

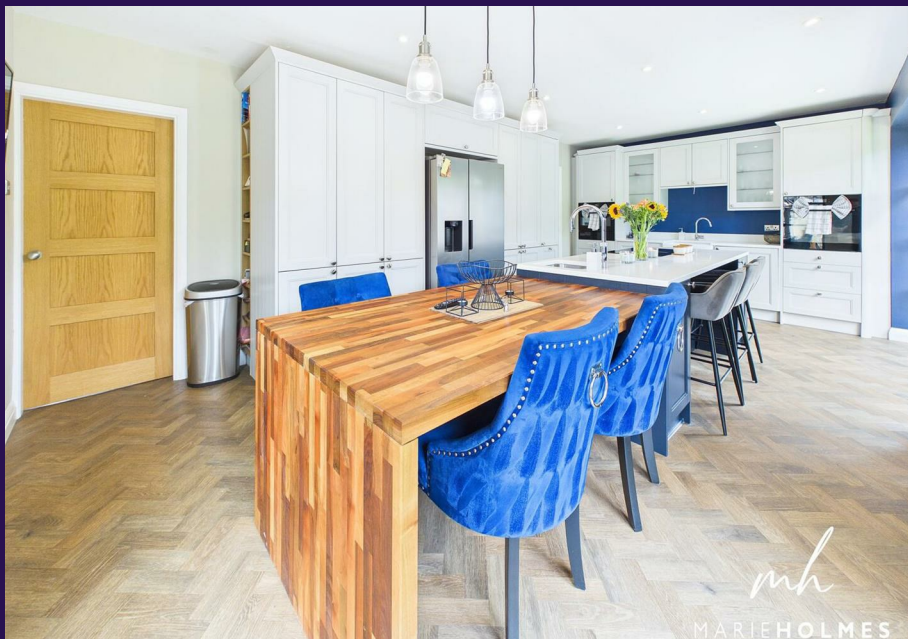


mh

11 MOORHEY CRESCENT

PENWORTHAM, PRESTON, PR1 0ST

£425,000



Key Features

- Detached True Bungalow in Sought After Higher Penwortham Location
- Excellent Location within Easy Reach of all Local Amenities
- Spacious Lounge with Feature Fireplace & Media Wall
- Stunning Dining Kitchen with Quality Integrated Appliances
- Modern Three Piece Fitted Bathroom
- Two Double Bedrooms
- Private Enclosed Rear Garden
- Fabulous Garden Room with Snug & Home Office
- Double Access Driveway Providing Plenty of Off Road Parking
- Viewing Essential to Fully Appreciate - No Onward Chain Delay

Property Summary

Situated in a quiet cul-de-sac within the highly sought-after area of Higher Penwortham, this beautifully presented two-bedroom true bungalow has been comprehensively modernised to create a stylish, contemporary home ready to move straight into.

The property enjoys an excellent location within easy reach of a wide range of local services and amenities, while Penwortham's vibrant centre is within walking distance, offering an excellent selection of independent shops, boutiques, cafés, wine bars and restaurants.

Internally, the accommodation is finished to an impressive standard throughout and briefly comprises a welcoming entrance porch and hallway, a spacious front lounge, two generous double bedrooms and a beautifully appointed contemporary shower room. At the heart of the home is a superb high-specification fitted kitchen, thoughtfully designed with a comprehensive range of units and appliances and opening seamlessly into the dining area to create an excellent space for both everyday living and entertaining.

Further benefits include gas central heating and uPVC double glazing throughout.

Externally, a driveway to the front provides off-road parking for two vehicles, while to the rear is an attractive enclosed and landscaped garden. A particular feature is the superb detached garden room/home office, providing an excellent additional space ideal for home working, hobbies or relaxation.

Offered for sale with NO CHAIN DELAY, viewing is highly recommended to fully appreciate the excellent presentation, accommodation and sought-after setting of this impressive bungalow.

Entrance Porch

5'10" x 3'8" (1.79 x 1.12)

Entrance via a modern composite front door with feature glazed panels and side windows. UPVC double glazed window to the side elevations. Tiled flooring. Ceiling light fitting. Modern composite internal door leads through into the hallway.

Hallway

4' x 11'9" (1.22 x 3.59)

Cupboard housing utility meters. Oak doors leading off to all accommodation. Feature wall panelling. Modern radiator. Ceiling light fitting. Herringbone flooring.

Living Room

17'2" x 11'11" (5.23 x 3.63)

UPVC double glazed bay window to the front elevation UPVC feature leaded window to the side elevation allowing in abundance of natural light into the room. A modern flame effect electric fire creates a focal point to the room. Feature media wall with TV aerial socket and space for sound bar. Ceiling light fitting. Decorative wall panelling. Carpeted.

