



9 KINGSWAY

PENWORTHAM, PRESTON, PR1 0AP

Offers in the region of £699,950

FREEHOLD

- Charming Four Bedroom Detached Residence • Sought After & Desirable Location in Higher Penwortham • Positioned on a Large Plot with Manicured Landscaped Gardens • Well Appointed Accommodation with over 1540sqft of Space • Two Spacious Reception Rooms & Sun Room • Stunning Modern Fitted Kitchen with Central Island • Downstairs Cloaks W.C • Three Double Bedrooms & One Single • Modern Family Bathroom • Outstanding Manicured Landscaped Gardens, Driveway & Double Garage

MARIE HOLMES

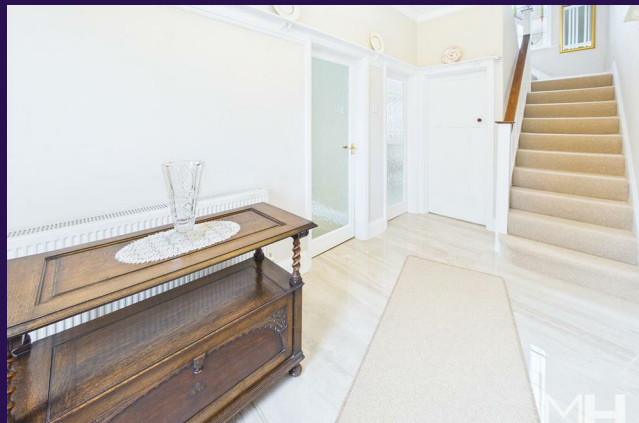
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Introducing 9 Kingsway...

A rare and highly anticipated opportunity has arisen to acquire this exceptional detached character residence, a home long admired and coveted by discerning buyers. Combining timeless period charm with spacious family living, this outstanding property occupies an enviable plot in one of Penwortham's most prestigious and sought-after locations.

This exceptional detached family home effortlessly combines character, space and practicality. Retaining a wealth of original charm, including beautifully preserved leaded light windows and elegant bay fronts, the property offers bright and spacious accommodation throughout. Occupying a generous plot, it enjoys attractive formal gardens to the front and side, together with a private, sun-drenched rear garden that opens onto Priory Close, creating a peaceful backdrop. A detached double garage provides secure parking and convenient access to the property. Internally, the home features four well-proportioned bedrooms, two substantial reception rooms, a stylish and well-equipped dining kitchen, and a contemporary family bathroom, making it perfectly suited to modern family living.

This elegant home sits on Kingsway a prestigious and desirable location, with catchment to excellent schools and of course within walking distance of Penwortham's vibrant high street with all its coffee shops, restaurants, bars and independent boutiques and shops. Viewing is absolutely essential to fully appreciate the size, presentation and setting of this most unique home.



Entrance Hallway

14'6" x 6'6" (4.41 x 1.97)

Entrance via hardwood glazed front door with feature leaded light. Double glazed encapsulated window with feature leaded light to the side elevation. Carpeted staircase leading to all first floor accommodation. Cupboard housing utility metres. Tiled floor covering. Double panel radiator. Telephone point. Coving to ceiling. Doors leading off to all ground floor accommodation.

Downstairs Cloaks W.C

6'8" x 2'10" (2.02 x 0.86)

UPVC double glazed obscured windows to side of elevation. Featured a two piece suite in white comprising of a low flush WC and wash hand basin. Fully tiled elevations. Inset spotlights to ceiling.

Living Room

12'5" x 14'8" (3.79 x 4.48)

Double glazed leaded bay window to the side elevation. Features a traditional Mahogany fireplace with modern inset and hearth with living flame gas fire. Double panel radiator. Ceiling light fitting. Coving to ceiling. TV aerial socket. Carpeted. Door leading through to:-

Sun Room

10'4" x 9'4" (3.15 x 2.85)

UPVC double glazed conservatory on a brick built base with leaded top openers and UPVC double glazed doors leading out onto the rear garden. Tiled flooring. Ceiling fan light fitting.

Dining Room

14'9" x 14'7" (4.50 x 4.44)

Double glazed leaded bay window to the front elevation. Feature modern fireplace with inset living flame gas fire and granite hearth. Double panel radiator. Carpeted. Two wall lights. Coving to ceiling.

Kitchen

14'11" x 14'10" (4.54 x 4.52)

UPVC double glazed window to the rear and side elevations. UPVC double glazed obscured door to the side elevation. Features a range of modern shaker style eye and base level units with contrasting work surfaces up stand and splashback over. Inset composite sink and drain unit with mixer tap. Integrated appliances include microwave oven, fan assisted oven, six ring induction hob, modern extractor hood, dishwasher and a 60/40 larder fridge freezer. Integrated washing machine. Central island unit with breakfast bar seating. TV aerial socket. Double panel radiator. Inset spotlights to ceiling.

