

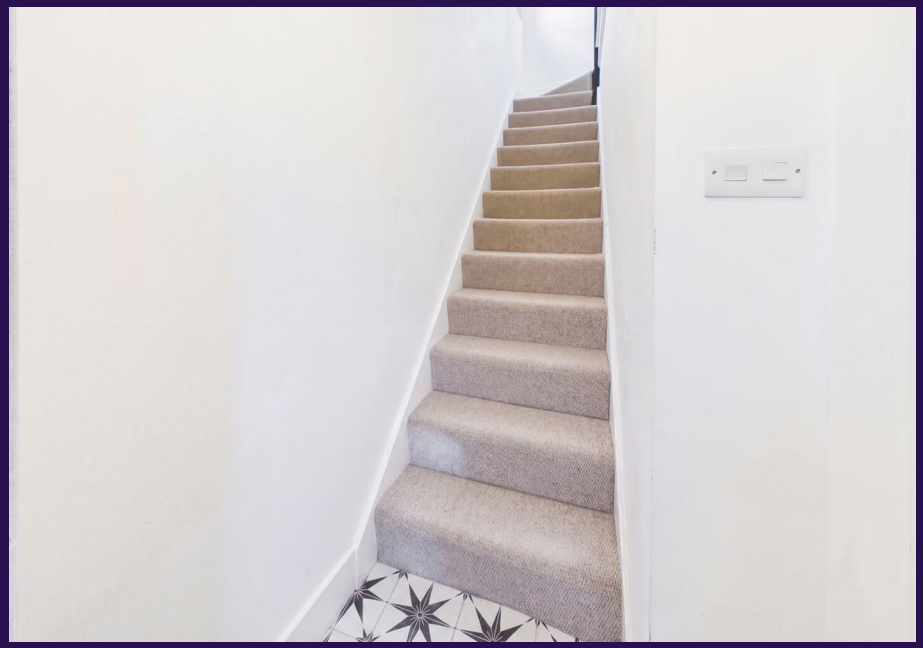
69 PRIORY LANE

PENWORTHAM, PRESTON, PR1 0AS

£249,950

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

▪ Beautifully Refurbished Three-Bedroom Semi-Detached Family Home ▪ Highly Sought-After Residential Location in Higher Penwortham ▪ Extended Accommodation Finished to an Excellent Contemporary Standard ▪ Impressive Open-Plan Kitchen, Dining & Family Living Area ▪ Stylish Modern Kitchen with Integrated Appliances & Breakfast Bar ▪ Spacious Front-Facing Lounge with Attractive Feature Fireplace ▪ Three Well-Proportioned Bedrooms, Including Two Generous Doubles ▪ Contemporary Three-Piece Family Bathroom ▪ Generous Driveway Providing Ample Off-Road Parking & Large Enclosed Rear Garden ▪ Walking Distance to Penwortham High Street, Excellent Schools & Local Amenities

Property Summary

Marie Holmes Estate Agents are delighted to present to the market this beautifully refurbished and extended three-bedroom semi-detached family home, situated in the highly sought-after area of Higher Penwortham. Offering an exceptional combination of contemporary living, spacious accommodation and a superb location, this impressive property presents a fantastic opportunity for purchasers seeking a stylish, move-in-ready home.

Ideally positioned within walking distance of Penwortham's vibrant high street, the property enjoys convenient access to an excellent selection of independent shops, cafés, restaurants and bars. The area is particularly popular with families thanks to its highly regarded primary and secondary schools, whilst excellent transport links provide easy access to Preston city centre and the wider motorway network.

Having undergone an extensive programme of refurbishment, the property has been thoughtfully enhanced to create a beautifully presented home, combining modern finishes with practical and versatile living accommodation.

The internal accommodation briefly comprises a welcoming entrance hallway, comfortable front-facing lounge and an impressive extended open-plan kitchen and dining area to the rear, creating a fabulous sociable space for modern family living and entertaining.

To the first floor are three well-proportioned bedrooms, including two generous doubles, together with a stylish contemporary three-piece family bathroom.

Externally, the property benefits from a generous driveway providing ample off-road parking, whilst to the rear is a substantial, fully enclosed garden, offering a wonderful outdoor space for relaxing, entertaining and family enjoyment.

Beautifully refurbished throughout and ready for immediate occupation, this exceptional home offers a rare opportunity to enjoy modern family living in the heart of Higher Penwortham. Early internal viewing is highly recommended!

