



69 FARFIELD

PENWORTHAM, PRESTON, PR1 9YQ

£385,000
FREEHOLD

****Due to property resident and their privacy we are advertising without internal photographs**** A most unique opportunity to purchase a fabulous size home in the most sought after and desirable location of Penwortham. This detached family home offers great size accommodation as well as exceptional versatility. There are six bedroom in all and these are cleverly arranged to four bedrooms in the main house, a further two bedrooms in a perfectly designed annexe, The main house has a wonderful stylish dining kitchen with plenty of space to formally dine in addition to a breakfast bar area and a great selection of quality integrated appliances. A lovely contemporary downstairs cloakroom and WC, fabulous size main lounge room, a conservatory and first floor family bathroom. The annexe has completely separate access, although could be returned to having access from the main house as was the original design. There is a well fitted kitchen and breakfast bar being open plan to the main lounge area, bathroom to the first floor. There are private enclosed gardens to the rear, double driveway parking and a detached garage. Previous owners have generated a further income by residing in the main house and renting out the annexe. Close to outstanding schools, main road connectivity and bus routes. Viewing is essential to fully appreciate the size, design layout and versatility this wonderful, home has to offer.

MARIE HOLMES

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- Great Size Detached Versatile Family Home
- Six Bedrooms
- Two Reception Rooms
- Cleverly Designed Annexe
- Three Bathrooms
- Dining Kitchen To Main House
- Open Plan Kitchen in Annexe
- Conservatory
- Gardens Front & Rear
- Double Driveway Parking



Entrance Hall

With door to front from entrance Porch, tiled flooring, meter cupboards, cloaks area, doors off and stairs to first floor.

Downstairs W.C

With a two piece suite comprising glass wash hand basin sitting on a wooden frame vanity base and low suite W.C. radiators, ceiling light and uPVC double glazed window.

Kitchen/Diner

A great space with room to dine alongside a wooden butcher block style breakfast bar peninsula, a great selection of wall, drawer and base units with wooden working surface, quality integrated appliances comprising AEG coffee machine, gas cooking range, microwave, space for fridge freezer and one and a half sink unit with drainer with retracting mixer tap, uPVC double glazed window and door to the rear.

Lounge

A great size lounge with uPVC double glazed window to the front and patio doors to the rear accessing the conservatory, lovely feature radiators and wooden flooring.

First Floor Landing

With LED lights on staircase approach, wooden flooring, ceiling light, cupboard housing central heating boiler and doors off.

Bedroom One

With uPVC double glazed window to the front, wooden flooring, ceiling light and radiator.

Bedroom Two

With built in wardrobes, uPVC double glazed window, radiator, ceiling light and wooden flooring.

Bedroom Three

With uPVC double glazed window to the rear, radiator, ceiling light and wooden flooring.

Bedroom Four

With uPVC double glazed window, radiator, ceiling light and wooden flooring.

Bathroom

With a three piece suite comprising concealed cistern W.C. wash hand basin and panelled bath with shower over, opaque uPVC double glazed window.

Annexe

Being accessed completely independently from the main house, although this could easily be changed as was previously accessible via the main house.

Kitchen and Lounge

With a range of wall, drawer and base units with contrasting working surfaces and a breakfast bar peninsula, tiled flooring, gas hob, electric oven, one and a half sink unit with drainer, wall mounted central heating boiler, uPVC double glazed window to the rear and door to side elevation, wooden

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flooring to a spacious lounge room with a uPVC double glazed window to the front and stairs to first floor.

First Floor Landing.

With loft access and doors off.

Bedroom One

With uPVC double glazed window to the front, radiator, ceiling light and storage cupboard.

Bedroom Two

With uPVC double glazed window to the rear, radiator and ceiling light.

Bathroom.

With a three piece suite comprising low suite W.C. pedestal wash hand basin and panelled bath with shower over, opaque uPVC double glazed window.

Outside

There is double driveway parking to a detached garage, an open plan front lawn garden with well established plants, trees and shrubs.

Rear Garden


Being of a private aspect with central lawn garden and flowerbed borders, paved patio area and personal door to detached garage.

Detached Garage

With up and over door, power and light.





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

EPC Rating: **Council Tax Band: E**

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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