First Floor

Landing

3'5" x 12'10" (1.04 x 3.90)

UPVC double glazed leaded feature window to the side elevation. Spindle balustrade turn staircase leads to all first floor accommodation. Carpeted. Access to loft. Ceiling light fitting. Decorative picture rail. Doors leading off to all first floor accommodation.

Bedroom One

12'6" x 14'11" (3.81 x 4.54)

Double glazed leaded bay window to the front elevation. Features a range of fitted robe storage. Two wall lights. Carpeted. Double panel radiator.

Bedroom Two

14'10" x 12'2" (4.52 x 3.71)

Double glazed leaded bay window to the side elevation. Features a range of fitted robe storage. Ceiling light fitting. Carpeted. Double panel radiator. Decorative picture rail.

Bedroom Three

11'11" x 8'4" (3.64 x 2.54)

UPVC double glazed window to the rear elevation. Features fitted robe storage. Inset spotlights to ceiling. Carpeted. Double panel radiator.

Bedroom Four

8'5" x 6'5" (2.56 x 1.96)

UPVC double glazed leaded window to the side elevation. Carpeted. Radiator. Pendant light fitting.

Bathroom

10'9" x 5'12" (3.27 x 1.82)

UPVC double glazed encapsulated leaded window to the side elevation. Features a modern four piece suite in white comprise of a low flush WC, wash hand basin set within a vanity unit with drawer storage, panelled bath and step in shower cubicle with mixer shower. Fully tiled elevations. Illuminated wall mounted vanity mirror. Chrome towel ladder radiator. Inset spotlights to ceiling.

Garage

17'3" x 16'4" (5.27 x 4.99)

Exterior

Occupying a generous plot, the property enjoys attractive formal gardens to the front and side, together with a private, sun-drenched rear garden which opens onto Priory Close, creating a peaceful backdrop. A detached double garage provides secure parking and convenient access to the property.

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.

