



25 WHITEFIELD ROAD PENWORTHAM, PRESTON, PR1 OXJ

£309,950
FREEHOLD

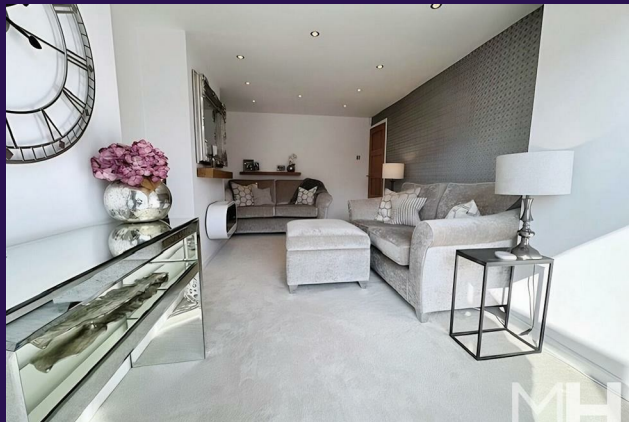
Very rarely does such an immaculately presented family home reach the open market. The property has been refurbished to an extremely high standard and offers quality fixtures, fittings, floor coverings, and stylish decor, which really sets this house to a very high standard. The property has been extended and offers two spacious reception rooms, a gorgeous bright, contemporary, well equipped and designed kitchen with lovely quartz work surfaces, lots of natural light from French windows opening out to the south facing rear garden. The first floor offers great accommodation with two good size doubles and the third being a great size too. The modern bathroom has a three piece suite and there is a useful downstairs cloaks W.C. To the rear of the property there is a south facing lawned garden area, a large raised composite decked entertaining area with steps down to a timber summer house, which offers a great space to host visitors or take some shade from the sunny aspect. The property has gas central heating and UPVC double glazing as well as driveway parking. The property is set in the most popular location of Higher Penwortham and it's excellent school catchment area, walking distance to Penwortham's vibrant high street and easy main road connections and local bus routes. Viewing is essential to fully appreciate the layout, presentation, setting and sheer quality this wonderful home has to offer.

MARIE HOLMES

SALES | LETTINGS | MORTGAGES

25 WHITEFIELD ROAD

- Extended Traditional Semi Detached House • Immaculately Presented • Gorgeous Design, Decor Floor Covering & Quality Finish • Ready To Move in to Condition • Three Good Size Bedrooms & Contemporary Bathroom • Two Generous Reception Rooms • Stylish Well Designed Kitchen • Downstairs Cloaks W.C. • South Facing Rear Gardens – Great Entertaining Space • Superb Location – Close to sought after local schools



Entrance Hall

Being accessed via an entrance vestibule with door to front, glazed door and side panel to the Entrance Hall, laminate flooring, lovely staircase to first floor and beautiful internal oak doors.

Lounge

An extended lounge room with a stylish contemporary feel, spot lights, radiator, uPVC double glazed French doors to rear overlooking and accessing the beautiful South facing garden.

Dining Room

A formal dining room with uPVC double glazed bay window to the front, ceiling light and radiator.

Kitchen

A stunning well equipped kitchen with a range of wall, drawer and base units with Quartz work surfaces, integrated NEFF single oven with integrated NEFF microwave over, NEFF ceramic hob, integrated AEG dishwasher and integrated washing machine. Space for American style fridge freezer. uPVC double glazed window to the front and rear creating great natural light and UPVC french doors leading out onto the rear garden decking area.

Downstairs Cloaks W.C.

With a modern two piece suite comprising wash hand basin set on a vanity unit and low suite W.C. opaque uPVC double glazed window to the side, laminate flooring and ceiling light.

First Floor Landing

With uPVC double glazed window to the side, ceiling light, spindled gallery landing and doors off.

Bedroom One

A gorgeous master bedroom with uPVC double glazed bay window to the front, ceiling light and radiator.

Bedroom Two

Another very gorgeous double able to handle a king size bed, uPVC double glazed bay window to the rear, ceiling light, radiator and built in cupboard housing the central heating boiler.

Bedroom Three

A good size with uPVC double glazed bay window to the front, ceiling light and radiator.

Bathroom

With a three piece suite comprising square effect p shaped bath with profile screening, mains shower and being fully tiled, wash hand basin set on a vanity unit and low suite W.C. tiled elevations to the remaining suite and opaque uPVC double glazed window to the rear.

Outside

To the front of the property there is paved driveway parking with gravel area and brick built gateposts and wall.

Rear Garden

A lovely South facing rear garden with central lawn garden and bedding plant areas, quality composite raised decked patio with steps down to summerhouse. Garden shed with power and TV aerial socket.

Summer House

A perfect addition for a South facing garden and ideal

for providing some extra shade when required or just chilling out, timber frame constructed with power and double doors to the front.

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.

