16 THE ASPELS

PENWORTHAM, PRESTON, PR1 9AL

£299,950

MARIE HOLMES

SALES | LETTINGS | MORTGAGES

Key Features

- Well Appointed Traditional Semi Detached House
- Three Double Bedrooms
- Two Spacious Reception Rooms
- Enviable Corner Plot
- Breakfast Kitchen
- Modern Family Size Bathroom
- UPVC & Gas Central Heating Throughout
- Front & Rear Landscaped Gardens
- Driveway Parking & Detached Garage (Recently Re-Roofed)
- Viewing Comes Highly Recommended

Property Summary

An excellent opportunity to acquire this spacious traditional family home, occupying an enviable corner plot in the highly sought-after area of Higher Penwortham. Enjoying generous gardens to the front, side and rear, the property also benefits from extensive driveway parking leading to the garage.

The well-proportioned accommodation offers an excellent flow throughout and briefly comprises an entrance porch leading into a welcoming reception hallway, a bright front living room and a separate rear dining room with views over and direct access to the beautiful rear garden. The spacious dining kitchen provides ample room for family life and entertaining, complemented by a practical utility room with external access.

To the first floor are three generously sized bedrooms, all served by a modern three-piece family bathroom. Further benefits include gas central heating and uPVC double glazing throughout.

Externally, the property enjoys a low-maintenance landscaped front garden with extensive off-road parking. The delightful rear garden extends around to the side of the property, creating a superb outdoor space with well-maintained lawns, established pathways and an excellent selection of mature fruit trees and bushes, providing a wonderful setting to relax and enjoy the outdoors.

Ideally positioned within easy reach of Penwortham's vibrant high street, the property is perfectly placed for an excellent range of local amenities, independent shops, cafés, bars and restaurants, together with highly regarded local schools and convenient transport links.

Early viewing is highly recommended to fully appreciate the generous accommodation, superb plot and excellent location this wonderful family home has to offer.

Entrance Porch

8'9" x 5'8" (2.67 x 1.73)
With uPVC double glazed door and side glazed panels to front, quarry tiled flooring, ceiling light and door to entrance hall.

Hallway

9'3" x 8'8" (2.82 x 2.64)
With original glazed and wooden framed door and side panel, turning back staircase to first floor, ceiling light, storage cupboards and doors off.

Lounge

16'6" x 11'5" (5.03 x 3.48)
With original coving to ceiling, electric fire in a lime effect mantel surround, inset and hearth, uPVC double glazed bow window to front, profile radiator and ceiling light, opening to dining room.

Dining Room/Second Reception

10'6" x 9'4" (3.20 x 2.84)
With uPVC double glazed door and side windows overlooking and accessing the rear, radiator and ceiling light, door to kitchen.

Breakfast Kitchen

10'6" x 8'9" (3.20 x 2.67 (3.19 x 2.66))
A lovely bright and spacious dining kitchen with a range of wall, drawer and base units with contrasting working surfaces, single stainless steel sink and drainer, gas cooker point, uPVC double glazed window to the side, ceiling light point and two storage cupboards, door to utility room.

Utility Room

8'8" x 6'2" (2.64 x 1.88 (2.65 x 1.89))
With uPVC double glazed window to the rear and door to side, working surface, plumbed for washer and dishwasher with space for a dryer and upright fridge freezer, wall mounted combi boiler.

First Floor Landing

With a turning back staircase, opaque uPVC double glazed window to the side, doors off and loft access point via retracting ladder - being part boarded with power and having uPVC double glazed window to the side gable.

Bedroom One

16'8" x 11'4" (5.08 x 3.45)
A great size bright Master Bedroom with uPVC double glazed bow window to the front with profile radiator, a great range of fitted wardrobes and vanity area to one wall and ceiling light point.

Bedroom Two

11'6" x 9'3" (3.51 x 2.82)
With uPVC double glazed window overlooking the rear garden, radiator and ceiling light.

Bedroom Three

9'5" x 8'1" (2.87 x 2.46 (2.88 x 2.47))
With uPVC double glazed window overlooking rear garden, fitted wardrobes and top boxes with bedhead area and fitted cupboard, radiator and ceiling light.

Family Bathroom

With a three piece suite comprising paneled bath with shower over, wash hand basin and low suite W.C. opaque uPVC double glazed window to front.

Outside

To the front is hard landscaping and driveway parking on approach to the detached garage

Rear Garden

To the rear there is a lovely garden which then extends to the side area, this whole area has pathways, lawn garden and a great selection of fruit bushes and trees.

Detached Garage

With newly replaced roof.

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.

