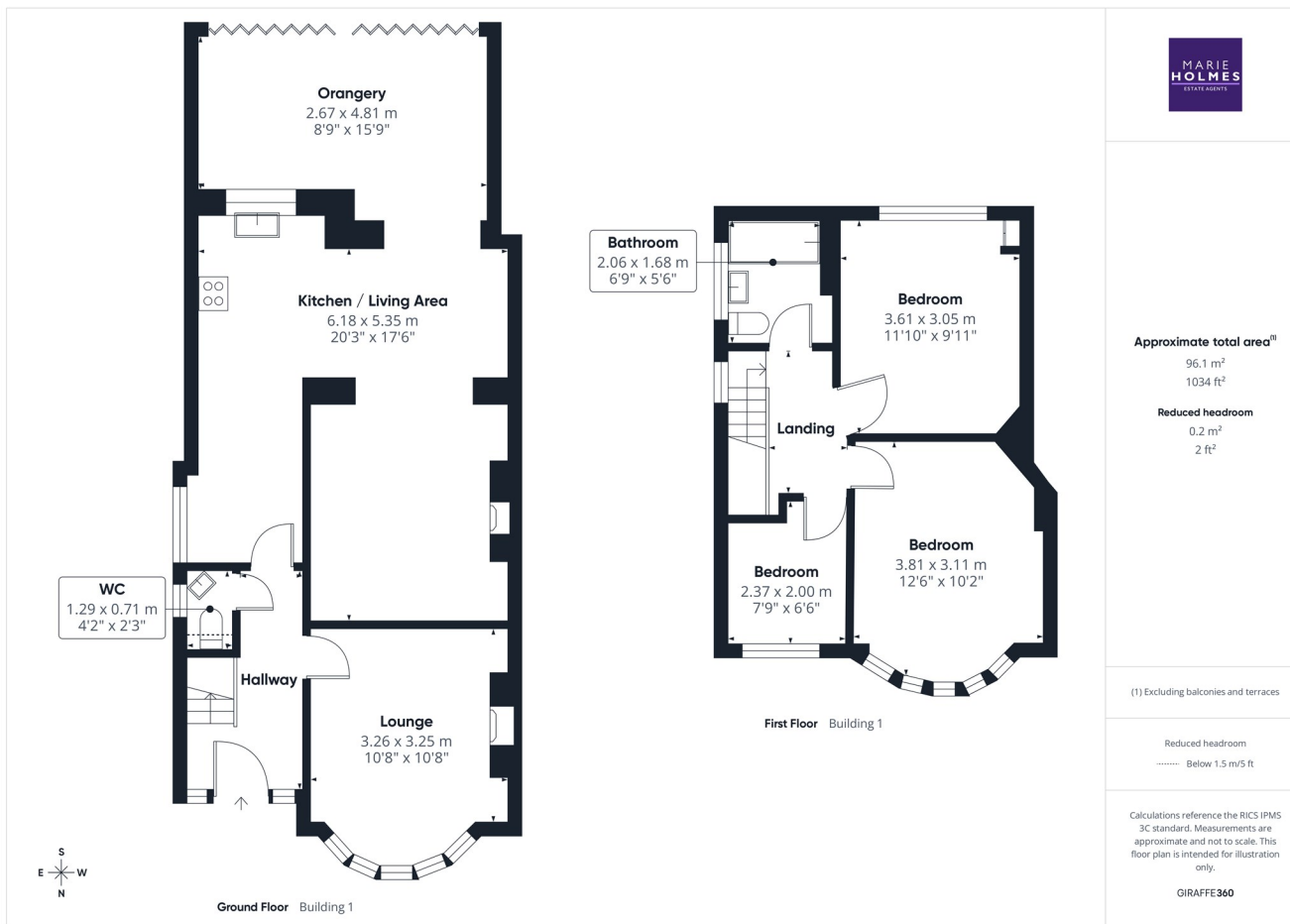
Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

EPC Rating –





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	

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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