Dining Kitchen

21'7" x 11'7" (6.59 x 3.53)

A stunning modern dining kitchen with two sets of Crittall doors to the rear elevation leading out onto the garden. Crittall Heritage style window to the side elevation. Features range of modern eye, base and larder units in shaker style with contrasting complementary quotes work surfaces and up stands over. Feature centre island unit with Quartz work surfaces, inset stainless steel sink with Quooker hot water tap. Inset Belfast sink with mixer tap. AEG integrated appliances include electric fan assisted oven, microwave grill oven, induction venting hob, NEFF dishwasher and wine cooler. Space for large Amercian style fridge freezer. Modern radiator. Ceiling light fitting. Insect spotlights to ceiling. Herringbone flooring. TV aerial socket. Doors leading off to the living room and hallway.

Bedroom One

10'10" x 9'5" (3.30 x 2.87)

UPVC double glazed window to the front elevation. Features range of fitted robe storage. Modern radiator. Ceiling light fitting. Carpeted.

Bedroom Two

7'12" x 9'6" (2.43 x 2.90)

UPVC double glazed window to the rear elevation. Radiator. Carpeted. Pendant light fitting. TV aerial socket. Access to the loft.

Bathroom

5'5" x 5'9" (1.65 x 1.75)

UPVC double glazed obscured window to the rear elevation. Features a modern three piece suite in white comprising of a low flush concealed cistern W.C, wash hand basin set within modern vanity unit with drawer storage and step in shower cubicle with thermostatic controlled mixer shower and rainfall head with handheld fitment. Wall mounted LED vanity mirror. Chrome towel ladder radiator. Fully tiled elevations. Inset spotlights to ceiling. Ceiling extractor fan.

Garden Room

6'1" x 13'3" & 6' x 6'3" (1.85 x 4.05 & 1.84 x 1.91)

A superb addition to the property is this beautifully finished garden building, offering two separate and versatile rooms, both completed to a high standard.

The first room is currently utilised as a cosy snug/reading room and features UPVC double-glazed French doors opening directly onto the rear garden, together with two UPVC double-glazed windows to the side elevation, allowing for plenty of natural light. Further features include stylish herringbone flooring, a TV aerial point and inset ceiling spotlights.

The second room is currently arranged as a home office, making it ideal for those working from home. It benefits from a UPVC double-glazed door providing





direct access to the rear garden, a UPVC double-glazed obscured window to the side elevation, herringbone flooring and a wall-mounted heater.

Rear Garden

The rear garden enjoys a private and fully enclosed setting, bordered by perimeter walling and mature hedgerow. Predominantly laid to lawn, the garden is complemented by well-stocked planted borders containing an attractive variety of mature plants, shrubs and bushes. A gravelled patio provides additional outdoor seating space, while composite decking surrounds the garden room, creating an ideal area for relaxing, al fresco dining and entertaining.

Front External

The property enjoys a well-screened frontage, bordered by mature hedgerow providing a good degree of privacy. A double-entrance block-paved driveway offers generous off-road parking for several vehicles, with secure gated access leading to the side of the property.

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 offices.







