

12 CLOVELLY DRIVE

PENWORTHAM, PRESTON, PR1 0QX

£250,000

FREEHOLD

- Traditional Semi Detached Property in a Sought After Location
- Three Bedrooms – Two Doubles
- Two Reception Rooms & Sun Room
- Modern Fitted Kitchen
- Modern Family Size Shower Room
- Driveway Parking
- Detached Single Garage
- Front & Rear Gardens
- Early Viewing Strongly Advised

MARIE HOLMES

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12 Clovelly Drive

Marie Holmes Estates is delighted to present this traditional semi-detached home, ideally situated in the highly sought-after area of Higher Penwortham. Offering spacious and well-proportioned accommodation throughout, the property briefly comprises three bedrooms, a comfortable lounge, separate dining room, and a lean-to sun room, together with gas central heating and double glazing.

Externally, the home benefits from gardens to both the front and rear, driveway parking, and a detached garage. Perfectly positioned within easy reach of Higher Penwortham's vibrant village centre, the property also enjoys convenient access to local amenities, regular bus routes, and excellent schools.

This attractive home offers fantastic potential for buyers looking to create their ideal family property, and early viewing is highly recommended to fully appreciate the size, setting, and opportunity on offer.



Entrance Hallway

5'7" x 15'11" (1.70 x 4.86)

Entrance via feature UPVC double glazed double front doors. Carpeted staircase leading to all first floor accommodation. Ceiling light fitting. Radiator. Wood effect laminate flooring. Doors leading off to all ground floor accommodation.

Lounge

11'5" x 12'11" (3.48 x 3.93)

A bright airy room with UPVC double glazed bay window to the front elevation. Feature storage to the alcoves. TV aerial socket. Ceiling light fitting. Wood effect laminate flooring. Radiator. Leading through to:-

Dining Room

11'2" x 11'3" (3.40 x 3.43)

Hardwood double glazed doors lead through into the sunroom at the rear elevation. Wood effect laminate flooring. Ceiling light fitting. Radiator. Door leading through to the hallway. Serving window through to kitchen.

Kitchen

5'9" x 10'4" (1.76 x 3.15)

UPVC double glazed door with feature lead light to the side elevation. UPVC double glazed window to the rear and side elevations. Features a range of eye and base level units in white high gloss with contrasting work surfaces over. Stainless steel sink with chrome mixer tap. Integrated appliances include electric oven and electric hob with stainless steel extractor hood over. Space for fridge freezer. Fully tiled elevations. Ceiling light fitting. Vinyl floor covering.

Sun Room

7'9" x 6'1" (2.37 x 1.86)

Lean to style wooden sunroom with double glazed sliding patio doors leading out onto the rear garden and UPVC double glazed window to side elevation. Power and light.

First Floor Landing

2'8" x 7'11" (0.82 x 2.42)

UPVC double glazed window with lead lights to the side elevation. Wood effect laminate flooring. Ceiling light fitting. Doors leading off to all first floor accommodation.

Bedroom One

10'7" x 12'10" (3.23 x 3.91)

A spacious double bedroom with UPVC double glazed bay window to the front elevation. Ceiling light fitting. Radiator. Wood effect laminate flooring.

Bedroom Two

11'4" x 11'3" (3.45 x 3.43)

A second double bedroom with UPVC double glazed window to the rear elevation. Features fitted robe storage. Ceiling light fitting. Radiator. Wood effect laminate flooring.

Bedroom Three

6'5" x 7'1" (1.96 x 2.15)

UPVC double glazed window to the front elevation. Ceiling light fitting. Radiator. Wood effect laminate flooring.

Family Bathroom

5'9" x 7'1" (1.75 x 2.17)

Two UPVC double glazed obscured windows to the side elevation. Features a three-piece suite in white comprising of low flush WC, wash hand basin set with vanity drawer unit and corner step in shower cubicle with mains powered shower. Chrome towel ladder radiator. Fully tiled elevations. Vinyl floor covering. Ceiling light fitting. Extractor fan. Wall mounted vanity mirror.

