

## 10 BARN CROFT

PENWORTHAM, PRESTON, PR1 OSX

**£259,950**  
FREEHOLD

Tucked away in a peaceful cul-de-sac in Higher Penwortham, this semi-detached home enjoys a convenient location close to local amenities, well-regarded schools, and excellent transport links into Preston city centre. The property is offered to the market with the added benefit of no onward chain and presents an excellent opportunity for buyers looking to modernise and add their own personal touch. The accommodation is well proportioned and briefly comprises an entrance vestibule and hallway, a good sized lounge, a fitted kitchen, bedroom and a bathroom to the ground floor. To the first floor, the landing leads to two generously sized double bedrooms, both featuring built-in storage. Externally, the property offers low-maintenance gardens to both the front and rear, as well as a detached single garage which benefits from a recently installed new garage door. The property has UPVC double glazing throughout and a recently installed new combi boiler. While the home would benefit from some cosmetic updating, it offers fantastic potential in a sought-after location. Early viewing is recommended to fully appreciate the opportunity on offer.

**MARIE HOLMES**

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# 10 BARN CROFT

- Three Bedroom Semi Detached Property
- Peaceful cul-de-sac in Higher Penwortham
- Close to Local Amenities, Schools & Transport Links
- Lounge, Kitchen, Bedroom & Bathroom to Ground Floor
- Two Generous Bedrooms to the First Floor
- In Need of Some Cosmetic Improvement
- Low Maintenance Front & Rear Gardens
- Driveway Parking for Several Cars
- Single Detached Garage
- Viewing Comes Highly Recommended



## Entrance Vestibule

4'12" x 3'7" (1.52 x 1.09)

Entrance via UPVC double glazed door with glazed side panel. Wood effect laminate flooring. Ceiling light fitting. Utility cupboard. Glazed door leading through to:-

## Hallway

5' x 14'9" (1.53 x 4.50)

Carpeted staircase leading up to all first floor accommodation. Wood effect laminate flooring. Ceiling light fitting. Double panel radiator. Doors leading off to all ground floor accommodation.

## Lounge

11' x 13'3" (3.36 x 4.05)

UPVC double glazed leaded window to the rear elevation. Feature inset living flame gas fire with marble hearth and surround. Wood effect laminate flooring. TV aerial socket. Ceiling light fitting. Double panel radiator.

## Bedroom One

9'6" x 11'1" (2.90 x 3.38)

UPVC double glazed leaded window to the front elevation. Wood effect laminate flooring. Double panel radiator. Ceiling light fitting. TV aerial socket.

## Kitchen

8'10" x 13'2" (2.69 x 4.02)

UPVC double glazed leaded window to the side and rear elevations. UPVC double glazed door with feature leaded glazed panel leading out on to the rear garden. Features a range of eye and base level units with contrasting work surfaces over. Inset composite one

and a half sink and drainer unit with chrome mixer tap. Integrated dishwasher and washing machine. Space for under counter fridge. Space for freestanding cooker. Ceiling light fitting. Part tiled elevations. Tiled flooring.

## Bathroom

4'10" x 7' (1.48 x 2.14)

UPVC double glazed obscure window to the side elevation. Features a three piece suite comprising of a low flush W.C, pedestal wash hand basin and panelled bath with electric shower over and glazed shower screen. Fully tiled elevations. Tiled flooring. Ceiling light fitting. Extractor fan.

## First Floor Landing

Carpeted. Ceiling light fitting. Doors leading off to both bedrooms.

## Bedroom Two

9'6" x 11'11" (2.90 x 3.62)

UPVC double glazed leaded window to the front elevation. Features a range of fitted robe storage. Wood effect laminate flooring. Double panel radiator. Ceiling light fitting.

## Bedroom Three

7'9" x 12'1" (2.36 x 3.69)

UPVC double glazed leaded window to the front elevation. Access to under eaves storage. Wood effect laminate flooring. Double panel radiator. Ceiling light fitting.

## Exterior

The front garden is low maintenance with Indian Stone

paving and tarmac driveway leading to the single garage. The rear enclosed garden is laid to Indian Stone with gravelled bed.

### Garage

10'6" x 13'10" (3.19 x 4.21)

Single detached garage with up and over style door, power and light.

### 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 C

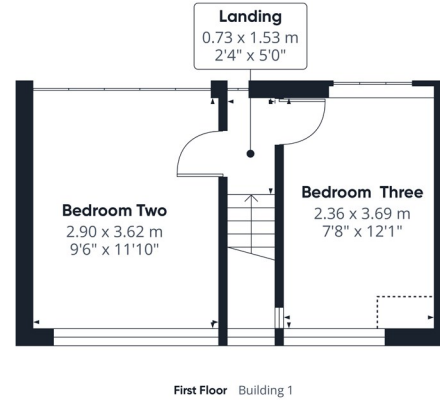
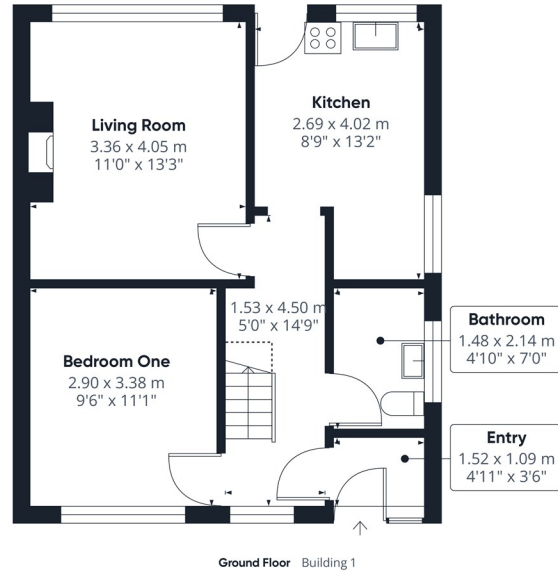
**Viewings** – By Appointment Only

**Floor Area** – 0.00 sq ft

**Tenure** – Freehold

**EPC Rating** – D





Approximate total area<sup>m</sup>  
65.3 m<sup>2</sup>  
701 ft<sup>2</sup>

Reduced headroom  
1.3 m<sup>2</sup>  
14 ft<sup>2</sup>

(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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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