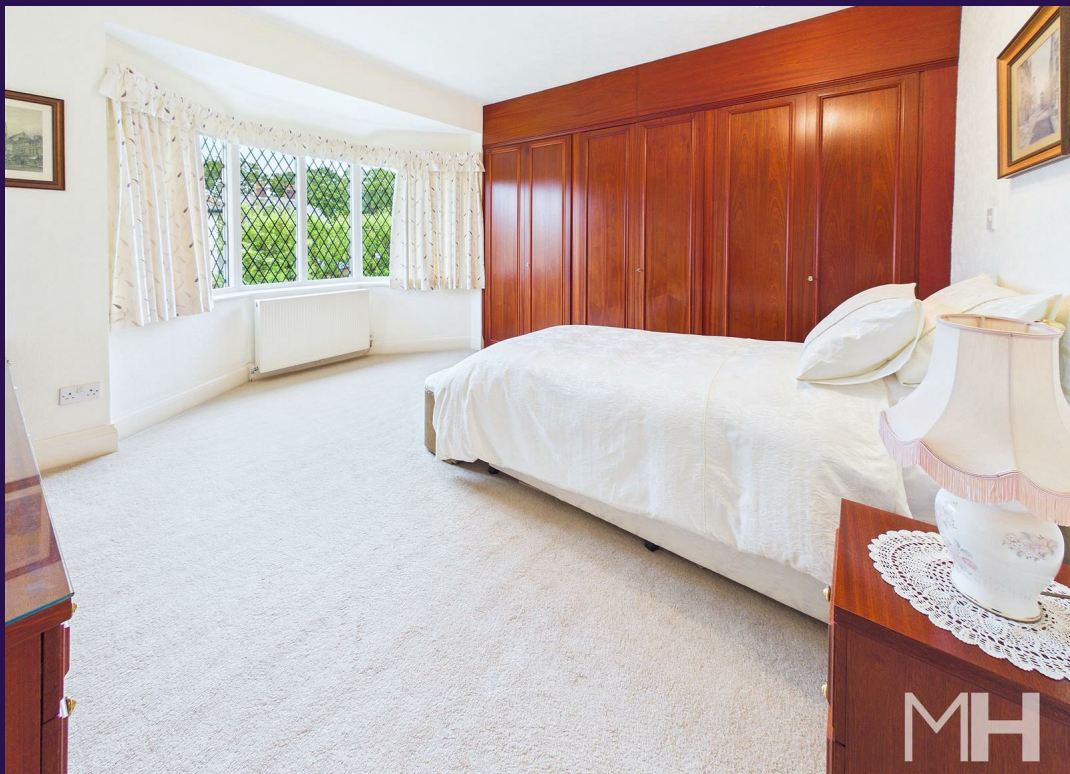
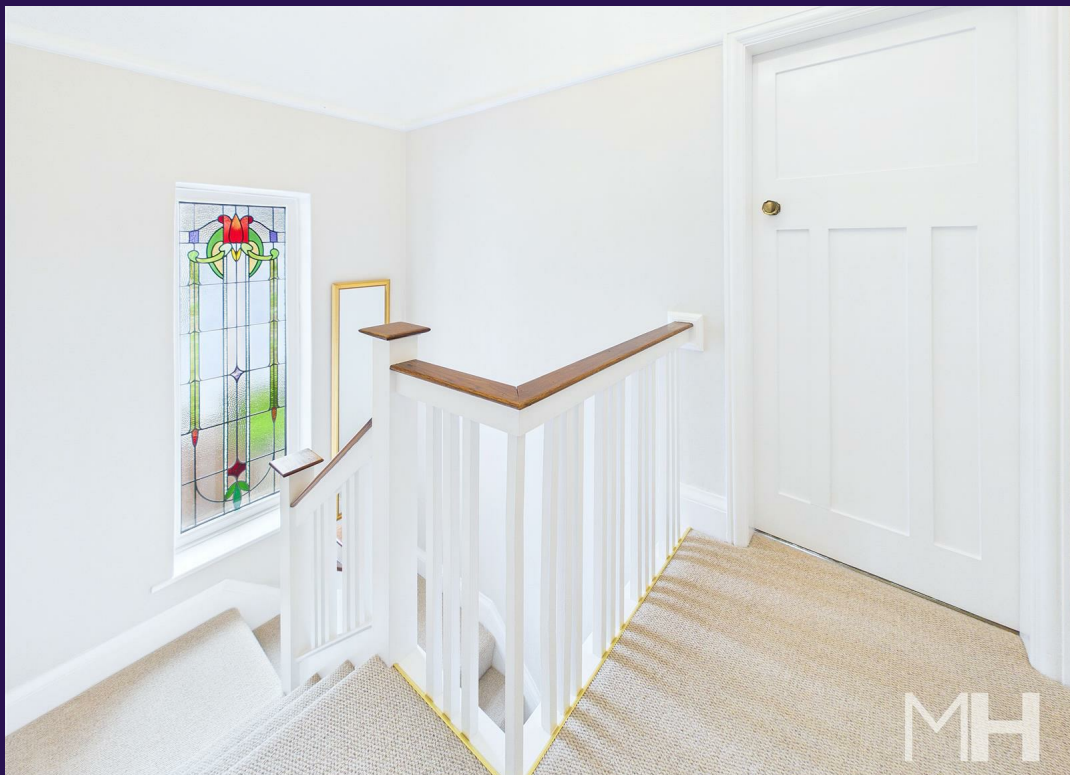
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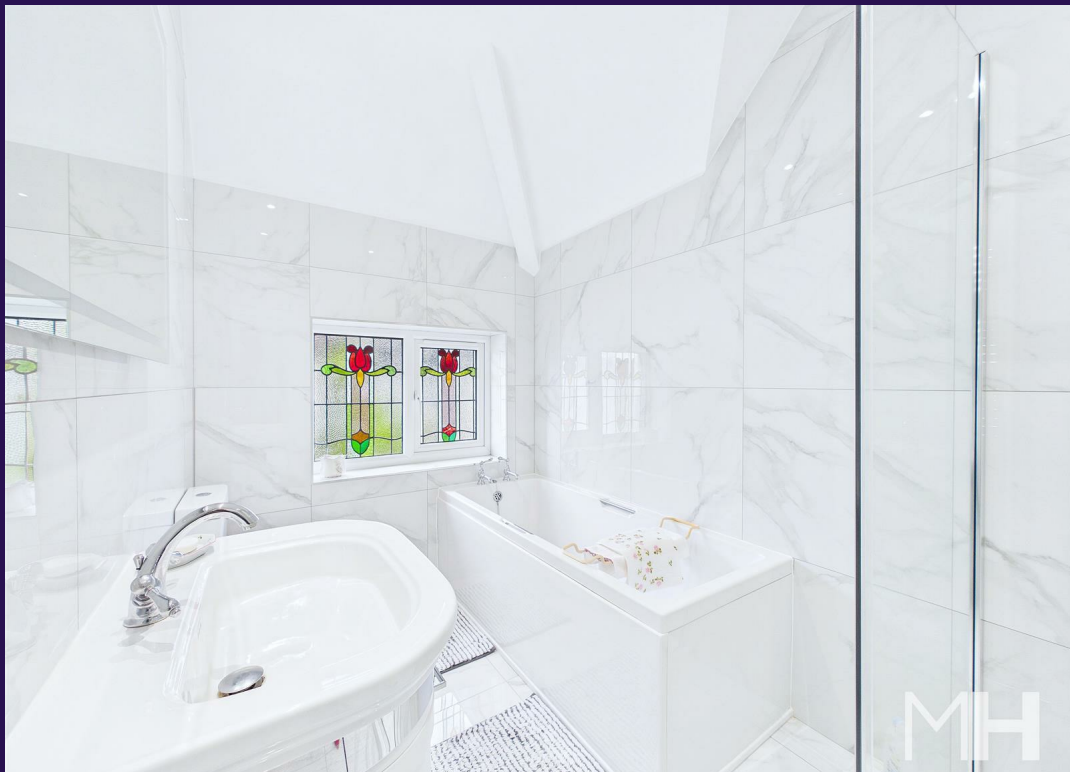
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.







