

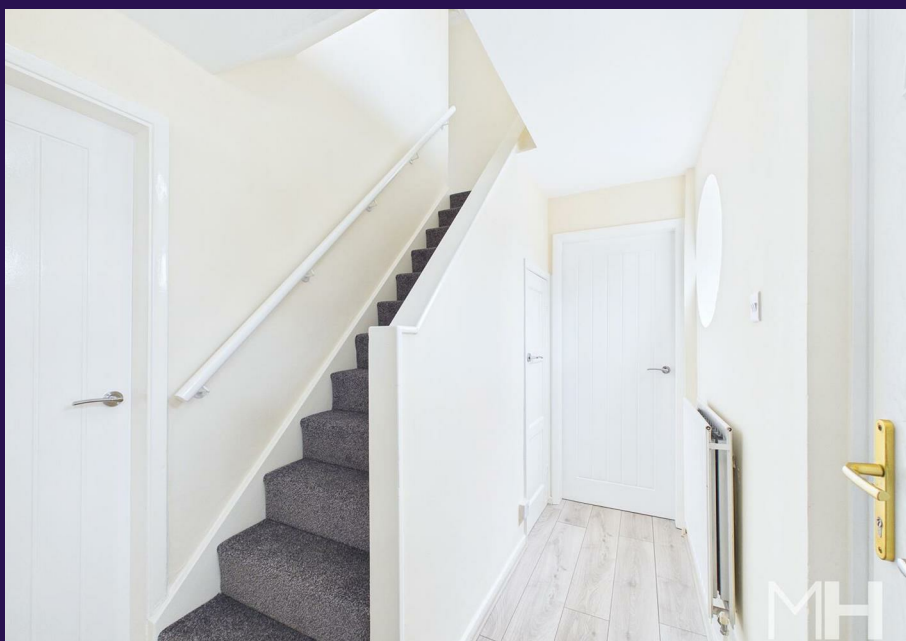


71 WOODVILLE ROAD

PENWORTHAM, PRESTON, PR1 9DQ

Offers Over

£180,000



Key Features

- Fabulous Three Bedroom Mid Terrace Property
- Situated in a Popular Residential Location in Penwortham
- Ideal for First Time Buyers & Families Alike
- New Carpets & Re-decorated Throughout
- Spacious Dual Aspect Lounge Diner
- Modern Fitted Kitchen with Pantry
- Downstairs Cloaks W.C
- Three Bedrooms, Two Doubles, One Single & Newly Fitted Modern Family Bathroom
- Off Road Parking for Two Vehicles to the Front
- Rear Enclosed Low Maintenance Gardens & Outbuilding

Property Summary

Marie Holmes Estate Agents are delighted to bring to the market this beautifully presented three-bedroom mid-terrace home, ideally positioned within the ever-popular area of Penwortham. Offering spacious accommodation throughout, this superb home is perfect for first-time buyers, couples and young families.

Situated within a quiet residential location, the property enjoys excellent transport links, with easy access to local bus routes, Preston Railway Station and the M6 and M61 motorways. Penwortham offers an excellent range of shops, cafés, schools and leisure facilities, while the nearby River Ribble and Avenham Park provide beautiful outdoor spaces to enjoy.

The accommodation briefly comprises a welcoming entrance hallway with ground floor W.C, a spacious dual-aspect lounge diner with French doors opening onto the rear garden, and a modern breakfast kitchen fitted with brand new integrated electric oven, induction hob and extractor hood, with space for additional appliances.

To the first floor are three well-proportioned bedrooms, including two doubles, together with a stylish newly installed three-piece family bathroom. The property also benefits from new carpets laminate flooring throughout and has been freshly decorated.

Externally, the property benefits from a newly laid tarmac driveway providing off-road parking for two vehicles. A gated side access leads to the enclosed rear garden, designed for low-maintenance living with paved patio areas, a lawn and raised decking, creating the perfect space for outdoor entertaining. A substantial brick-built outbuilding provides two useful storage rooms.

Combining generous living accommodation, excellent outside space and a sought-after Penwortham location, this fantastic home is ready to move straight into. Early viewing is highly recommended.

Entrance Hallway

Entrance via a modern composite front door into the hallway. Carpeted staircase leads to all first floor accommodation. Window to the front elevation. Wood effect laminate flooring. Radiator. Ceiling light fitting. Understairs storage. Doors leading off to all ground floor accommodation.

Cloaks Downstairs W.C

Window to the front elevation. Features a two piece suite in white comprising of a low flush WC and wall mounted wash hand basin. Ceiling light fitting. Wood effect laminate flooring.