Entrance Hallway

3'11" x 3'7" (1.19m x 1.09m)
Entrance via a UPVC double glazed window with feature glazed panel. Cupboard housing utilities. Tiled flooring. Ceiling light fitting. Carpeted staircase leading to all first floor accommodation.

Living Room

15'6" x 12'10" (4.72m x 3.92m)
UPVC double glazed bay window to front elevation. A striking exposed brick chimney breast creates a focal point within the room featuring an attractive brick archway and generous recessed fireplace opening, this feature is complemented by a tiled hearth. Pendant light fitting. Carpeted. Radiator. TV aerial socket.

Open Plan Living Dining Kitchen

17'1" x 14'4" (5.20m x 4.36m)
An impressive and beautifully appointed open-plan kitchen, dining and living area, offering a wonderfully spacious and versatile environment perfectly suited to modern family living, everyday relaxation and entertaining. Aluminium bi-folding doors span the rear elevation, providing a seamless connection to the outside whilst allowing an abundance of natural light to flood the space.

The contemporary kitchen is fitted with an attractive range of Shaker-style wall and base units, complemented by contrasting work surfaces, matching upstands and a traditional Belfast sink with an elegant brushed brass mixer tap. A comprehensive range of integrated appliances includes an electric fan-assisted oven, microwave oven, four-ring electric hob with extractor above, dishwasher and 70/30 fridge freezer.

A stylish breakfast bar provides informal seating for two, enhanced by contemporary pendant lighting overhead, whilst the generous dining area comfortably accommodates a substantial dining table and chairs, making it ideal for both family mealtimes and entertaining guests.

The entire space is beautifully finished with porcelain tiled flooring, inset ceiling spotlights, roof lights and two contemporary radiators, creating a bright, welcoming and effortlessly stylish heart of the home.

Utility Room

4'3" x 3'8" (1.29m x 1.12m)
UPVC double glazed window to side elevation. Baxi wall mounted boiler. Space and plumbed for washing machine. Ceiling light fitting.

Downstairs Cloaks W.C

4'1" x 2'7" (1.25m x 0.80m)
Features a modern two piece suite in white comprising of low flush W.C and wall hung wash hand basin. Ceiling light fitting. Tiled flooring.

First Floor Landing

8'6" x 3'1" (2.59m x 0.95m)
UPVC double glazed obscured glass window to side elevation. Doors leading to all first floor accommodation. Access to loft. Pendant light fitting. Carpeted.

Bedroom One

13'3" x 9'11" (4.03m x 3.01m)
UPVC double glazed bay window to front elevation. Pendant light fitting. Radiator. Carpeted.

Bedroom Two

9'7" x 9'9" (2.93m x 2.97m)
UPVC double glazed window to rear elevation. Pendant light fitting. Radiator. Carpeted.

Bedroom Three

6'9" x 5'8" (2.07m x 1.73m)
UPVC double glazed window to front elevation. Pendant light fitting. Radiator. Carpeted.

Family Bathroom

5'9" x 5'8" (1.74m x 1.72m)
UPVC double glazed obscured window to rear elevation. Features a contemporary three-piece suite in white, comprising a low flush W.C, complemented by a wash hand basin with mixer tap and panelled bath with thermostatic control mixer, over head rainfall shower attachment and handheld fitment. Further features













include part tiled elevations, tiled flooring, ceiling light fitting, matte black heated towel radiator and a extractor fan.

Front External

The front of the property is designed for ease of maintenance, neatly presented featuring a decorative gravelled area, low-level brick boundary wall and generous driveway providing ample off-road parking.

Rear Garden

To the rear of the property is a generously proportioned and fully enclosed garden, offering a wonderful outdoor space with considerable potential for keen gardeners and families alike. The garden is predominantly laid to lawn, complemented by an attractive arrangement of established planting beds, timber-edged raised borders and a variety of young shrubs and flowering plants. Mature hedging and timber panel fencing provide a good degree of privacy, whilst paved pathways allow access around the garden.

A particular feature is the substantial greenhouse, ideal for those with an interest in growing their own produce, alongside additional areas for planting and cultivation. A gravelled seating area provides space for outdoor furniture, whilst the garden benefits from direct access to the impressive open-plan kitchen, dining and living area through contemporary aluminium bi-folding doors, creating a lovely connection between the indoor and outdoor spaces.

Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact our offices.

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.



















