1 STUDHOLME CRESCENT

PENWORTHAM, PRESTON, PR1 9ND

Asking Price £179,950

FREEHOLD

• Semi Detached House in Sought After Location • Three Bedrooms • Spacious Lounge • Generous Dining Kitchen • Useful Utility Room • Gas Central Heating – Combi Boiler Newly Installed 2023 • uPVC Double Glazing • Fabulous Size Rear Garden • Ample Driveway Parking • Great Further Potential

MARIE HOLMES

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A fabulous family home in the most sought after location of Penwortham. This property has had one careful owner and the property has been loved and maintained throughout since first occupancy in 1953. The property has three bedrooms, a spacious lounge room and a great dining kitchen as well as a useful utility room and a pantry. There is a modern shower room to the first floor, gas central heating served via a three year old combination boiler, having been fully serviced in accordance with the 10 year warranty. The property has uPVC double glazing. There is a fabulous rear garden with enough space for a formal garden and possibly a vegetable garden. To the farthest point of the garden there is hard standing where there once was a garage situated and additional driveway parking for several vehicles. Viewing is essential to fully appreciate the size, setting and further potential this lovely home has to offer.

Entrance Hall

With uPVC double glazed door to the front and uPVC double glazed window to side, ceiling light, radiator, ceiling light and stairs to first floor.

Lounge

13'3" x 13'1" (4.04 x 3.99 (4.03 x 3.98))

With uPVC double glazed window to the front, gas fire ceiling light and radiator.

Kitchen/Diner

13'0" x 10'6" (3.96 x 3.20)

With a range of wall, drawer and base units with contrasting working surfaces, two year old gas cooker, sink and drainer, combination boiler only three years old being serviced every year in keeping with the 10 year warranty, radiator, ceiling light, uPVC double glazed window to the rear and door to utility room.

Utility room

7'2" x 5'10" (2.18 x 1.78)

A great size with an original Belfast porcelain sink, plumbed for washer and space for white goods, uPVC double glazed window and door accessing the rear.

First Floor Landing

With uPVC double glazed window to the side, ceiling light, loft access point and doors off

Bedroom One

12'10" x 11'1" (3.91 x 3.38 (3.92 x 3.37))

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

Bedroom Two

10'6" x 11'1" (3.20 x 3.38)

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

Bedroom Three

7'11" x 9'4" (2.41 x 2.84)

With uPVC double glazed window to the front, built in cupboard, fitted wardrobe, radiator and ceiling light.

Shower Room

With a two piece suite comprising glazed shower compartment with mains shower, wash hand basin, fully tiled to shower and part tiled to the remaining suite, radiator, ceiling light, opaque uPVC double glazed window to the rear.

Seperate W.C.

With low suite W.C. and opaque uPVC double glazed window to the rear.

Outside

To the front is a garden area and pathway to the front door.

Rear Garden

A fabulous size rear garden with lawn areas and enough space to create a vegetable garden. Hard standing to rear where there was once a garage.

Driveway Parking

Accesses from the adjacent road and provides parking for several vehicles.