Front External

The front of the property benefits from a low maintenance garden with gravelled area and driveway parking for two vehicles leading to double side access gates.

Rear External

The rear garden is fully enclosed by perimeter fencing and features a paved patio, a lawned area, and planted beds with mature shrubs and trees.

Garage

Single detached garage with up and over style door with side access door and window to the side elevation.

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:

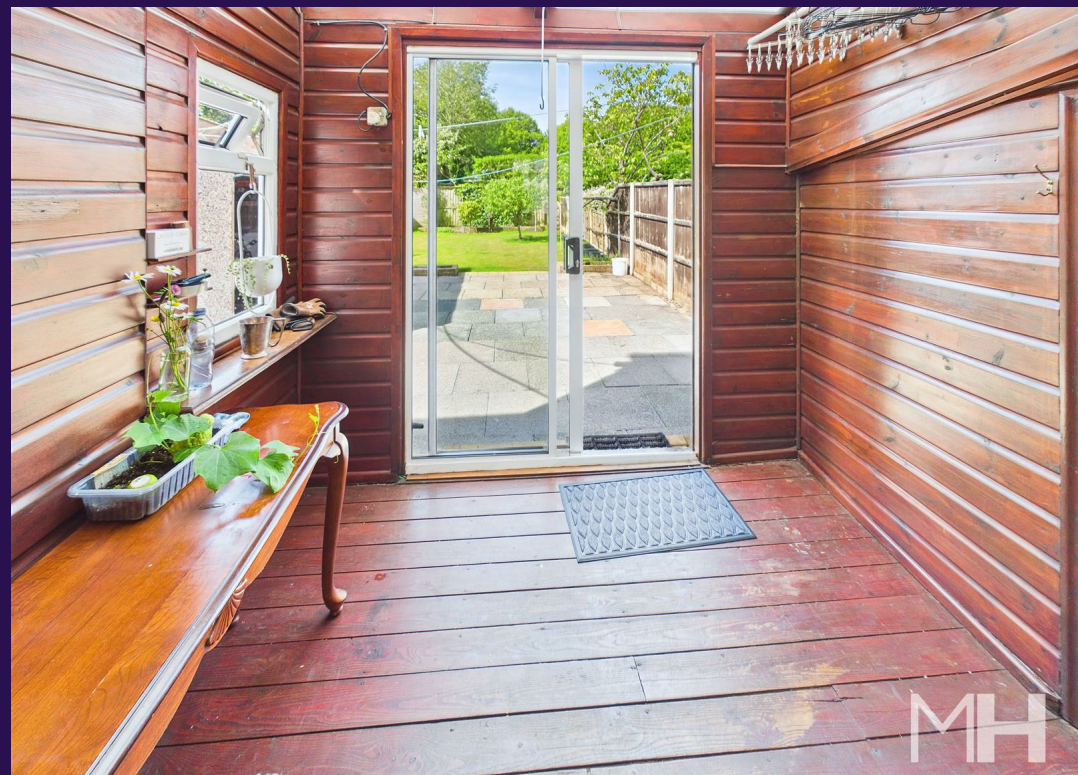
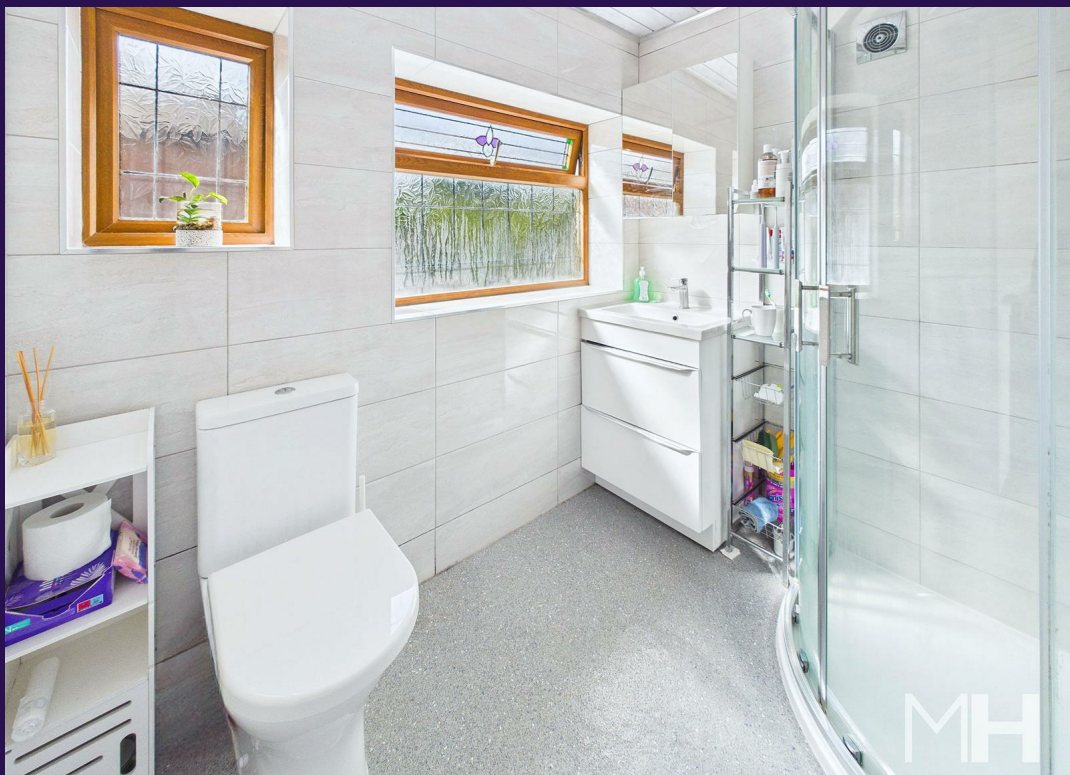
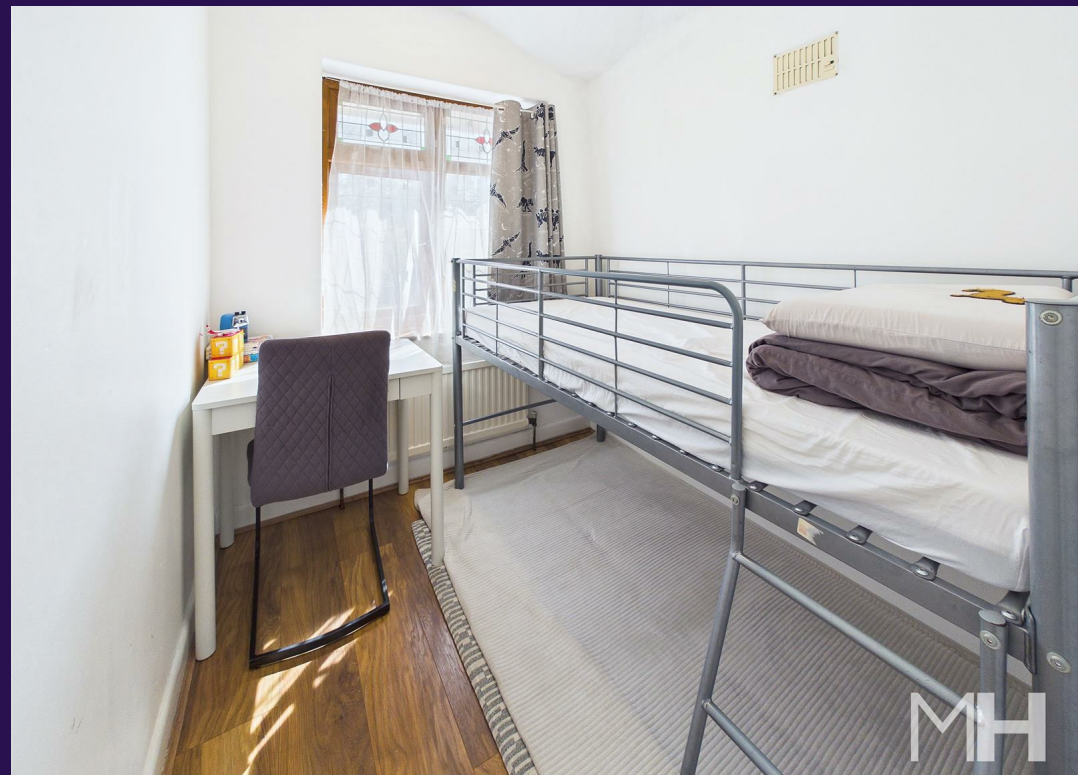
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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