Additional Information

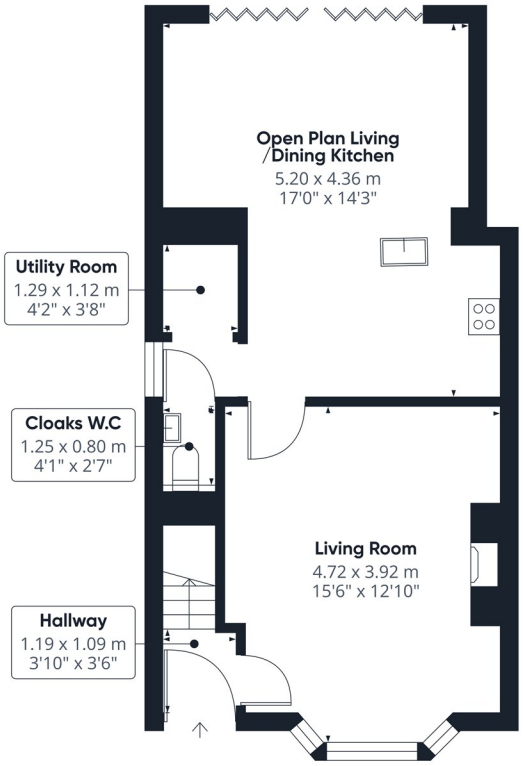
Local Authority – South Ribble Council

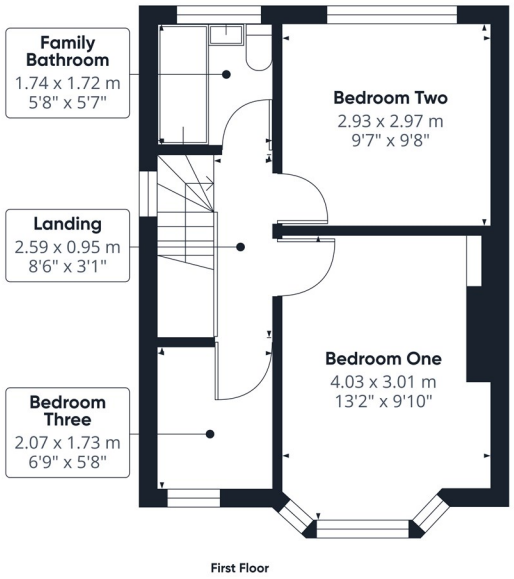
Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold

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Approximate total area(1)

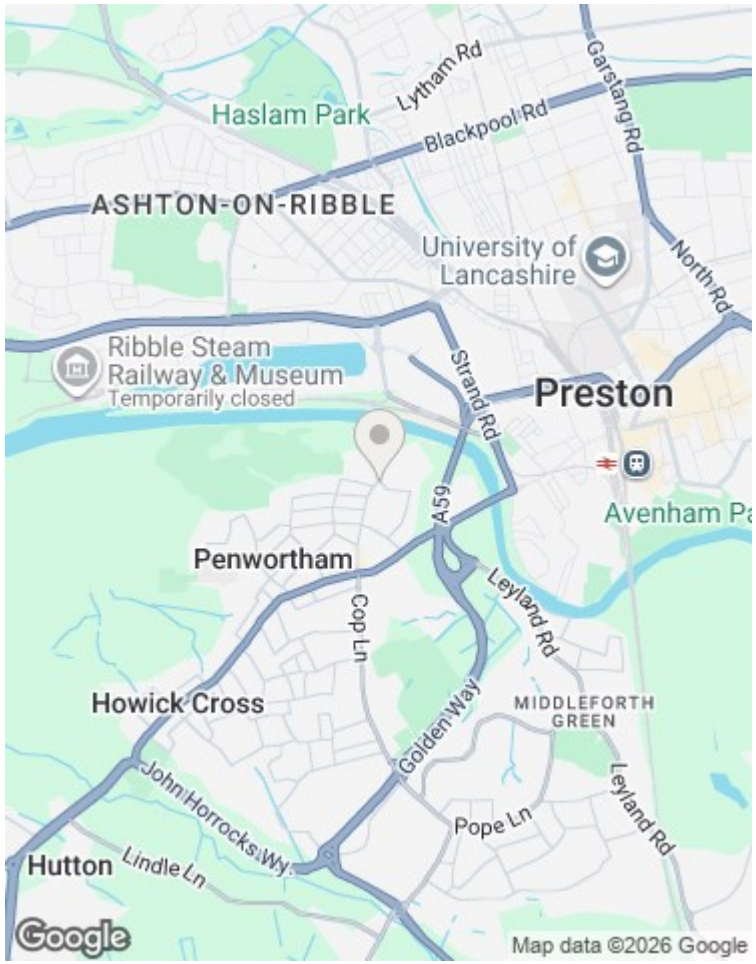
72.8 m²

784 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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