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ADDITIONAL INFORMATION

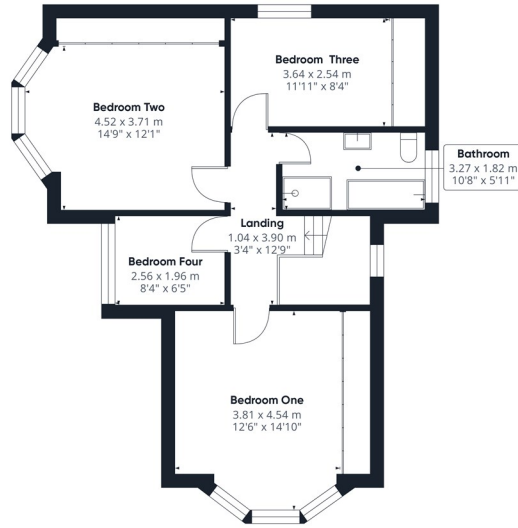
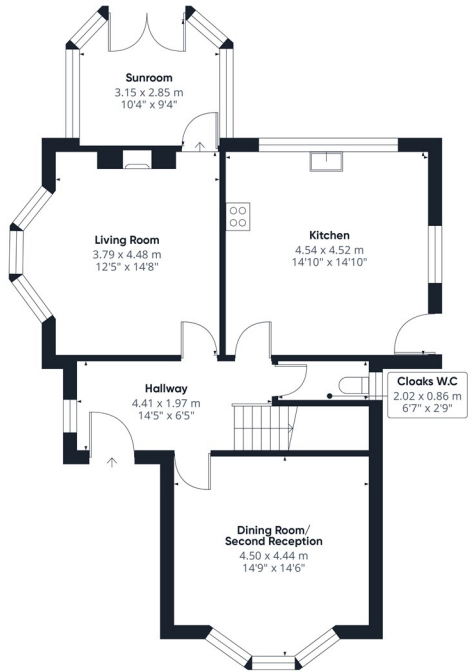
Local Authority –

Council Tax – Band E

Viewings – By Appointment Only

Tenure – Freehold



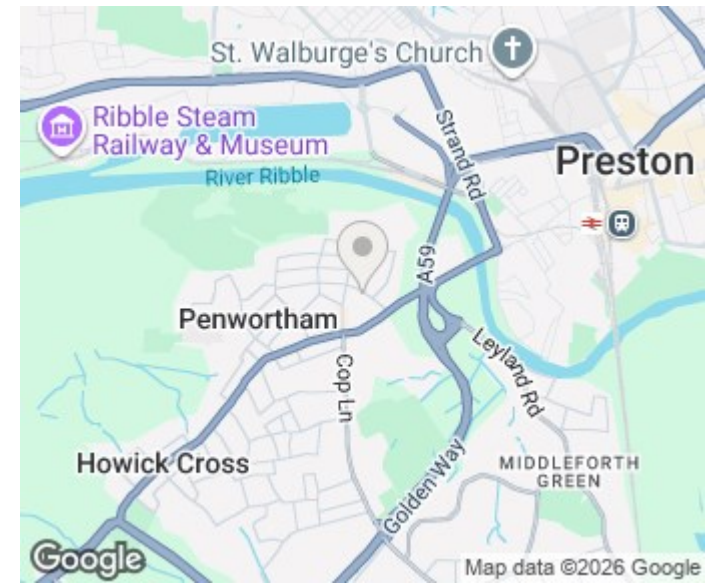


Approximate total area⁽¹⁾
143.2 m²
1541 ft²

(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		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			
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(55-68) D			
(39-54) E			
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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.

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