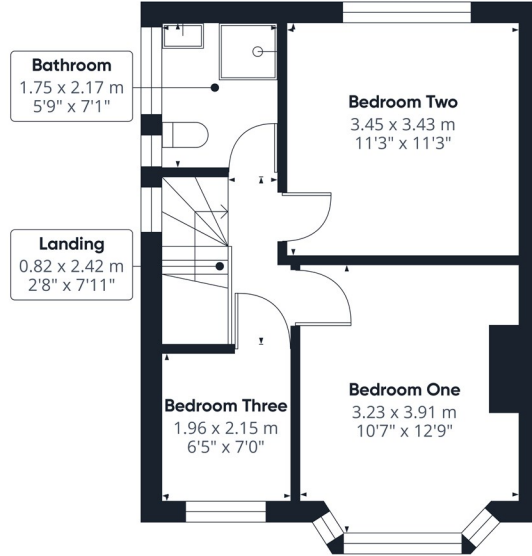
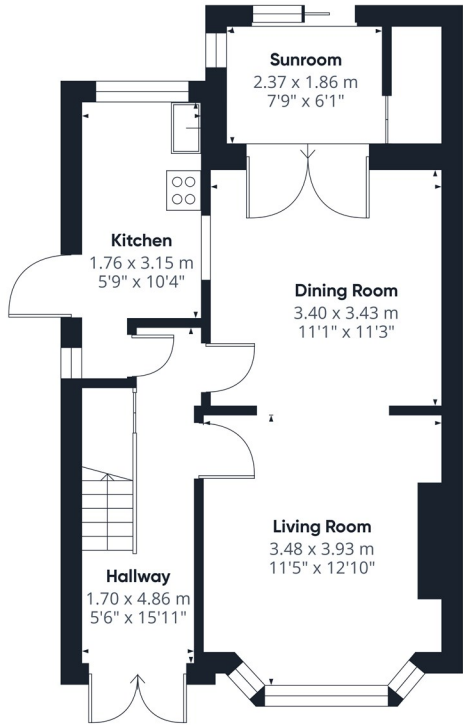
Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold

EPC Rating – D





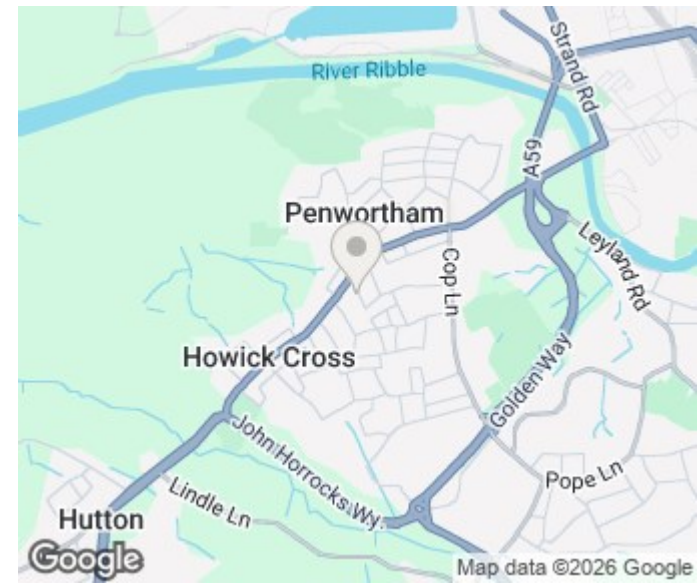
First Floor

Approximate total area⁽¹⁾
79.5 m²
855 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.

GIRAFFE360



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		62	78
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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

36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 ODQ

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

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