



7 HURST PARK

PENWORTHAM, PRESTON, PR1 9BD

Offers Over

£450,000



Key Features

- Substantial Four-Bedroom Detached Bungalow
- Highly Sought-After Penwortham Location
- Attractive Views Towards Hurst Grange Park
- Generous Established Plot & Mature Gardens
- Spacious Bay-Fronted Living Room
- Separate Dining Room & Generous Kitchen
- Four Well-Proportioned Bedrooms
- Private Driveway Providing Ample Off-Road Parking
- Detached Garage & Excellent Potential to Modernise
- Offered to the Market with No Onward Chain

Property Summary

Occupying a desirable position within the highly sought-after area of Penwortham, this substantial detached bungalow presents an exciting opportunity for buyers seeking generous and versatile accommodation with excellent potential to create their ideal home. Set within a generous plot with attractive views towards Hurst Grange Park and offered to the market with no onward chain, the property enjoys an enviable location close to the heart of Penwortham.

Penwortham's vibrant and well-regarded high street is within easy reach, offering an excellent selection of independent shops, cafés, bars and restaurants, while Preston city centre is only a short drive away. The property is also ideally placed for local bus services and convenient access to the wider motorway network.

Internally, an entrance porch opens into a welcoming hallway providing access to the principal accommodation. To the front is a spacious bay-fronted lounge, complemented by a generously proportioned kitchen offering excellent scope for modernisation and a separate dining room.

The bungalow provides an impressive amount of bedroom accommodation, with four well-proportioned bedrooms. The principal bedroom is particularly generous and benefits from a substantial walk-in storage cupboard. A separate shower room and WC complete the internal accommodation.

Externally, the property continues to impress, occupying a generous established plot with a private driveway providing ample off-road parking, a detached garage and mature gardens offering an attractive outdoor space.

Combining generous proportions, a versatile layout, an excellent plot and a highly desirable Penwortham location, this is a rare opportunity that must be viewed to fully appreciate the space and potential on offer. Offered with the benefit of NO ONWARD chain delay.

Entrance Vestibule

3'7" x 4' (1.08m x 1.23m)

Entrance via a composite front door with feature obscured glazed panels. Vinyl flooring. Cupboards housing utility meters. Ceiling light fitting. Internal door with obscured glass leading through to hallway accommodation.

Hallway

8'11" x 9'4" (2.73m x 2.84m)

Doors leading to all ground floor accommodation. Carpeted stairs to first floor accommodation. Decorative coving to ceiling. Carpeted. Radiator. Ceiling light.

Living Room

11'3" x 15'11" (3.44m x 4.86m)

UPVC double glazed bay window to front elevation. Carpeted. Two Radiators. Pendant light fitting. Decorative coving to ceiling.

Family Bathroom

5'10" x 15'11" (1.78m x 4.86m)

UPVC double glazed obscured window to side elevation. Features a three piece suite in white comprising of a low flush W.C, pedestal wash hand basin, panelled bath with shower over. Ceiling light fitting. Fully tiled elevations and tiled flooring. Radiator.

Dining Room

11'4" x 11'5" (3.46m x 3.47m)

UPVC double glazed sliding patio door leading to rear garden. Pendant light fitting. Decorative coving to ceiling. Serving hatch through to kitchen. Carpeted. Radiator.

Kitchen

9'7" x 14'10" (2.93m x 4.52m)

UPVC double glazed window to side and rear elevation. UPVC double glazed door leading to the rear garden. Features a range of eye and base level units in a wood effect finish with contrasting work

surfaces over and tiled splashbacks. Plumbed and space for a washing machine. Inset sink and drainer with mixer tap. Space for oven and freestanding fridge freezer. Vinyl flooring. Ceiling and pendant light fittings. Decorative coving to ceiling. Radiator. Serving hatch leading through to dining room.

Bedroom Four

12'4" x 13'8" (3.75m x 4.16m)

UPVC double glazed obscured window to front elevation. Two pendant ceiling light fittings. Radiator. Carpeted.

First Floor Landing

3'7" x 6'12" (1.08m x 2.13m)

UPVC double glazed window to side elevation. Storage cupboard. Carpeted. Ceiling light fitting. Decorative coving to ceiling.

Principal Bedroom

11'3" x 11'3" (3.43m x 3.42m)

UPVC double glazed window to rear elevation. Access to loft. Pendant light fitting. Radiator. Carpeted. Door leading to storage cupboard with access hatch to loft, wall light fitting and carpeted.

Bedroom Two

12'2" x 8'11" (3.72m x 2.72m)

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

Bedroom Three

9'7" x 9'4" (2.92m x 2.85m)

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

W.C

3'7" x 4'9" (1.10m x 1.46m)

UPVC double glazed obscured window to the front elevation. Features a white low flush W.C, pedestal wash hand basin with mixer tap and tiled splashback. Wall light fitting. Vinyl flooring.





Shower Room

6'5" x 4'2" (1.96m x 1.28m)

Step in shower with fully tiled elevations and electric shower. Wall light fitting. Vinyl flooring.

External & Garage

The property is approached via a generous block-paved driveway providing ample off-road parking for several vehicles and leading to the integral single garage, measuring approximately 2.81m x 5.97m. The garage features an up-and-over style door, power and lighting, together with a UPVC double-glazed window and pedestrian door providing direct access to the rear garden. The front garden is predominantly laid to lawn with a paved pathway leading to the property.

