



40 HAWKSURY DRIVE

PENWORTHAM, PRESTON, PR1 9EJ

Offers Over

£195,000



Key Features

- Three Bedroom Semi Detached Family Home
- Large Corner Plot in a Popular Residential Location
- Close to all All Amenities & Highly Regarded School
- Downstairs Cloaks W.C, Utility Room & Hobby Room
- Spacious Dual Aspect Lounge with Bi-fold Doors
- Contemporary Dining Kitchen
- Three Good Size Bedrooms & Modern Family Bathroom
- Well Presented Throughout
- Off Road Parking for Several Vehicles & Detached Single Garage
- Front & Rear Landscaped Gardens

Property Summary

Hawksbury Drive enjoys a convenient and well-established position within the ever-popular Kingsfold area of Penwortham. Positioned on a generous corner plot and enjoying an attractive open aspect to the front, this superb family home offers spacious, well-planned accommodation perfectly suited to modern family living. The property is ideally placed for an excellent range of local amenities including shops, supermarkets, cafés and healthcare facilities, while highly regarded primary and secondary schools are all within easy reach, making it an ideal location for families. Preston City Centre and Preston Railway Station are just a short drive away, offering direct rail links, whilst excellent road connections via the A59, A6, M6, M61 and M65 provide straightforward commuting throughout the region.

Beautifully presented throughout, the property briefly comprises a welcoming entrance hallway, a convenient downstairs W.C, a comfortable dual aspect lounge, a superb modern dining kitchen, rear porch and separate utility room. To the first floor are three well-proportioned bedrooms and a stylish modern family bathroom.

Externally, the property continues to impress with well-maintained gardens offering excellent outdoor space, ample off-road parking and a detached garage. This fantastic home represents an ideal opportunity for families and first-time buyers alike. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

Entrance Hallway

9'2" X 6' (2.79 X 1.83)

Entrance via UPVC double glazed modern front door with glazed side panel. Carpeted staircase leads to all first floor accommodation. Radiator. Carpeted. Ceiling light fitting. Doors leading off to all ground floor accommodation.

Downstairs Cloaks W.C

2'2" X 4'10" (0.67 X 1.47)

UPVC double glazed obscured window to the side elevation. Features a low flush W.C in white. Wood effect laminate flooring. Ceiling light fitting.

Living Room

11'5" X 18'9" (3.48 X 5.72)

A bright and airy room with UPVC double glazed window to the front elevation and bi-fold doors opening out onto the garden to the rear elevation. Carpeted. Ceiling light fitting and wall lights. TV aerial socket.

Dining Kitchen

11'7" X 11'11" (3.53 X 3.62)

UPVC double glazed window to the rear elevation. UPVC double glazed door leading through into the rear porch. Features a range of modern eye and base level handleless units in high gloss with contrasting complementary work surfaces and upstands over. Inset composite one and a half bowl sink and drainer unit with mixer tap. Integrated appliances include electric fan assisted double oven, chimney style extractor, dishwasher and a 60/40 fridge freezer. Wood effect laminate flooring. Inset spotlights to ceiling. Radiator.

Rear Porch

1'11" x 9'6" (0.58 x 2.90)

UPVC double glazed obscured windows and doors lead leading out onto the garden and side access. A door leads off to the left for the utility room and at the end the converted out building offers an additional storage room or man cave.

Utility Room & Hobby Room

6'6" x 7'5" (1.98 x 2.26)

With space and plumbing for a washing machine and tumble dryer. There is a further separate room with a UPVC double glazed window to the rear elevation which is ideal as additional storage, hobby room or man cave.

First Floor Landing

UPVC double glazed window to the front elevation. Carpeted. Ceiling light fitting. Doors leading off to all first floor accommodation.

Bedroom One

11'7" x 11'11" (3.53 x 3.63)

UPVC double glazed window to the rear elevation. Carpeted. Ceiling light fitting. Radiator. Access to the loft.

Bedroom Two

11'3" x 9'10" (3.43 x 2.99)

UPVC double glazed window to the rear elevation. Carpeted. Ceiling light fitting. Radiator.

Bedroom Three

8'3" x 8'3" (2.51 x 2.52)

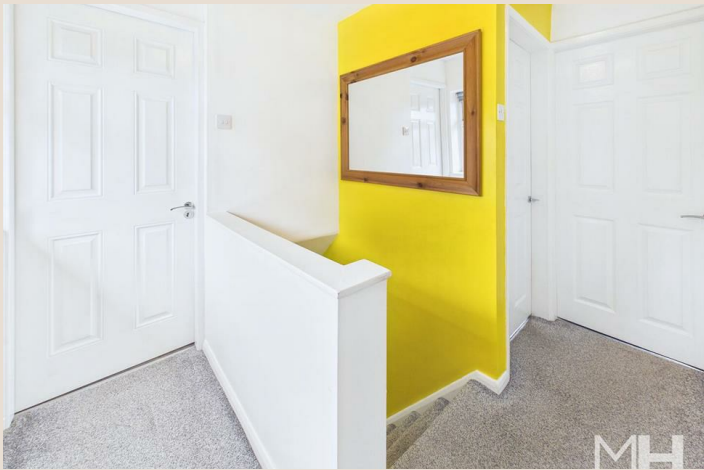
UPVC double glazed window to the front elevation. Carpeted. Ceiling light fitting. Radiator.