Additional Information

Local Authority – South Ribble Council

Council Tax – Band D

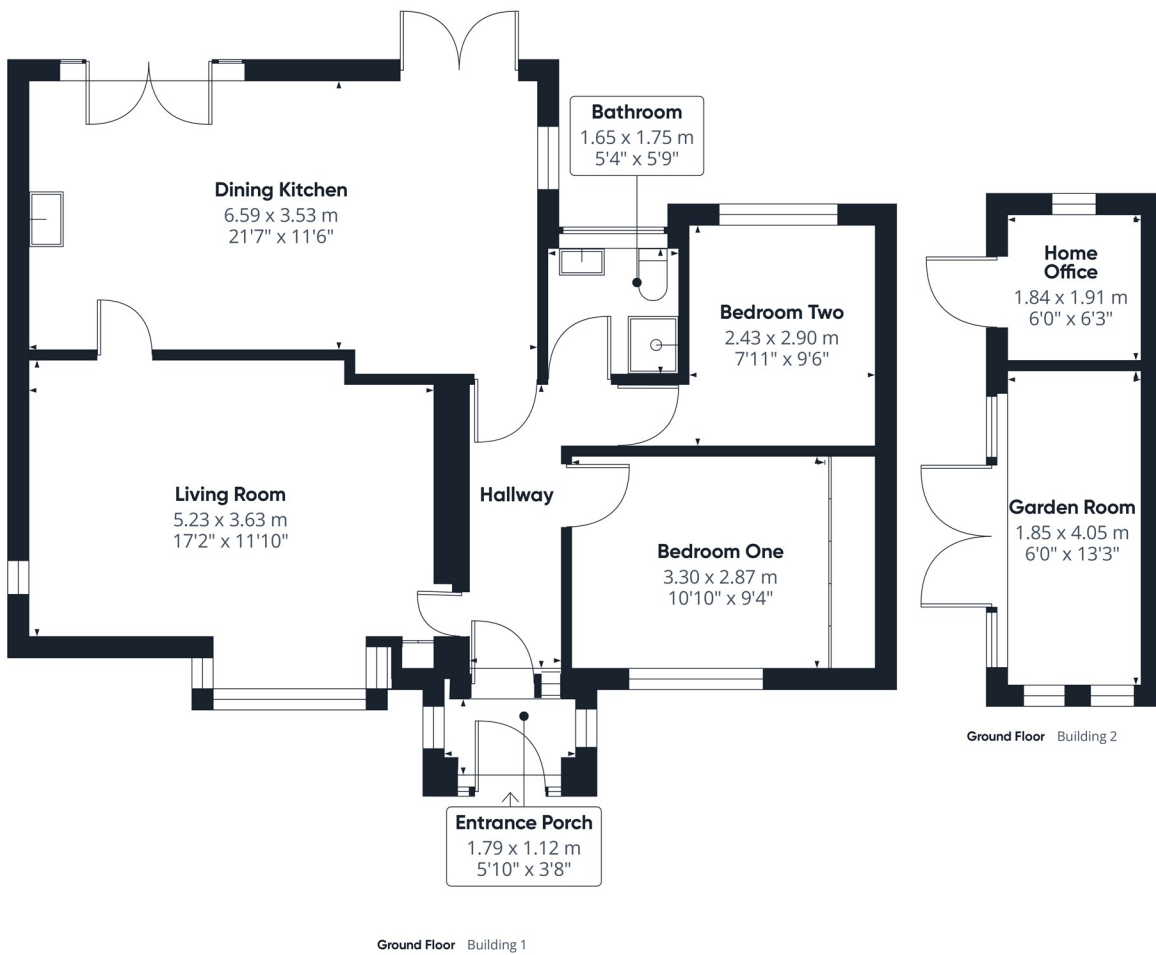
Viewings – By Appointment Only

Tenure – Freehold



mh

MARIE HOLMES

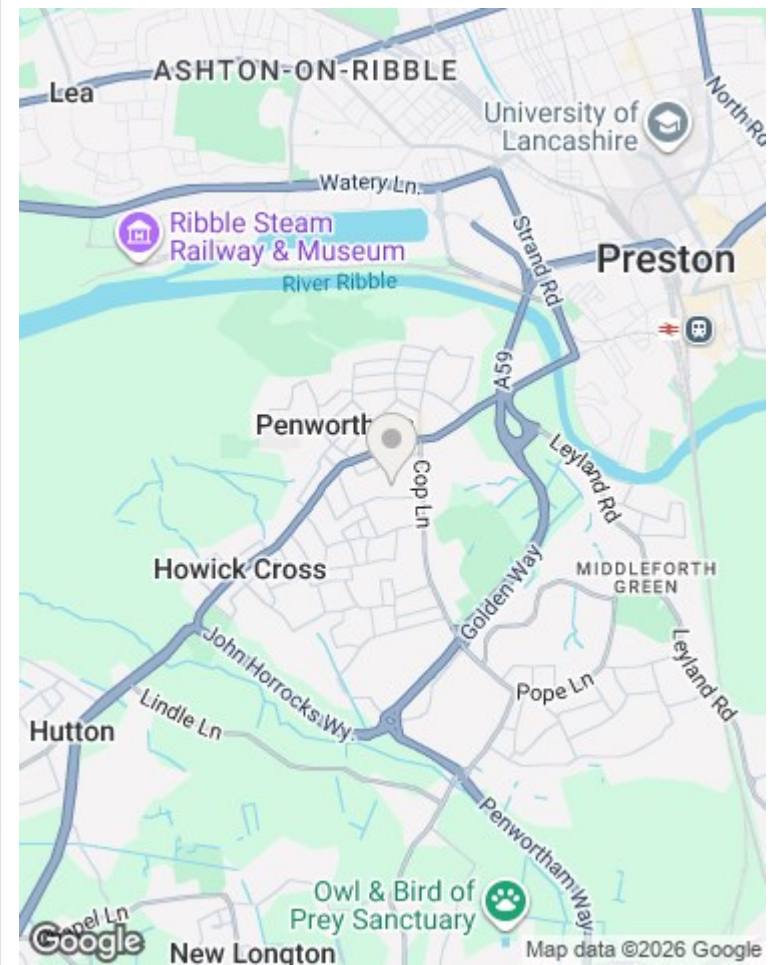


Approximate total areaⁿ
86.2 m²
928 ft²

(1) Excluding balconies and terraces

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) 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	