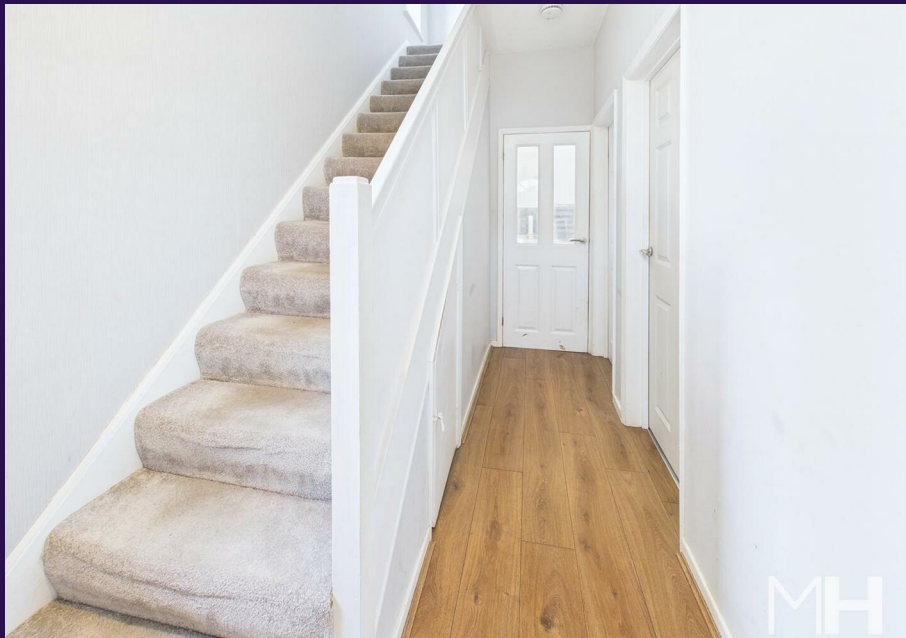




36 WEST END

PENWORTHAM, PRESTON, PR1 0JD

£259,950



Key Features

- Well Presented Semi-Detached House In Highly Sought After Area
- Within Walking Distance To The Bustling Penwortham Strip With Cafes, Bars, Restaurants & Shops
- Within Catchment Area Of Highly Rated Local Primary And Secondary Schools
- Two Reception Rooms & Modern Fitted Kitchen
- Three Bedrooms
- Modern Three Piece Family Bathroom
- Rear Landscaped Garden with Fabulous Pergola
- Driveway Parking for Several Vehicles
- Ideal for First Time Buyers, Professional Couple or Growing Families
- Early Viewing Comes Highly Recommended

Property Summary

Marie Holmes Estate Agents are delighted to present to the market this beautifully presented three-bedroom semi-detached home, occupying a highly sought-after residential position in Higher Penwortham. Ideally located within easy walking distance of Penwortham's vibrant high street, excellent local amenities, regular bus services and a selection of highly regarded schools, this wonderful home is perfectly suited to families, professionals and first-time buyers alike.

Offering spacious, versatile and well-maintained accommodation throughout, the property briefly comprises a welcoming entrance hallway, a bright and comfortable living room, a separate dining room providing an additional reception space, a well-appointed fitted kitchen, three generously proportioned bedrooms and a contemporary three-piece family bathroom.

Externally, the property benefits from a driveway providing convenient off-road parking to the front, while to the rear is a beautifully landscaped, fully enclosed garden designed for both relaxation and entertaining. A superb glazed pergola creates an impressive outdoor living space, perfect for al fresco dining, social gatherings or simply unwinding on warm summer evenings.

Early viewing is strongly recommended to fully appreciate the location, presentation and exceptional lifestyle this superb home has to offer.

Entrance Hallway

5'10" x 12'2" (1.78 x 3.72)

Entrance via a modern composite front door in to the hallway. UPVC double glazed window so there side elevation. Carpeted staircase leads for all first floor accommodation. Wood effect laminate flooring. Ceiling light fitting. Doors leading off to all ground floor accommodation.

Living Room

10'11" x 10'9" (3.33 x 3.28)

UPVC double glazed bay window to the front elevation. Feature wall mounted insect electric fire. Carpeted. Pendant light fitting. Radiator. Decorative coving to ceiling.

Dining Room/Second Reception

10'10" x 11'11" (3.31 x 3.63)

UPVC double glazed French doors to the rear elevation leading out into the rear garden. Wood effect laminate flooring. Ceiling light fitting. Radiator. Decorative coving to ceiling.

