

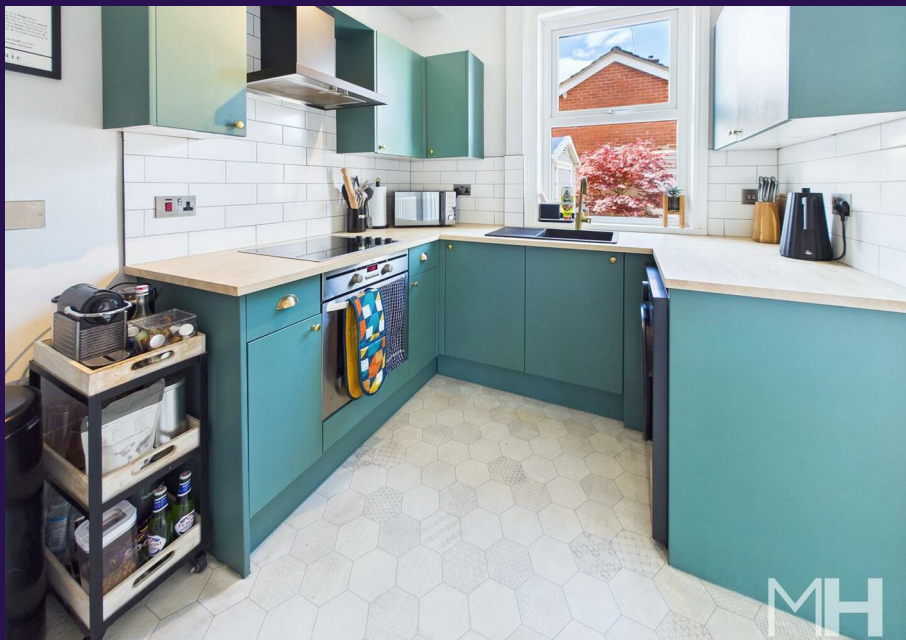


268 LIVERPOOL ROAD

PENWORTHAM, PRESTON, PR1 0LY

Offers In The Region Of

£195,000



Key Features

- Charming Two Bedroom Mid Terrace Property
- Immaculately Presented Throughout
- Situated in the sought after area of Higher Penwortham
- Well Appointed Accommodation
- Entrance Hallway & Spacious Lounge
- Modern Dining Kitchen
- Two Double Bedrooms
- Modern Three Piece Bathroom
- Enclosed Low Maintenance Front & Rear Gardens
- Early Viewing Comes Highly Recommended

Property Summary

An attractive and well-maintained mid terraced home, ideally situated in the sought-after area of Higher Penwortham, just a short distance from Penwortham's lively high street and its excellent range of local amenities. Offering a comfortable and thoughtfully arranged layout, the property is perfect for first-time buyers, small families, or those looking to downsize. Upon entering, you are welcomed by a bright entrance hall leading into a cosy and inviting lounge, ideal for relaxing or entertaining guests. The fitted kitchen provides ample storage and workspace, flowing seamlessly into a versatile dining/sun room at the rear—an excellent space for family meals or enjoying views of the garden. Upstairs, the property boasts two generously sized double bedrooms, both offering plenty of natural light and space for furnishings. A well-appointed family bathroom completes the internal accommodation. Externally, the home features a pleasant garden to the front and a private enclosed yard to the rear, providing outdoor space for relaxation or low-maintenance gardening. Additional benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency. This charming property is ready to move into and must be viewed to be fully appreciated. Early viewing is strongly advised.

Entrance Hallway

4'3" x 6'11" (1.30 x 2.12)

Entrance via a composite front door with UPVC double glazed window to the front elevation. Carpeted staircase leading to first floor accommodation. Tiled effect flooring. Double panel radiator. Ceiling light fitting. Door leading off to:-

Lounge

13'9" x 16'7" (4.19 x 5.05)

UPVC double glazed sash window to the front elevation. Glazed feature double doors lead into the dining kitchen. Feature traditional fireplace. TV aerial socket. Inset spotlights to ceiling. Carpeted. Coving to ceiling and feature dado rail. Double panel radiator.

Kitchen

7'9" x 7'12" (2.36 x 2.43)

UPVC double glazed window window to the rear elevation in the kitchen area. features a range of modern eye and base level units with contrasting work surfaces over and metro tiled splashbacks. Composite sink and drainer unit with mixer tap. Integrated appliances include electric oven and hob with extractor canopy over. Space and plumbed for washing machine. Vinyl tile effect flooring. Ceiling light fitting.

Dining Room

8'6" x 7'6" (2.60 x 2.29)

UPVC double glazed door with glazed side panels leads out on to the rear garden. Vaulted glazed roof to the dining area. Wood effect laminate flooring. Double panel radiator.