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ADDITIONAL INFORMATION

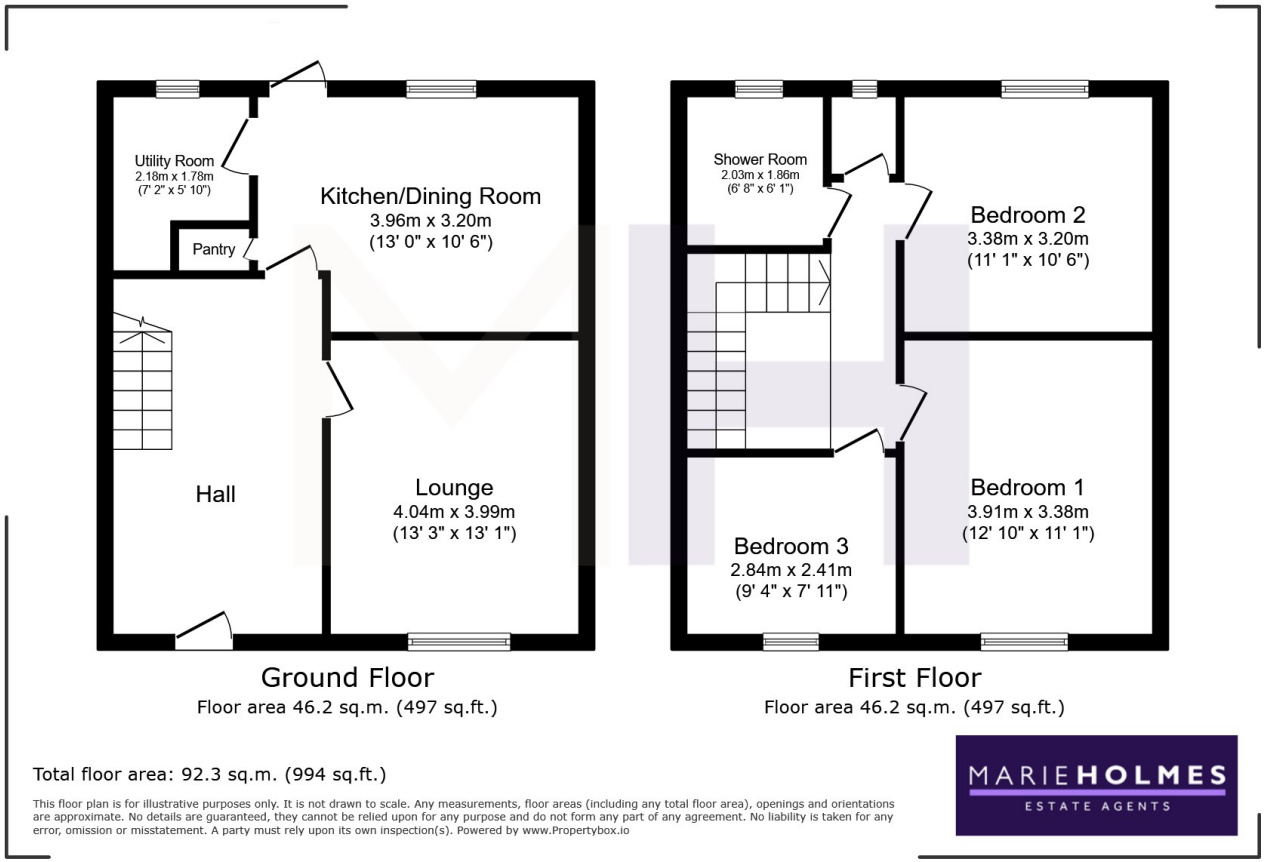
Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Tenure – Freehold

EPC Rating – C



Total floor area: 92.3 sq.m. (994 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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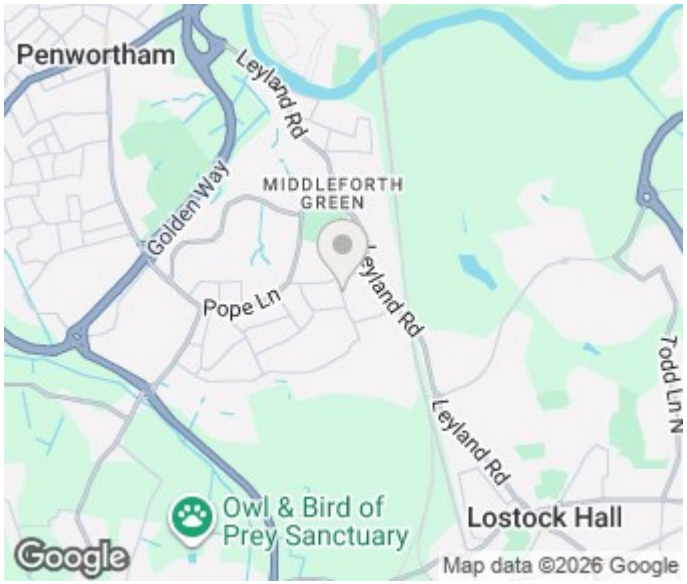

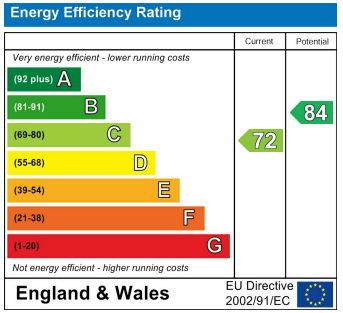

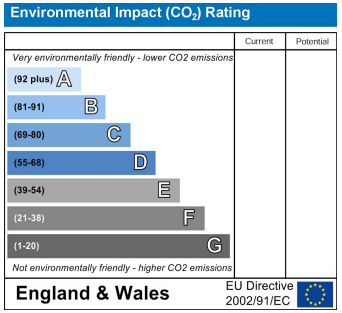

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Marie Holmes Estate Agents

36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk

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