Kitchen

7'9" x 8'9" (2.37 x 2.67)

UPVC double glazed obscured window to the side elevation. Features the range of modern eye and base level units in high gloss white with complementary contrasting work surfaces over. Inset stainless steel one and a half bowl sink and drain unit with mixer tap. Integrated appliances include electric oven, induction hob and stainless steel chimney style extractor. Space for fridge freezer. Tiled splashback. Wood effect laminate flooring. Ceiling light fitting. Radiator. Understairs storage/pantry with UPVC double glazed window to the side elevation. Plumbed and space for a washing machine.

First Floor Landing

5'11" x 9'9" (1.80 x 2.97)

UPVC double glazed obscured window to the side elevation. Carpeted. Pendant light fitting. Access to

the loft. Doors leading off to all first floor accommodation.

Bedroom One

9'7" x 11'9" (2.91 x 3.58)

UPVC double glazed bay window to the front elevation. Carpeted. Radiator. Pendant light fitting. TV aerial socket.

Bedroom Two

10'5" x 11'11" (3.17 x 3.64)

UPVC double glazed window to the rear elevation. Features fitted robe storage. Carpeted. Radiator. Pendant light fitting. TV aerial socket.

Bedroom Three

6'10" x 7'3" (2.09 x 2.21)

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

Family Bathroom

5'9" x 5'5" (1.76 x 1.64)

UPVC double glazed obscured window to the rear elevation. Features of modern three-piece suites in white comprising of a low flush WC, pedestal wash hand basin and panelled bath with mixer tap and electric shower over with glazed shower screen. Chrome towel ladder radiator. Fully tiled elevations. Extractor fan. Vinyl flooring.

Front External

The property is approached via a generous tarmac driveway providing ample off-road parking for several vehicles. A mature hedge to one side offers a good degree of privacy, while attractive brick boundary walls and timber fencing create a smart and well-defined frontage. A gated side driveway provides secure access to the rear garden. The handsome brick façade is enhanced by characterful bay windows and an attractive canopied entrance, creating excellent kerb appeal and a welcoming first impression.





Rear Garden

The rear of the property has been thoughtfully landscaped to create an attractive and highly functional outdoor space, ideal for both entertaining and family life. A substantial Indian stone patio extends directly from the house, providing the perfect setting for outdoor dining and relaxation, while a neatly maintained lawn is bordered by well-stocked flower and shrub beds, adding colour and interest throughout the seasons.

A real highlight is the impressive aluminium-framed garden room with a glazed roof and full-height sliding glass doors, creating a versatile all-weather entertaining space that seamlessly connects the home with the garden. Whether used as an outdoor lounge, dining area or social space, it provides a superb extension of the living accommodation.

The garden enjoys a good degree of privacy, being fully enclosed by timber fencing, and benefits from a modern timber garden studio positioned at the rear. This versatile building offers excellent potential as a home office, gym, hobby room or additional entertaining space. Combining contemporary landscaping with practical features, this beautifully presented rear garden is perfectly suited to modern family living and outdoor enjoyment.

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:

