



## 3 CROOKINGS LANE PENWORTHAM, PRESTON, PR1 0HU

**OFFERS OVER £349,950**  
**FREEHOLD**

A beautifully presented 1930s extended semi-detached family home, ideally situated in the highly sought-after area of Higher Penwortham. Conveniently located within walking distance of the vibrant high street, offering an excellent selection of amenities, independent shops, bars and restaurants. This superb property has been thoughtfully extended to provide generous and well-proportioned accommodation throughout, including three spacious double bedrooms, a modern family bathroom, and a bright and airy ground floor cloakroom/W.C. The recently refitted kitchen features high-quality units complemented by elegant quartz work surfaces. The home further benefits from two impressive reception rooms, one of which enjoys views over and direct access to the delightful, sun-filled rear garden—perfect for both relaxing and entertaining. Externally, the property offers ample driveway parking for multiple vehicles, along with an attached garage. Early viewing is highly recommended to fully appreciate the size, standard of presentation, and prime location of this exceptional home. Ideally positioned within the catchment area for highly regarded local schools. Early viewing is strongly advised to fully appreciate the dimensions this property has to offer.

**MARIE HOLMES**

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## 3 CROOKINGS LANE

- Extended 1930's Semi Detached Property • Much Sought After Location in Higher Penwortham • Close to all Local Amenities & Transport Links • Two Spacious Reception Rooms • Downstairs Cloaks W.C & Modern Fitted Kitchen • Three Good Size Double Bedrooms • Modern Family Bathroom • Rear Low Maintenance Garden • Driveway Parking for Several Vehicles & Garage • Early Viewing Comes Highly Recommended



### Entrance Hallway

12'4" X 6'11" (3.75 X 2.12)

Entrance via UPVC double glazed front door to the front elevation with UPVC double glazed side window. Carpeted staircase leading to all first floor accommodation. Ceiling light fitting. Solid wood Herringbone flooring. Radiator. Doors leading off to all ground floor accommodation.

### Lounge

11'10" X 11'12" (3.60 X 3.65)

UPVC double glazed leded bay window to the front elevation. Feature gas fire set in a modern surround with granite effect hearth. Solid wood Herringbone flooring. Modern panel radiator. TV aerial socket. Ceiling light fitting with decorative rose, Feature picture rail. Coving to ceiling.

### Downstairs Cloaks W.C

5'10" X 2'7" (1.77 X 0.78)

UPVC double glazed obscured window to the side elevation. Features a two piece suite in White comprising of low flush W.C and wash hand basin with mixer tap set within a vanity unit. Chrome heated towel ladder. Feature wall panelling. Ceiling light fitting. Solid wood Herringbone flooring.

### Second Reception Room

14'4" X 12'1" (4.38 X 3.68)

UPVC double glazed French doors to the rear elevation which lead out on to the rear garden and allow an abundance of light to flood this bright and airy room. Feature electric fire with marble effect hearth and modern surround. Solid wood Herringbone flooring. Coving to ceiling. Feature radiator. TV aerial point. Ceiling light fitting.

### Kitchen

19'7" X 6'10" (5.97 X 2.09)

UPVC double glazed window to the front and side

elevations. UPVC double glazed door to the side elevation. Features a range of eye and base level units in high gloss White with contrasting work surfaces over and acrylic splashbacks. Inset one and a half bowl composite sink and drainer unit with Quooker hot water tap. Integrated appliances include electric oven with four burner gas hob over. Space and plumbed for washing machine and dishwasher. Space for tall fridge freezer. Solid wood Herringbone flooring.

### First Floor Landing

8'7" X 3'10" (2.62 X 1.18)

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

### Bedroom One

12'4" X 16' (3.77 X 4.88)

UPVC double glazed leded window to the front elevation. Feature radiator. Inset spotlights to ceiling. Wood effect laminate flooring.

### Bedroom Two

11'7" X 12'1" (3.52 X 3.68)

UPVC double glazed leded bay window to the front elevation. Features fitted robe storage. Ceiling light fitting. Radiator. TV aerial socket. Wood Herringbone effect flooring.

