

41 GREAVESTOWN LANE

LEA, PRESTON, PR2 1PD

£155,000

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Beautifully Presented Three Bedroom End-Terraced Home
- Ideal for First-Time Buyers & Growing Families
- Extensive Block-Paved Driveway Providing Ample Off-Road Parking
- Spacious Lounge Perfect for Relaxing & Entertaining
- Contemporary High-Gloss Kitchen with Integrated Appliances
- Versatile Study – Ideal for Working from Home
- Three Well-Proportioned First-Floor Bedrooms
- Modern Three-Piece Family Bathroom
- Enclosed Low-Maintenance Rear Yard & Convenient Location Close to Local Amenities, Schools & Transport Links

Property Summary

This superb three-bedroom end-terraced property offers an exciting opportunity to acquire a spacious, modern home that has been tastefully appointed throughout and is ready for its new owners to move straight into. Combining contemporary styling with practical, versatile living accommodation, this delightful property is perfectly suited to first-time buyers, young professionals and growing families seeking a home with little to do but unpack and enjoy.

Occupying a generous plot, the property immediately impresses with its extensive block-paved driveway extending across the front and side, providing excellent off-road parking for several vehicles. A low-maintenance gravelled frontage and established boundary hedging further enhance its kerb appeal.

Internally, the accommodation is thoughtfully arranged and beautifully presented throughout. A welcoming entrance hallway provides access to a versatile study, ideal for those working from home, together with a comfortable and inviting lounge offering the perfect setting for relaxation and entertaining. The stylish, modern fitted kitchen features a contemporary range of high-gloss units complemented by integrated appliances, creating a practical yet attractive space for everyday living.

Ascending to the first floor, the property continues to impress with three well-proportioned bedrooms, offering flexible accommodation for family members, guests or additional home working requirements. A modern three-piece family bathroom completes the first-floor accommodation.

Externally, the property benefits from an enclosed rear yard, providing a private, low-maintenance outdoor space with room for a garden shed and additional storage.

Conveniently positioned within easy reach of a range of local amenities, reputable schools and excellent public transport links, the property is ideally situated for modern family life. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

Entrance Hallway

2'4" x 7'6" (0.71 x 2.28)
Entrance via a modern composite front door with feature leaded glazed side panel. Carpeted staircase leading to all first floor accommodation. Door leading through to the kitchen and living room. Carpeted. Radiator. Pendant light fitting.

Study

6'10" x 7'6" (2.09 x 2.28)
UPVC double glazed leaded window to the front elevation. Ceiling light fitting. Carpeted.

Lounge

10'4" x 15'11" (3.16 x 4.84)
UPVC double glazed window to the front and two UPVC double glazed windows to the side elevations. Feature gas fire with hearth and surround. Radiator. Two ceiling light fittings. TV aerial socket.

Kitchen

13'3" x 7'9" (4.05 x 2.37)
UPVC double glazed leaded window and door to the rear elevation. Features a range of modern handleless eye and base level units in a high gloss finish with contrasting complementary work surfaces over. Inset composite one and a half bowl sink and drainer unit with mixer tap. Integrated appliances include electric double oven, induction hob and modern chimney style extractor. Space for under counter fridge. Part tiled elevations. Tiled flooring. Ceiling light fitting.

First Floor Landing

7'9" x 5'6" (2.35 x 1.67)
Doors leading off to all first floor accommodation. Built in cupboard providing excellent storage space and Boiler. Access to the loft space. Ceiling light fitting. Carpeted.

Bedroom One

13'6" x 10'1" (4.11 x 3.07)
Two UPVC double glazed leaded windows to the front elevation. Features a range of bespoke fitted robe storage with top boxes and display dresser with drawer storage. Carpeted. Radiator. Ceiling light fitting.

Bedroom Two

10'4" x 6'8" (3.16 x 2.02)
UPVC double glazed leaded windows to the front and side elevations. Carpeted. Radiator. Pendant light fitting.

Bedroom Three

8'7" x 8'12" (2.61 x 2.74)
UPVC double glazed leaded window to the side elevation. Cupboard wall storage. Carpeted. Radiator. Pendant light fitting.