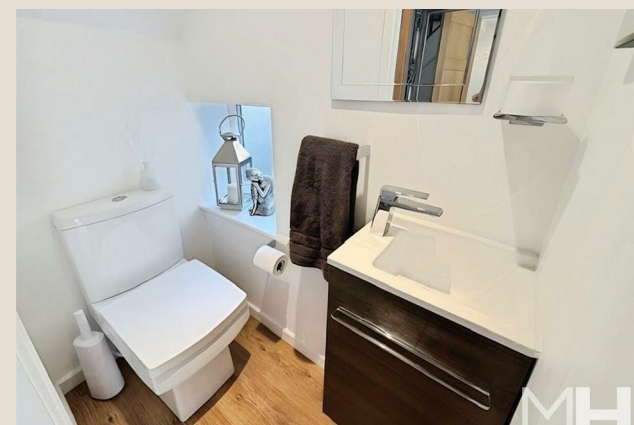
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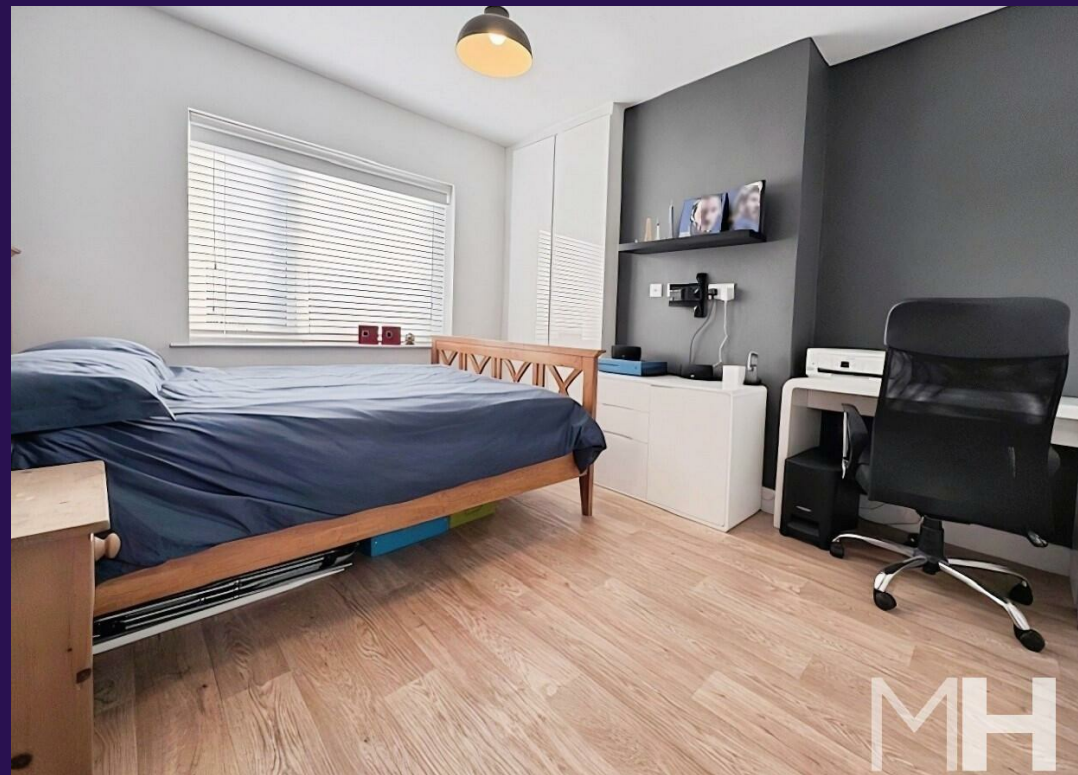
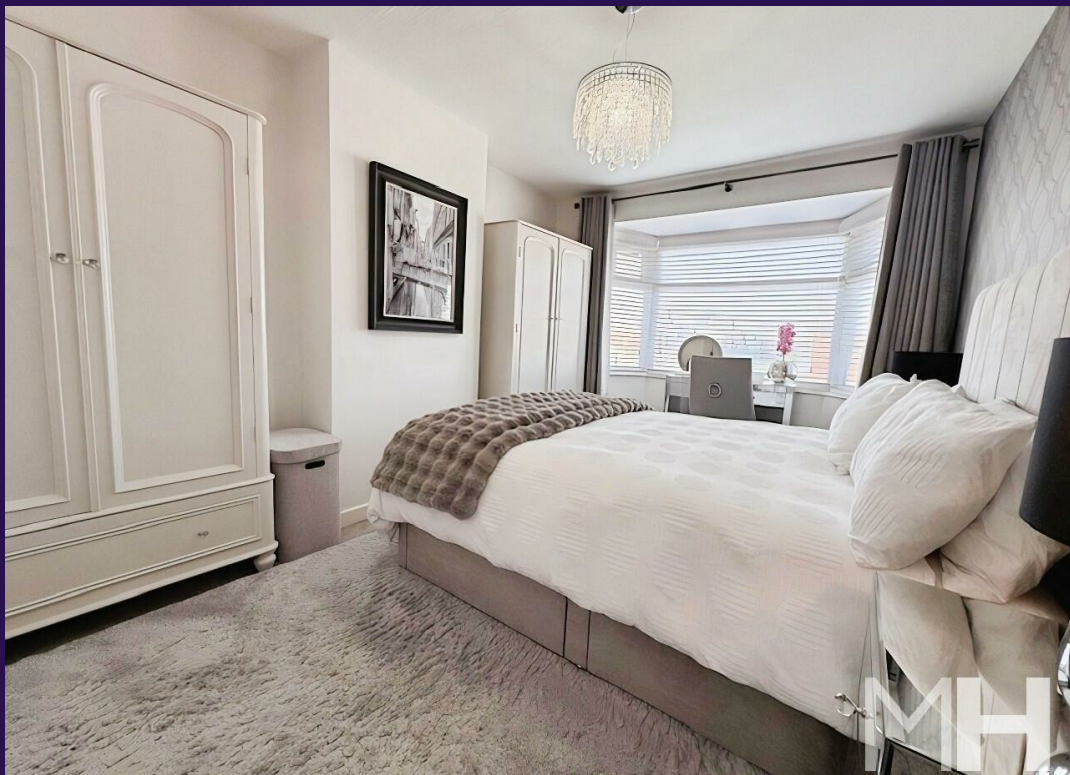
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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