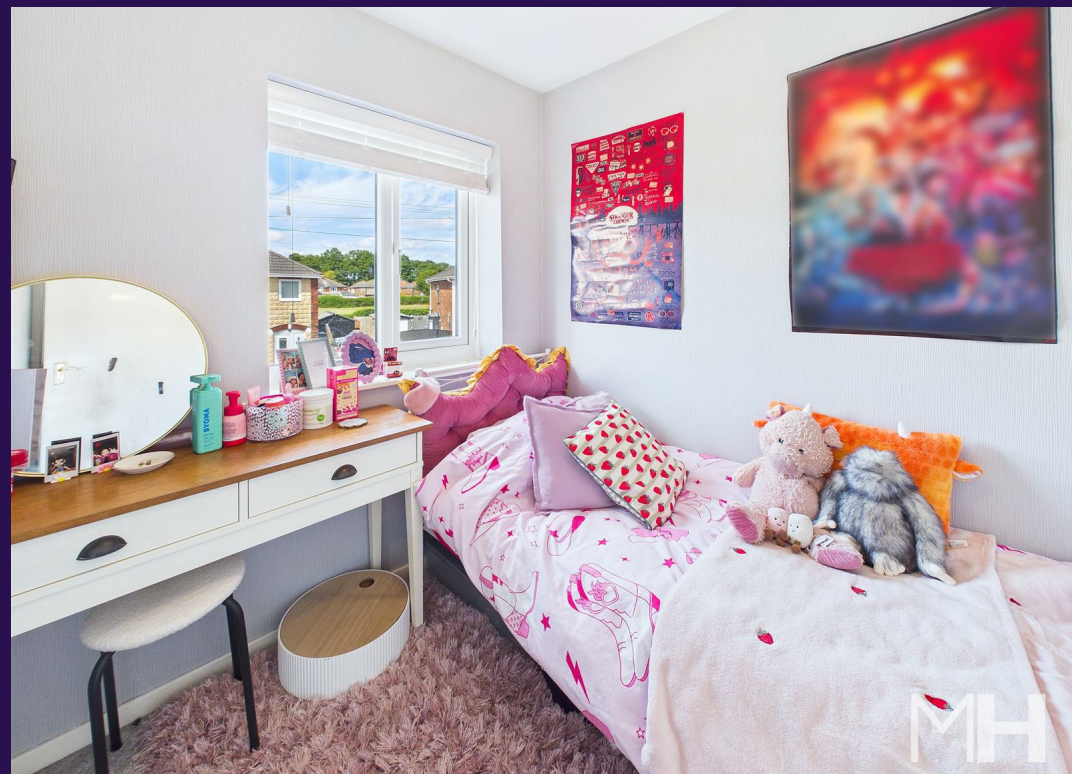
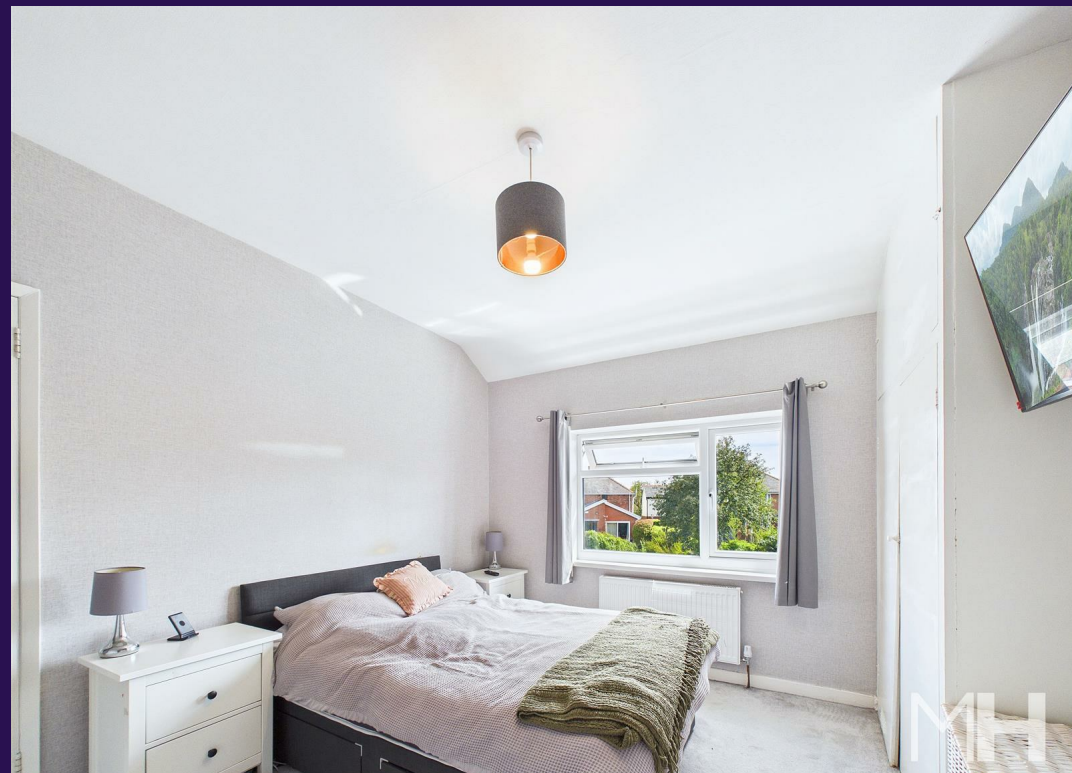
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