Lounge Diner

A spacious, bright and airy room with UPVC double glazed window to the front elevation and UPVC double glazed French doors to the rear elevation leading out onto the garden. Radiator. TV aerial socket. Inset spotlights to ceiling. Ceiling light fitting. Wall lights. Wood effect laminate flooring.

Kitchen

UPVC door to the rear elevation. UPVC double glazed window to the rear elevation. Features a range of modern eye and base level units in Oak wood effect with contrasting complementary work surfaces over. Inset stainless steel sink and drainer unit with mixer tap. Integrated appliances include electric fan assisted oven, induction hob and stainless steel chimney extractor. Part tiled elevations. Breakfast bar. Plumbed and space for washing machine. Space for undercounter fridge and freezer. Pantry cupboard storage. Wall mounted combination boiler. Ceiling light fitting. Tiled flooring.

First Floor Landing

UPVC double glazed window to the front elevation. Carpeted. Pendant light fitting. Access to the loft. Doors leading off to all first floor accommodation.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

UPVC double glazed obscured window to the front elevation. Features a modern three-piece suite in white comprising of a low flush WC, wash hand basin set within a vanity unit with cupboard storage and mixer tap and a panelled bath with shower over and glazed shower screen. Fully tiled elevations. Chrome towel ladder radiator. Inset spotlights to ceiling.

Front External

The front of the property features a newly laid tarmac driveway, providing off-road parking for two vehicles. A dividing boundary fence offers privacy, while a side access gate provides convenient access to the enclosed rear garden.

Rear Garden

The rear garden has been designed for ease of maintenance while providing an attractive outdoor space to enjoy. It features paved patio seating areas, a neatly kept lawn and a raised timber decking area, creating the perfect setting for al fresco dining and entertaining family and friends. Fully enclosed by perimeter fencing, the garden offers a good degree of privacy and security. A substantial brick-built outbuilding completes the space, providing two separate storage rooms ideal for garden equipment, bicycles or additional household storage.

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.

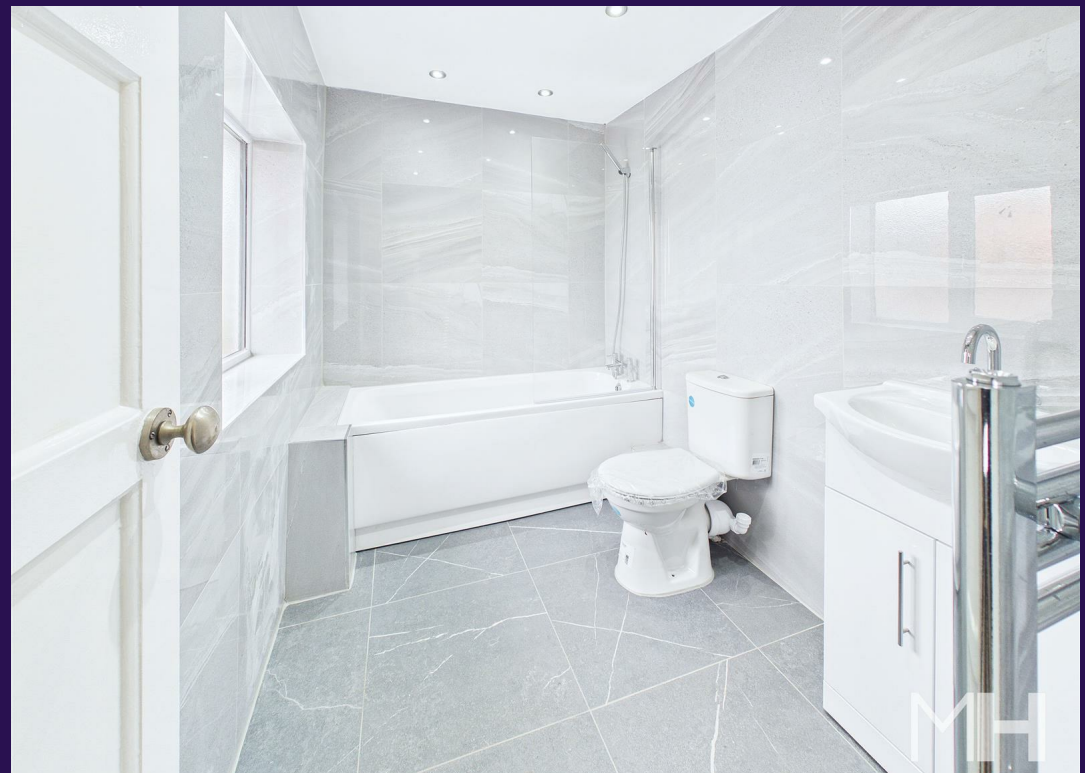
NOTICE:

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.