Family Bathroom

7'4" x 5'11" (2.24 x 1.80)

UPVC double glazed obscured window to the front elevation. Features a modern three-piece suite in white comprising of a low flush W.C, pedestal wash hand basin with mixer tap and L-shaped panelled bath with shower over and glazed shower screen. Illuminated wall mounted vanity mirror. Fully tiled elevations. Extractor fan. Radiator. Wood effect laminate flooring.





Detached Garage

8'2" x 15'12" (2.50 x 4.87)

A detached single garage with up and over style door to the front, side access door, power and light.

Exterior

The front garden is predominantly laid to lawn and enjoys the benefit of mature privacy hedging. A driveway provides off-road parking for several vehicles and features gated access. A side gate leads to the enclosed rear garden, which is mainly laid to lawn and complemented by a paved patio seating area together with well-stocked borders containing a variety of mature plants, shrubs and bushes, all enclosed by perimeter fencing to provide a good degree of privacy.

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:

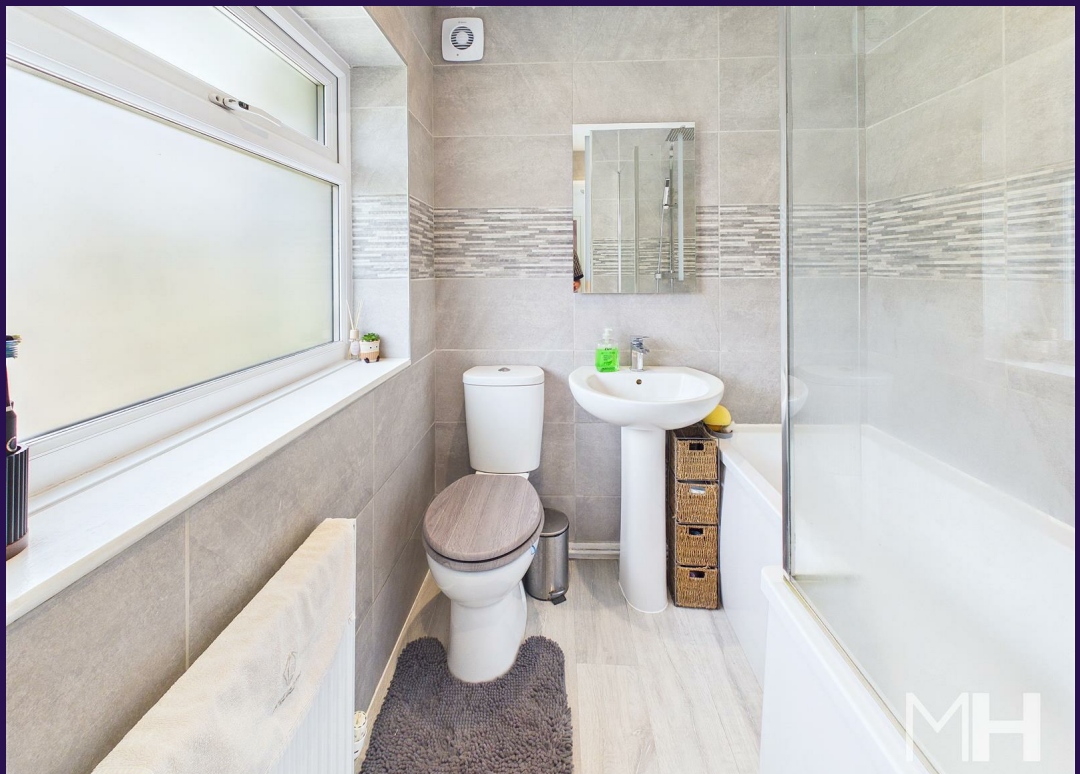
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

