



27 CARLETON DRIVE PENWORTHAM, PRESTON, PR1 0QT

£1,200 PCM

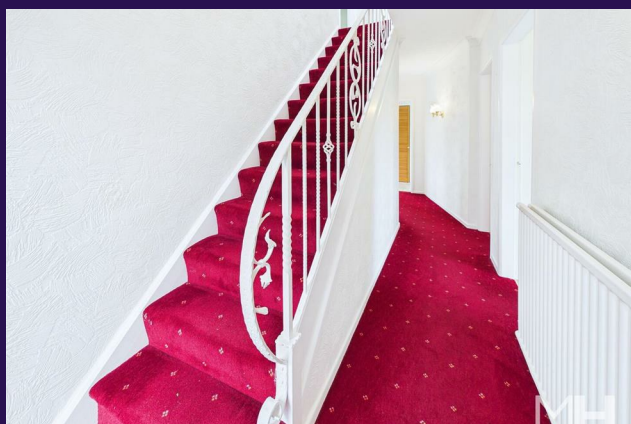
SUPERB 3/4 BEDROOM DETACHED PROPERTY IN A HIGHLY SOUGHT AFTER LOCATION WITH FRONT & REAR GARDENS, DRIVEWAY PARKING & DOUBLE GARAGE A fabulous detached dormer bungalow being situated in the most sought after location of Higher Penwortham, being within close proximity of Penwortham's most vibrant high street and all the excellent local services, amenities, bars and restaurants. The property is arranged over two floors and offers four bedrooms, two to the first floor and two at ground floor level creating great versatility, with a first floor family bathroom and a ground floor cloaks W.C. The property has gas central heating and UPVC double glazing as well as front and rear landscaped gardens, plenty of driveway parking and a detached garage. This ideal family home is in the school catchment area for outstanding schools and handy for bus routes. Viewing is essential to fully appreciate the size, setting and location of this lovely family home. Available immediately.

MARIE HOLMES

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27 CARLETON DRIVE

- Superb 3/4 Bedroom Family Home • Two Reception Rooms • Spacious Fitted Kitchen • Spacious Dual Aspect Lounge • Two Bedrooms to First Floor • Family Size Bathroom • Mature Landscaped Gardens to Front & Rear • Driveway Parking & Double Garage • Early Viewing Strongly Advised • Available Immediately



Entrance Hallway

Entrance via modern Composite front door. Decorative staircase leading to the first floor accommodation. Understairs storage cupboard. Carpeted. Wall lights. Double panel radiator. Doors leading off to all ground floor accommodation.

Lounge

UPVC double glazed window to the front and side elevations. Offset feature fireplace. Spot lights to ceiling. Single panel radiator. Carpeted. TV aerial socket.

Kitchen

UPVC double glazed window to the side elevation. UPVC double glazed door and side window to the rear elevation. Features a range of eye and base level units with contrasting work surfaces over. Inset one and a half bowl composite sink and drainer unit with mixer tap. Space for electric oven. Integrated fridge and freezer. Integrated dishwasher. Tiled floor covering. Cupboard housing boiler. Inset spotlights to ceiling. Ve

Bedroom Four / Study / Dining Room

UPVC double glazed windows to the front and side elevation. Ceiling light fitting. Single panel radiator.

Bedroom Three

UPVC double glazed window to the rear elevation. Ceiling light fitting. Telephone socket. Carpeted. Single panel radiator.

First Floor Landing

Velux roof light. Loft access. Ceiling light fitting. Carpeted.

Bedroom One

UPVC double glazed window to the front elevation. Features fitted robe storage with mirrored doors. Single panel radiator. Carpeted. Ceiling light fitting.

Bedroom Two

UPVC double glazed window to the rear elevation. Features fitted robe storage with top boxes and beside storage. Ceiling light fitting. Carpeted. Single panel radiator.

Family Bathroom

UPVC double glazed obscured window to the side elevation. Features a three piece suite comprising of low flush W.C, pedestal wash hand basin and panelled corner bath with mixer shower over. Heated towel ladder. Extractor fan. Tile effect vinyl floor covering.

Front External

Mature landscaped front garden with laid to lawn area and planted beds containing plants, shrubs and bushes.

Rear External

Mature landscaped rear garden with laid to lawn area and planted beds containing plants, shrubs and bushes. Patio area.