Additional Information

Local Authority – South Ribble Council

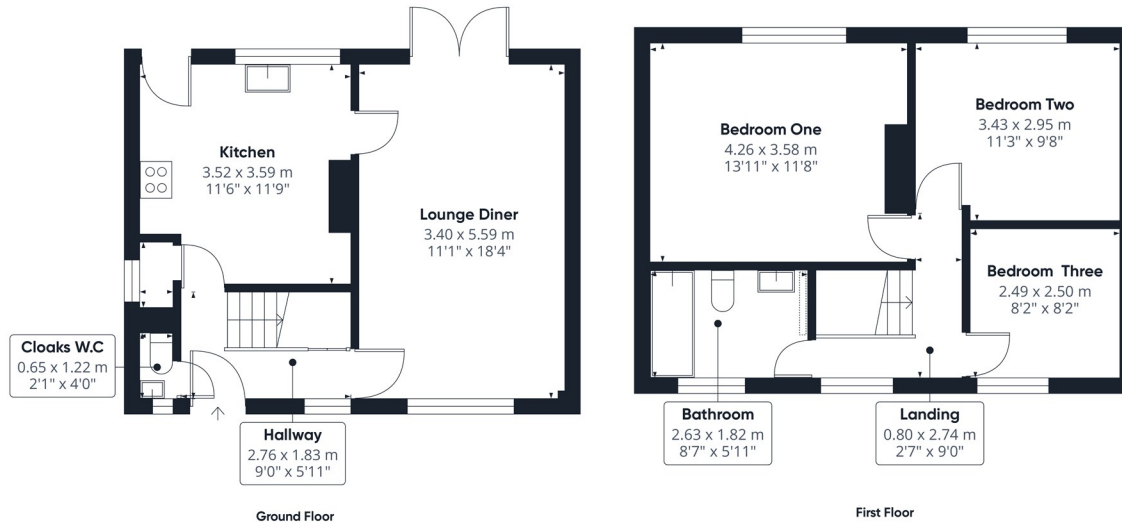
Council Tax – Band B

Viewings – By Appointment Only

Tenure – Freehold



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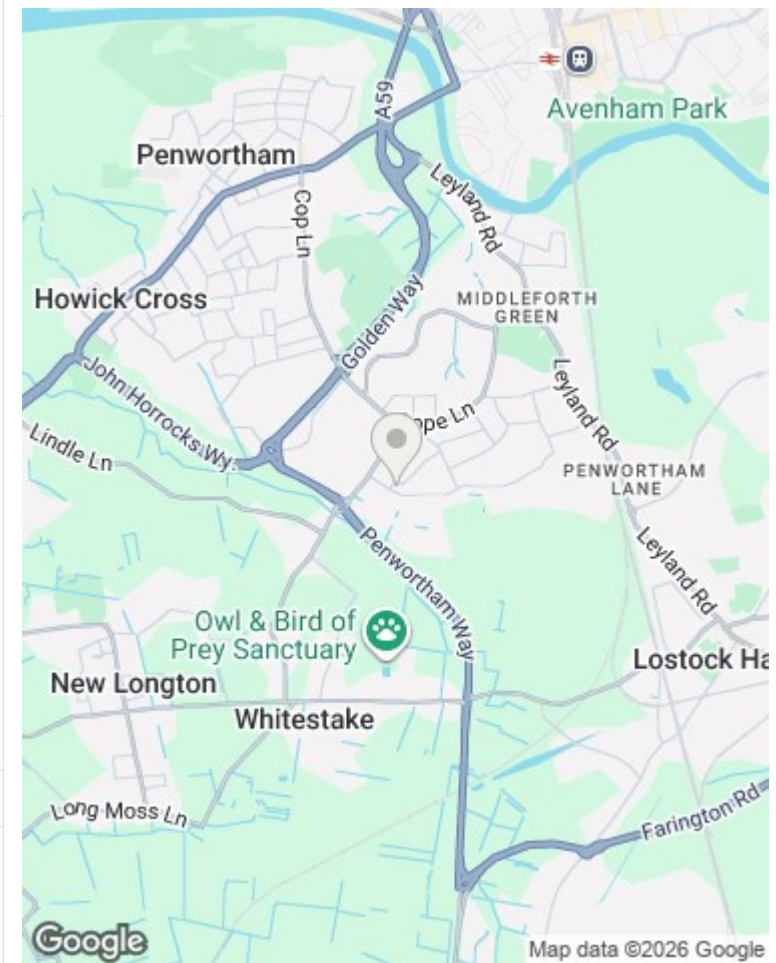


Approximate total areaⁿ
76.6 m²
826 ft²

(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



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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	