

## 3 ABBOTSWAY

PENWORTHAM, PRESTON, PR1 0BD

**ASKING PRICE £539,950**  
**FREEHOLD**

A rare chance to purchase a most unique property in the most prestigious and desirable location of Higher Penwortham. This versatile detached home offers five bedrooms, two bathrooms, spacious lounge areas, a relaxed lounge overlooking the rear garden, front lounge and a formal dining area as well as a home office overlooking the rear garden, create a great feel of space throughout the property. Incorporated within the accommodation is a ground floor annexe, perfect for an independent teenager or elderly relative. The property still offers further potential with there being plans drawn and planning approved to create an additional first floor bedroom and another second floor which would provide bedroom six and another en suite, if required. There is driveway parking and an enclosed rear garden. Within walking distance of Penwortham's vibrant high street and all the excellent local services, amenities independent businesses, boutique shops, restaurants, bars and coffee shops. With local bus routes and local doctor's surgeries and pharmacy facilities. The schools in Penwortham are outstanding and cover all primary and high schools for girls and boys. The property further benefits from planning permission granted for a proposed first floor side extension over the existing garage. Viewing is essential to fully appreciate the size, setting, location and and layout this lovely home has to offer.

**MARIE HOLMES**

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# 3 ABBOTSWAY

- Most Prestigious & Sought After Location
- Traditional Detached House
- Versatile Accommodation
- Five Bedrooms including Ground Floor Annexe
- Main Bathroom & En Suite To Master
- Spacious Reception Areas
- Rear Garden Lounge
- Home Office & Cloaks W.C
- Lounge & Dining
- Planning Permission Granted for Extension



## Entrance Hall

A spacious and impressive hall with a solid door to front elevation, staircase to first floor and doors off.

## Downstairs Cloaks

With a low suite W.C. with incorporated wash hand basin.

## Lounge and Dining Area

A lovely bright space with uPVC double glazed window to the front and uPVC double glazed patio doors to the rear, door access to kitchen, fire place and feature radiators

## Garden Lounge

A great space which extends to the rear and has bifold doors overlooking and accessing the rear gardens, feature radiator and ceiling lights.

## Kitchen

With a lovely uPVC double glazed corner window creating great natural light, uPVC double glazed door to rear. A range of wall, drawer and base units with contrasting working surfaces, a fabulous AGA, space for white goods and plumbed for washer.

## Annex - Bedroom Five

With a bedroom area with uPVC double glazed window to the side, radiator and ceiling light.

## Annex - Ensuite

With a two piece suite with wash hand basin and low suite W.C. wall mounted central heating boiler and room for an additional utility area.

## Garden Office Room

With uPVC double glazed window to rear.

## First Floor Landing

With a turning back staircase on approach, wall lights, uPVC double glazed window to the side, doors off, loft access with retracting ladder to a boarded loft room.

## Bedroom One

With built in wardrobes to one wall, uPVC double glazed window to the front, radiator, ceiling light and wall lights.

## Bedroom Two

Another great double with uPVC double glazed window to the rear, radiator, ceiling light and door to ensuite.

## Ensuite

With a three piece suite comprising low suite W.C. wash hand basin and glazed shower enclosure with electric shower and water resistant panelled elevations, heated towel rail, opaque uPVC double glazed window to the rear.

## Bedroom Three

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

## Bedroom Four

Currently utilised as a home office/library room with uPVC double glazed window to rear, ceiling light and radiator.

## Family Bathroom

With a three piece suite comprising "p" shaped bath with profile shower screening, part tiled elevations, low suite W.C. and pedestal wash hand basin, opaque uPVC double glazed window to the rear and heated towel rail.

## Outside

To the front there is an open plan lawn garden and driveway parking.

## Rear Garden

An enclosed sunny rear garden mainly laid to lawn with mature plants, shrubs and trees.

## Planning Consent / Further Development Potential

The property benefits from further development potential with planning permission granted for a first floor side

extension over the existing garage to create a further ensuite bedroom. It also includes adding a main master suite in the loft space comprising bedroom bathroom and walk in wardrobe . For further information please ask or see planning reference 07/2022/00753/HOH on South Ribble Council Planning Portal.

#### 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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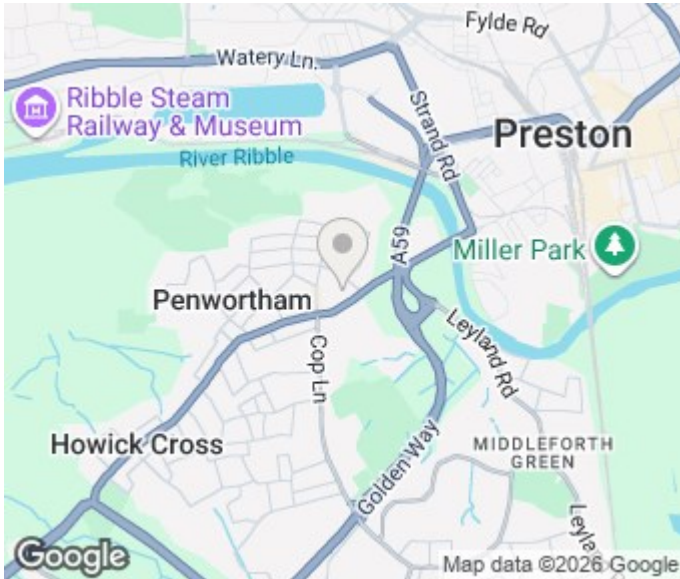
## ADDITIONAL INFORMATION

- Local Authority** –
- Council Tax** – Band F
- Viewings** – By Appointment Only
- Floor Area** – sq ft
- Tenure** – Freehold
- EPC Rating** – C



<b>M George Bailey</b>	30 years	2015	2021-2023
<b>2429 - P04</b>			

STUDIO  
BRIDGE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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