BOSCH

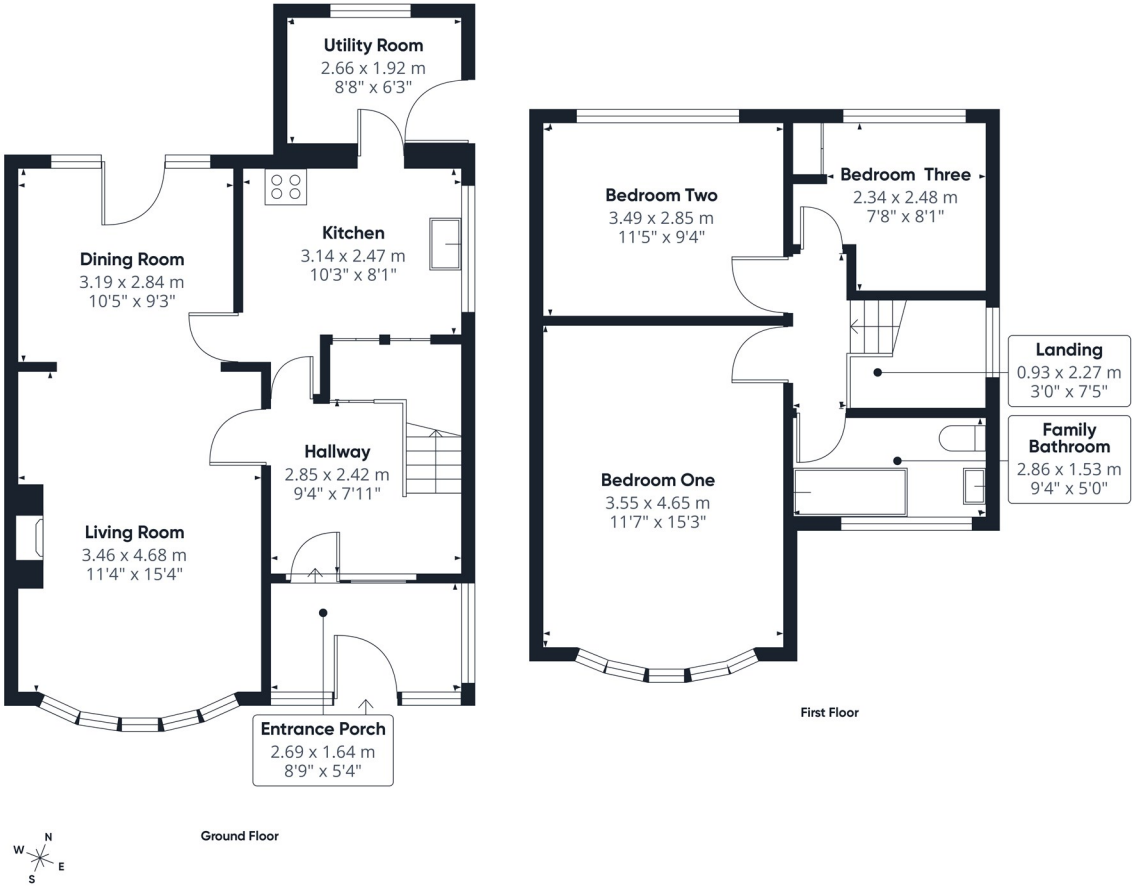
Additional Information

Local Authority – South Ribble Council

Council Tax – Band D

Viewings – By Appointment Only

Tenure – Freehold



Approximate total area(1)

93 m²

1003 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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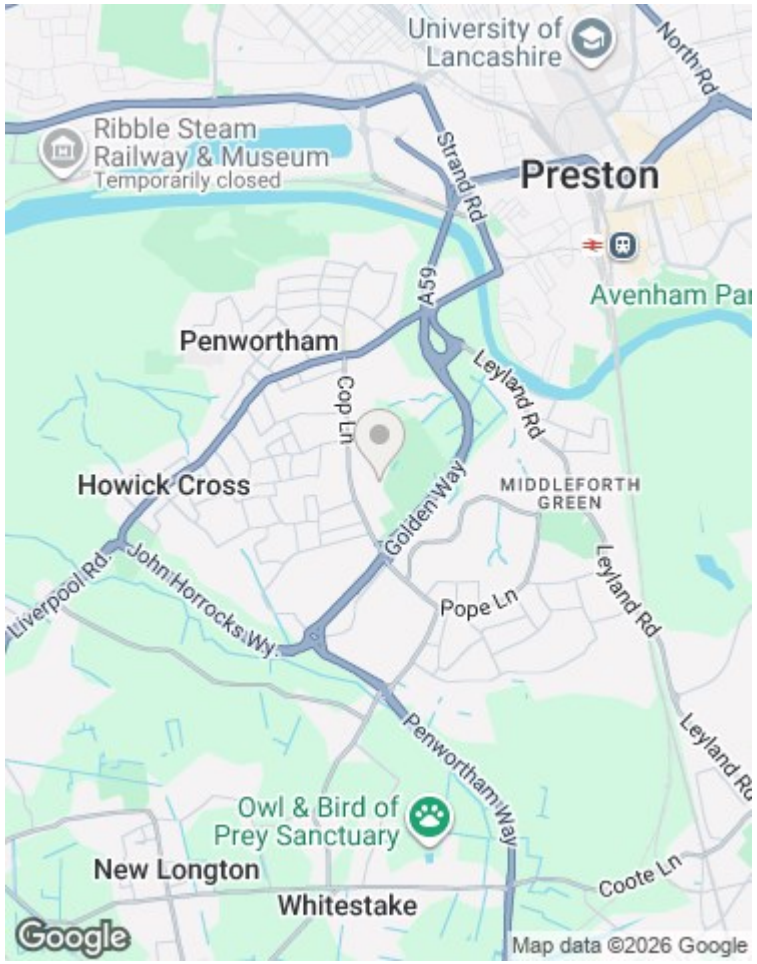
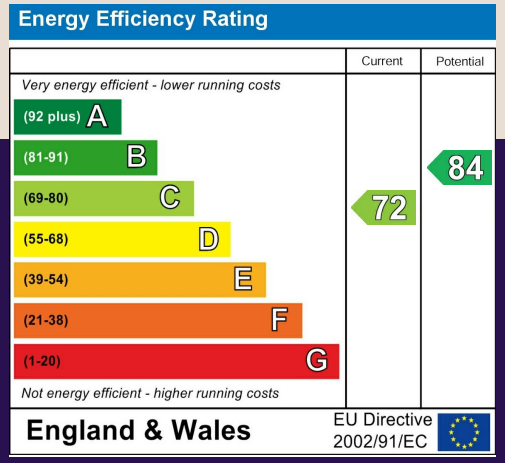


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



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