First Floor Landing

Access to the loft. Carpeted. Ceiling light fitting.

Bedroom One

16'12" x 8'5" (5.18 x 2.56)

Two UPVC double glazed sash windows to the front elevation. Carpeted. Double panel radiator. TV aerial

socket. Ceiling light fitting. Coving to ceiling. Feature dado rail.

Bedroom Two

11' x 8' (3.36 x 2.45)

UPVC double glazed window to the rear elevation. Carpeted. Double panel radiator. Ceiling light fitting. Coving to ceiling. Feature dado rail.

Bathroom

7'10" x 7'11" (2.39 x 2.42)

UPVC double glazed obscured window to the rear elevation. Features a three piece suite in White comprising of a low flush W.C. pedestal wash hand basin and panelled bath with shower over and glazed shower screen. Part tiled elevations. Wood effect vinyl flooring. Ceiling light fitting. Double panel radiator.

Front Exterior

The property benefits from a neat enclosed laid to lawn low maintenance front garden, with gravelled stepping stone pathway leading to the front door and planted beds containing mature plants, shrubs and bushes.

Rear Exterior

The rear low maintenance garden is a real sun trap, mainly laid with slate shale chipping, patio area and fully enclosed with perimeter fencing.

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.

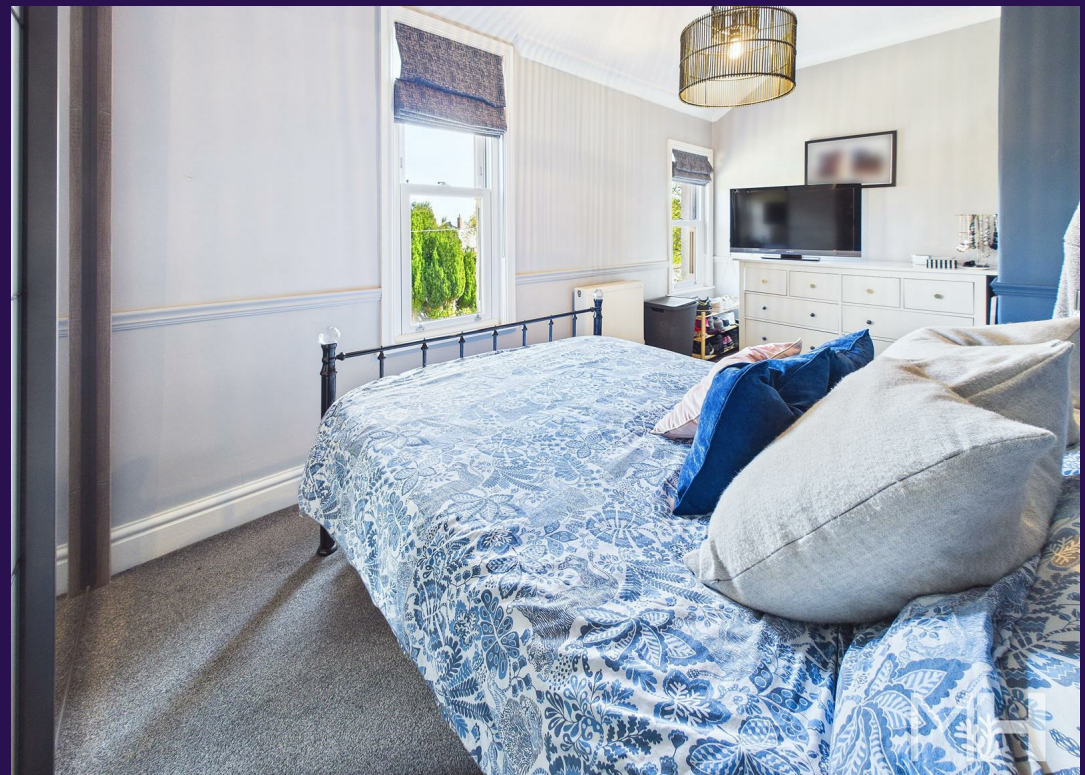
NOTICE:

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.