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

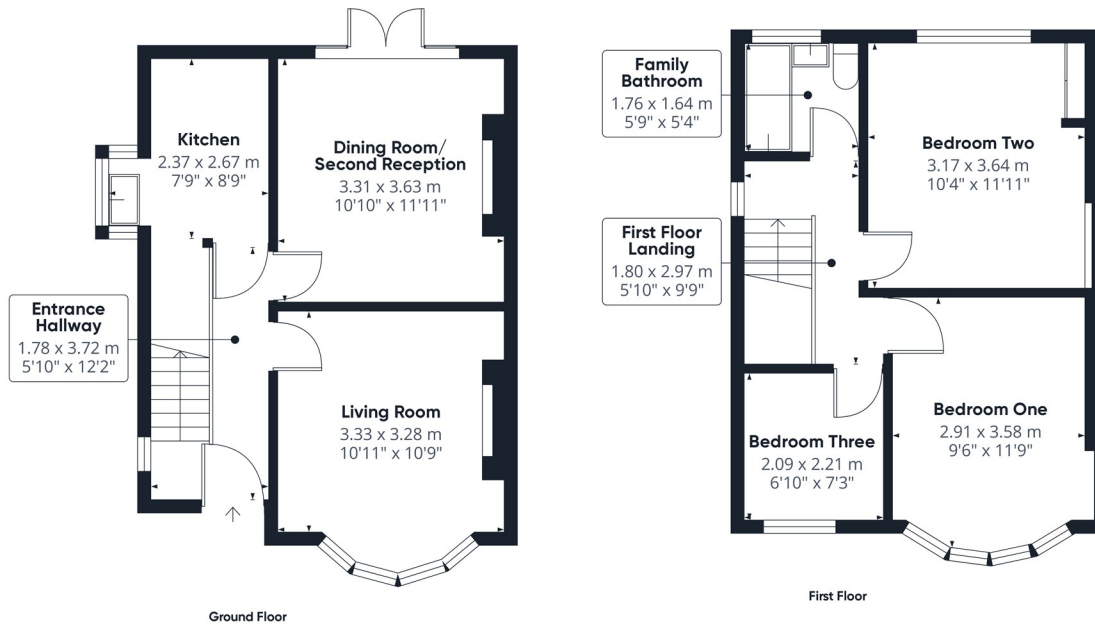
Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold



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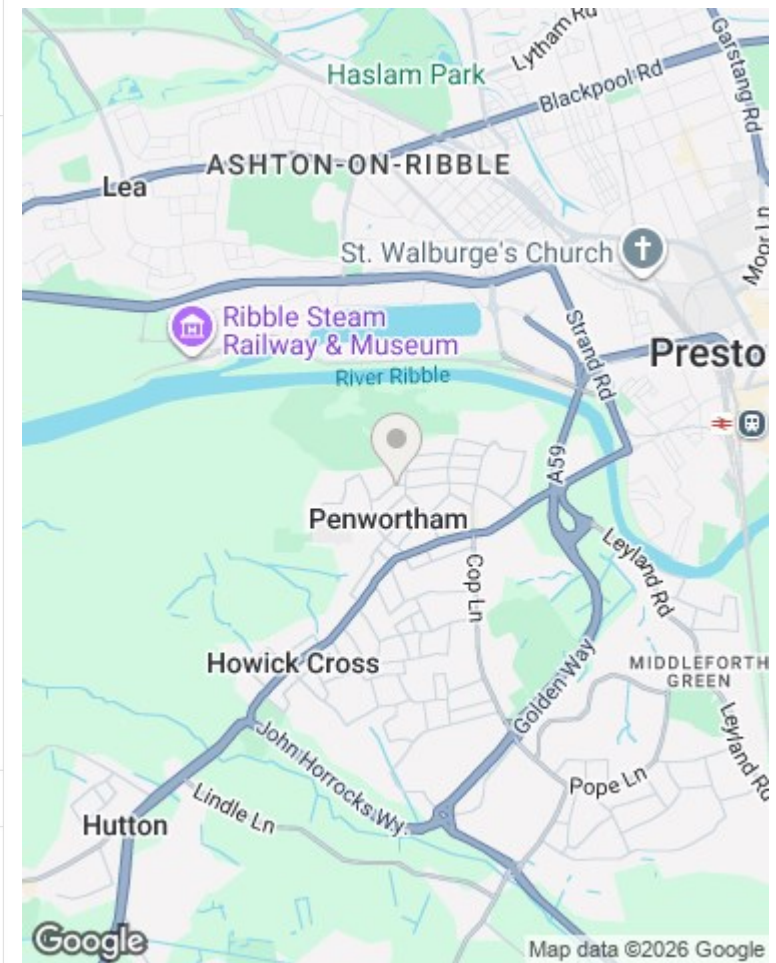


Approximate total areaⁿ
69.1 m²
744 ft²

(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		85
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	