Family Bathroom

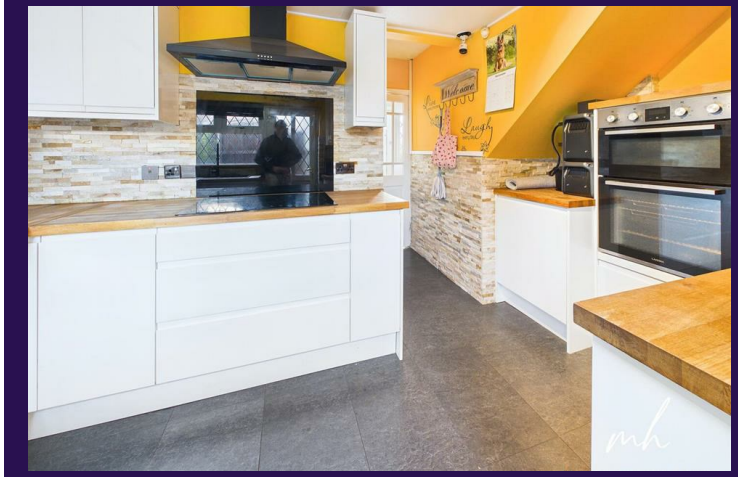
6'1" x 5'3" (1.86 x 1.61)
UPVC double glazed obscured leaded window to the rear elevation. Features a modern three piece suite in white comprising of a low flush W.C with concealed cistern, wash hand basin set within a modern vanity unit with cupboard storage and panelled L-shaped bath with shower over and glazed shower screen. Part tiled elevations. Tiled flooring. Radiator. Ceiling light fitting.

Rear Garden

To the rear of the property is a delightful, fully enclosed and thoughtfully landscaped yard, offering a private and attractive outdoor space designed for ease of maintenance. Predominantly laid with contemporary paving, the area is complemented by decorative gravel borders and an attractive selection of established plants and shrubs displayed in raised planters, bringing colour and greenery to the surroundings.

Timber fencing encloses the space, providing a pleasant degree of privacy, whilst the paved pathway leads to a useful timber garden shed, offering













additional storage. Combining practicality with an inviting atmosphere, this charming outdoor area provides an ideal setting for potted plants, outdoor seating and enjoying the warmer months without the upkeep of a traditional garden.

Front External

A substantial block-paved driveway extends across the front and along the side of the property, providing ample parking for several vehicles. The driveway is attractively finished with contrasting block edging and bordered by established, neatly maintained hedging, offering a pleasant degree of privacy.

To the front of the property, a generous decorative gravelled garden creates an attractive, low-maintenance setting, complemented by a paved pathway leading to the contemporary entrance door. The property's traditional brick elevations, contrasting window surrounds and modern entrance door combine to create an appealing first impression.

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.








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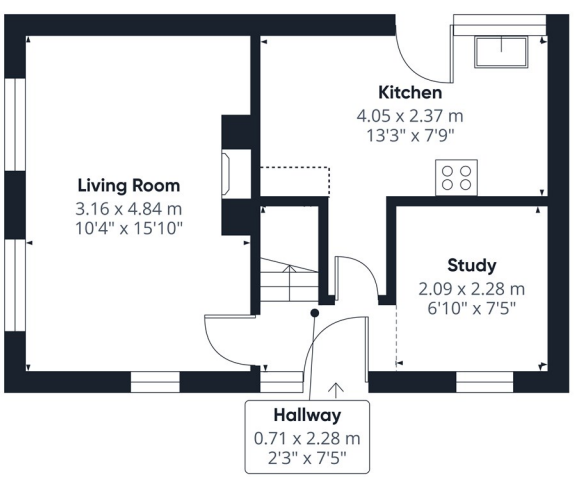
Additional Information

Local Authority – Preston City Council

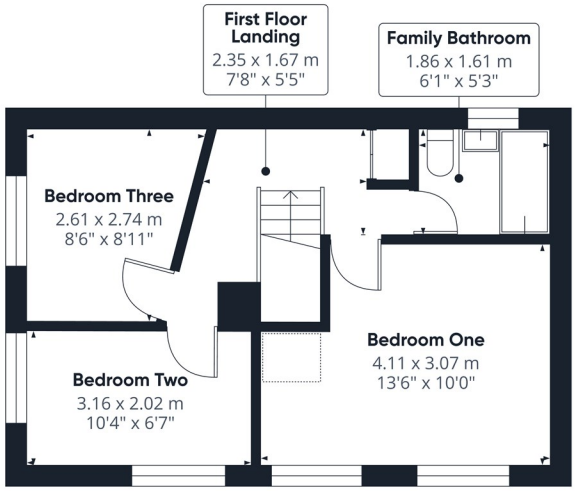
Council Tax – Band A

Viewings – By Appointment Only

Tenure – Freehold



Ground Floor



First Floor

Approximate total area(1)
65.4 m²
705 ft²

Reduced headroom
0.3 m²
3 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.

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

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