To the rear is a delightful south-facing garden, enjoying a sunny aspect and providing an excellent outdoor space for relaxing and entertaining. Predominantly laid to lawn, the garden is complemented by a variety of established plants and shrubs, together with a paved patio area ideal for outdoor seating. A pathway provides access to the side garage door, while there is also ample space for a greenhouse or garden shed.

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

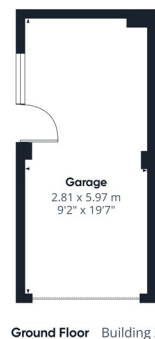
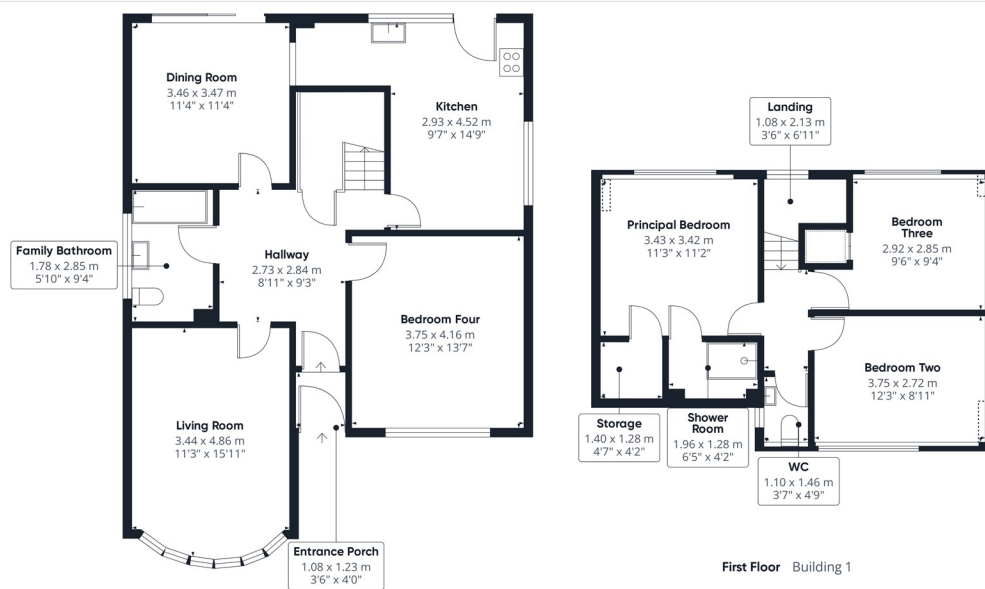
Local Authority – South Ribble Council

Council Tax – Band E

Viewings – By Appointment Only

Tenure – Freehold





Approximate total area^m
135.7 m²
1471 ft²

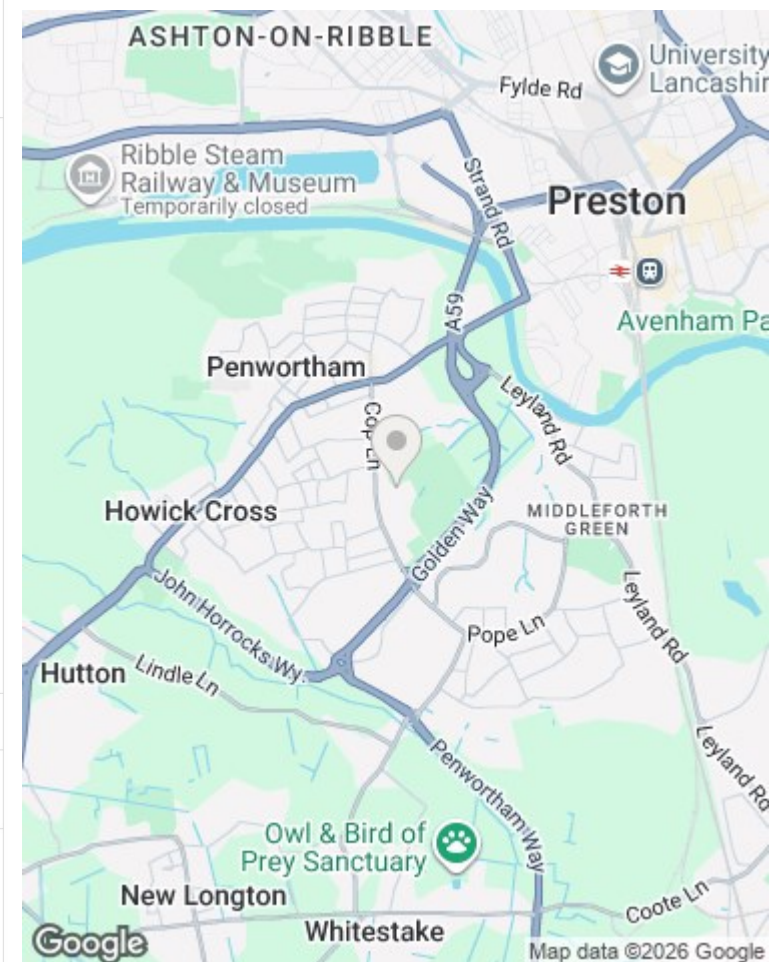
Reduced headroom
0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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.

Marie Holmes Estate Agents
36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	