### Bedroom Three

11'10" X 9'9" (3.60 X 2.98)

UPVC double glazed window to the rear elevation. Inset spotlights to ceiling. Radiator. Wood effect laminate flooring. Fitted robe storage.

### Family Bathroom

6'6" X 6'10" (1.98 X 2.08)

UPVC double glazed obscured window to the side

elevation. Features a three piece suite in White comprising of low flush W.C, wash hand basin set within vanity unit with chrome mixer tap and panelled bath with mixer shower and glass shower screen. Fully tiled elevations. Inset spotlights to ceiling.

#### Front Exterior

The property benefits from a low maintenance front exterior with parking for several vehicles. Integral single garage with up and over style door, power and light.

#### Rear Exterior

A delightful enclosed and relatively low maintenance rear landscaped garden, mainly laid to lawn with Indian stone paved pathways and patio areas. Two garden sheds.

#### 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:

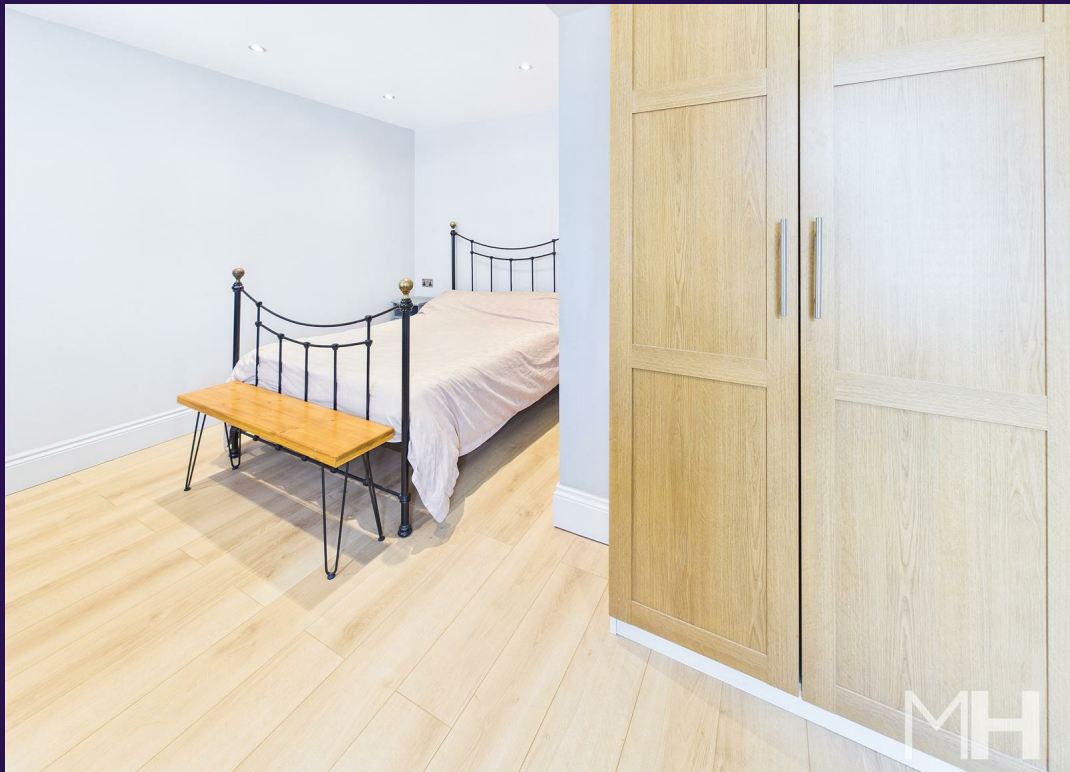
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

##### 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 D

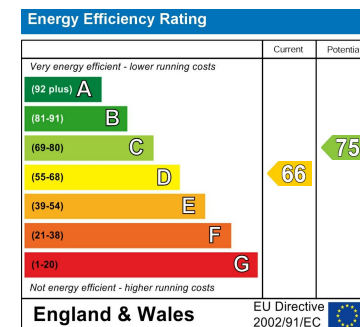
**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold

**EPC Rating** – D





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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