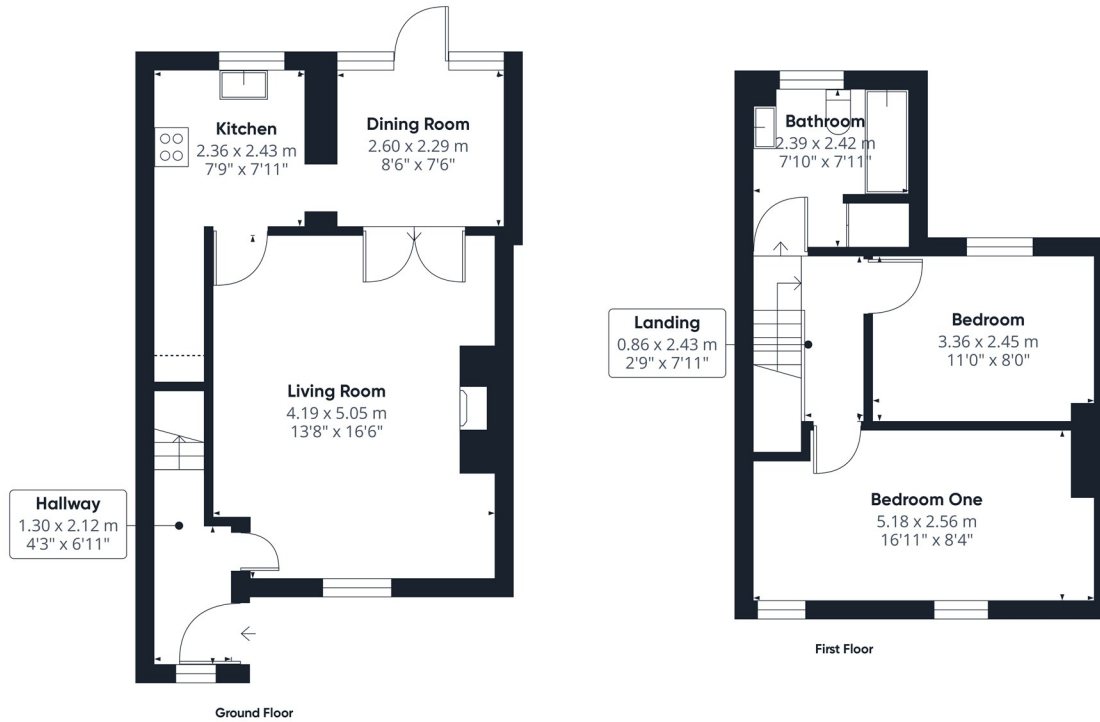
Additional Information

Local Authority – South Ribble Council

Council Tax – Band B

Viewings – By Appointment Only

Tenure – Freehold



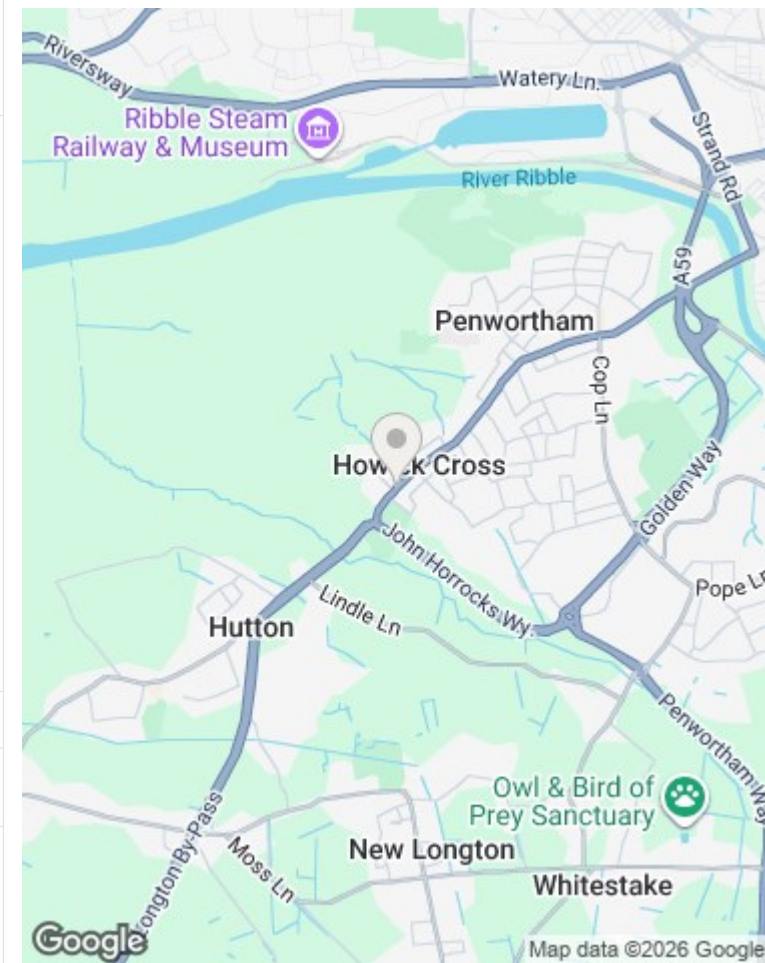
Approximate total area⁽¹⁾
66.6 m²
717 ft²

(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.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	