Driveway & Garage

Double garage ideal for storage with tarmac driveway boasting parking for several vehicles.

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ADDITIONAL INFORMATION

Local Authority – South Ribble

Council Tax – Band E

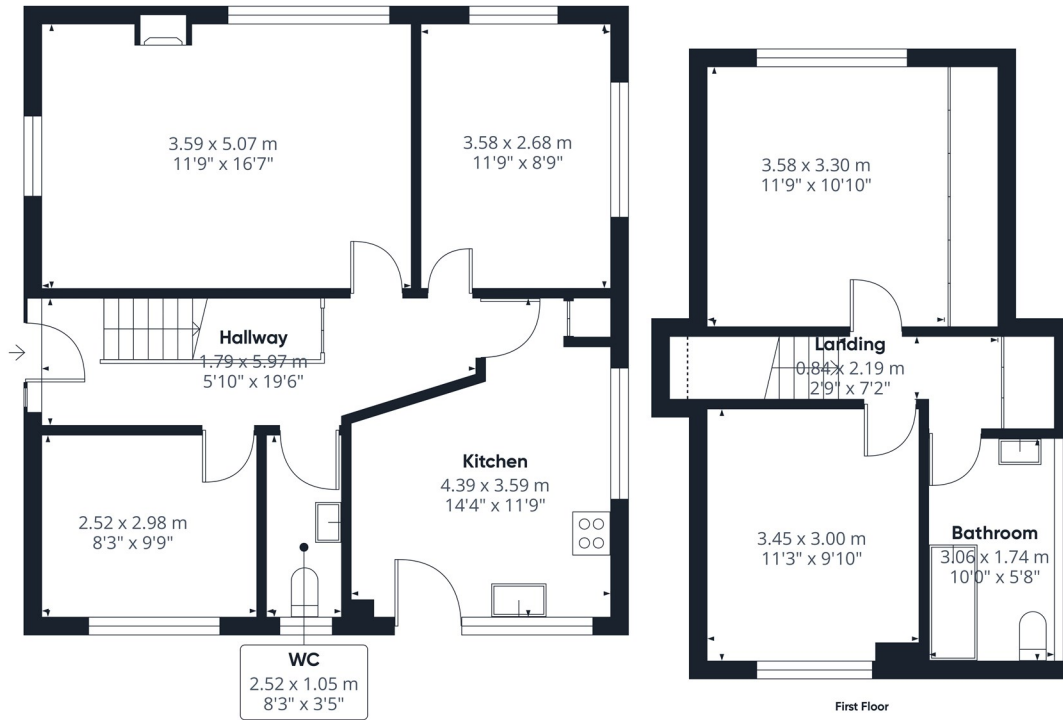
Viewings – By Appointment Only

Floor Area – sq ft

Tenure –

EPC Rating –





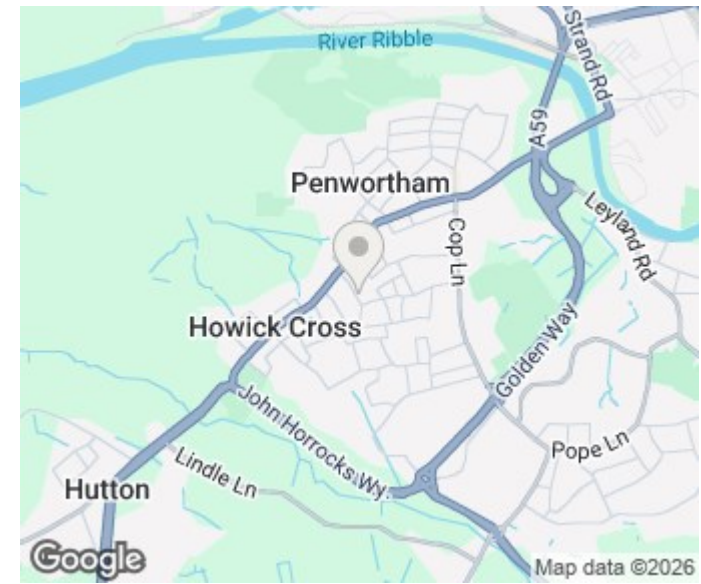
Approximate total area^m
95.8 m²
1032 ft²

(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			
(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.

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