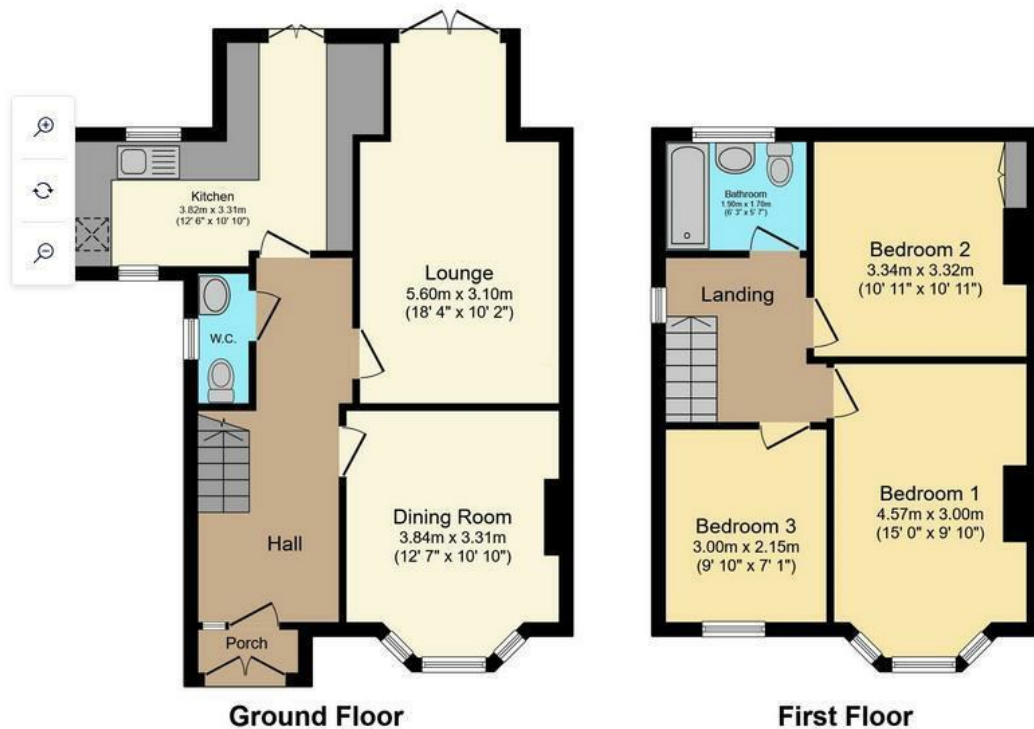
Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

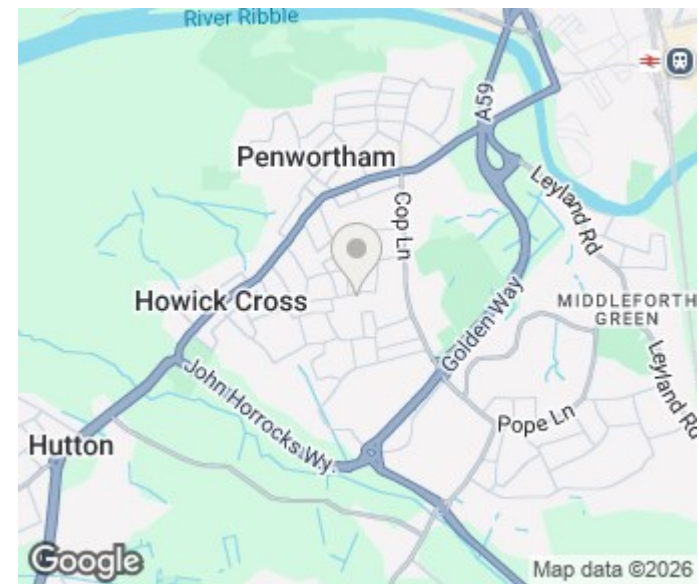
EPC Rating – C





Total floor area 97.1 sq.m. (1,045 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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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