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

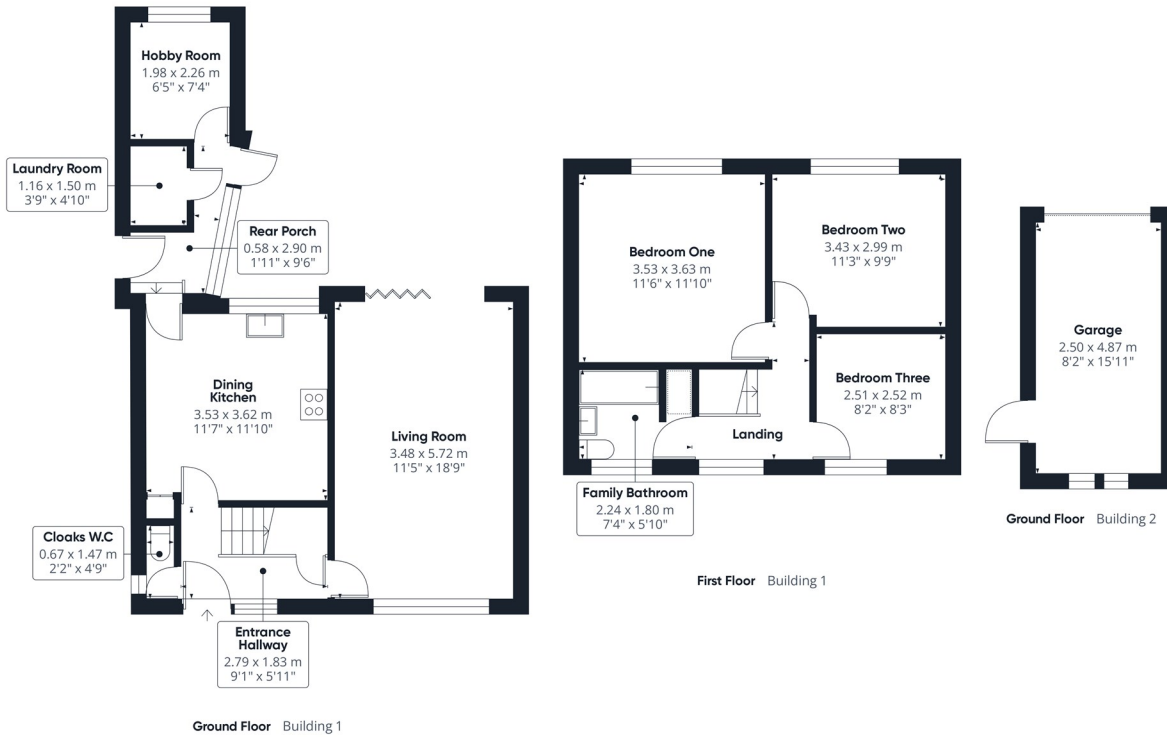
Local Authority – South Ribble Council

Council Tax – Band B

Viewings – By Appointment Only

Tenure – Freehold



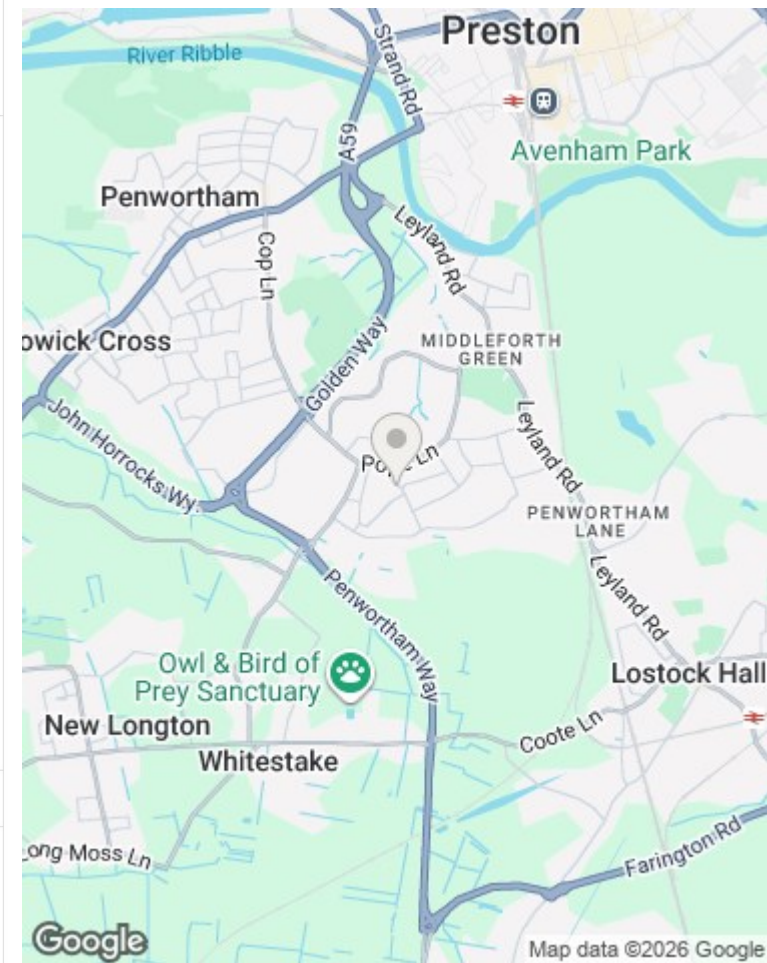


Approximate total area^m
97.4 m²
1050 ft²

(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.

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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		
(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	