



4 GILLER DRIVE

PENWORTHAM, PRESTON, PR1 9LT

£220,000



Key Features

- Traditional Three-Bedroom Bay-Fronted Semi-Detached Home
- Situated in a Popular and Sought-After Residential Area of Penwortham
- Tastefully Modernised and Beautifully Presented Throughout
- Welcoming Entrance Hallway and Comfortable, Stylish Living Room
- Contemporary Dining Kitchen, Ideal for Everyday Family Living
- Three Well-Proportioned Bedrooms, Including Two Generous Doubles
- Modern and Well-Appointed Family Bathroom
- Attractive Low-Maintenance Front Garden and Generous Driveway Parking
- Detached Single Garage and Enclosed Rear Garden with Established Planting
- Convenient for Local Amenities, Excellent Schools and Transport Links – No Onward Chain

Property Summary

Marie Holmes Estate Agents are delighted to present to the market this attractive, traditional bay-fronted semi-detached home, occupying a pleasant position within a quiet yet highly regarded residential area of Penwortham. Ideally situated within easy reach of an excellent range of local amenities, highly regarded schools and convenient transport links, this beautifully presented property offers an appealing combination of traditional character and contemporary living, making it an ideal choice for first-time buyers, young families and those looking to downsize.

Having been tastefully modernised and thoughtfully maintained throughout, the property offers bright, welcoming and well-proportioned accommodation, perfectly suited to modern-day living. Internally, the accommodation briefly comprises an inviting entrance hallway, a comfortable and stylish living room, and a well-appointed dining kitchen providing an excellent space for everyday family life and entertaining. To the first floor are three bedrooms, including two generously sized doubles, together with a contemporary family bathroom finished to a modern standard.

Externally, the property continues to impress, benefiting from an attractive, low-maintenance front garden with established planting, alongside a generous driveway providing ample off-road parking and leading to a detached single garage. To the rear is an enclosed garden, offering a delightful outdoor retreat with space for relaxation, children's play and alfresco dining during the warmer months.

Combining traditional charm with modern comforts, this superb home presents an excellent opportunity for a variety of purchasers seeking a property in one of Penwortham's most desirable residential locations. Early viewing is highly recommended to fully appreciate the accommodation, presentation and convenient setting on offer.

Offered for sale with the added advantage of no onward chain, allowing for a potentially straightforward purchase.

Entrance Hallway

5'1" x 6'2" (1.56 x 1.89)

Entrance via a composite front door with side window featuring leaded glazed obscured panels. A carpeted staircase leads to all first floor accommodation. Understairs storage cupboard. Radiator. Pendant light fitting. Door leading through to:-

Living Room

11'7" x 11'7" (3.54 x 3.54)

UPVC double glazed bay window with feature leaded lights. The focal point of the room is a modern electric fire with marble effect hearth and surround. Bespoke shelving and cupboard storage to the alcove. Carpeted. Radiator. Pendant light fitting. Decorative coving to ceiling. Leads through to:-

Dining Kitchen

17'1" x 9'9" (5.21 x 2.97)

UPVC double glazed window to the rear elevation and UPVC double glazed French doors with glazed side panels leading out to the rear garden. A bright and airy dining kitchen featuring a range of modern 'shaker' style eye and base level units with contrasting complementary oak effect work surfaces and matching upstands over. Inset composite single bowl sink and drainage unit with chrome mixer tap. Integrated NEFF appliances include fan assisted oven, microwave grill, induction hob with stainless steel chimney starlet tractor over and 70/30 fridge freezer. Space and plumbed for washing machine. Wine storage. Inset spotlights to ceiling in the kitchen area and ceiling light fitting to dining area. Ample space for a dining table and chairs. Two radiators. Oak wood effect flooring. Decorative coving to ceiling.

First Floor Landing

2'12" x 5'9" (0.91 x 1.74)

UPVC double glazed obscured leaded window to the side elevation. Doors leading off to all first floor accommodation. Carpeted. Pendant light fitting.

Bedroom One

8'7" x 13'10" (2.61 x 4.21)

UPVC double glazed bay window with feature leaded lights. Features fitted robe and drawer storage with sliding mirrored doors and feature lighting, revealing space for a wall mounted television with TV aerial socket. Carpeted. Radiator. Ceiling light fitting.

Bedroom Two

9'3" x 9'11" (2.82 x 3.01)

UPVC double glazed window to the rear elevation. Features fitted robe storage with sliding mirrored doors and feature lighting. Fitted knee hole dressing table with drawer storage. Carpeted. Radiator. Decorative picture rail. Ceiling light fitting. Access to the loft.

Bedroom Three

6'5" x 8'12" (1.96 x 2.74)

UPVC double glazed window with leaded light to the front elevation. Radiator. Carpeted. Space for freestanding bedroom furniture. Pendant light fitting.

Family Bathroom

5'7" x 6'7" (1.71 x 2.00)

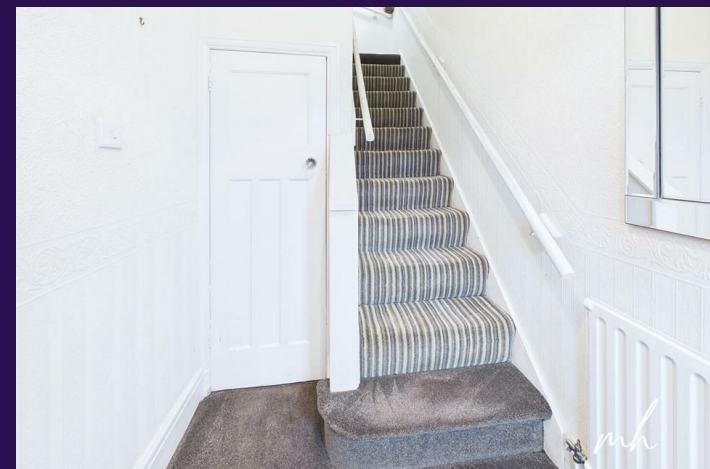
UPVC double glazed obscured window to the side elevation. Features a modern three-piece suite in white, comprising of a low flush W.C, wash hand basin with mixer tap set within vanity unit with drawer storage and corner step in shower cubicle with thermostatic controlled mixer shower, rainfall head and handheld fitment. Fully tiled elevations. Chrome towel ladder radiator. Extractor fan. Tiled flooring. Inset spotlights to ceiling.

Garage

Detached single garage with up and over style door, power and light.

Rear Garden

To the rear of the property is a generously proportioned, established garden, predominantly laid





to lawn and complemented by an abundance of mature shrubs, colourful flowering plants and well-stocked borders, creating a delightful outdoor setting. A paved patio area provides space for outdoor seating and entertaining, whilst the garden enjoys a pleasant degree of privacy afforded by the surrounding mature planting and established boundaries. The garden also benefits from a variety of ornamental trees and shrubs, offering seasonal colour and interest throughout the year. Enclosed by a combination of timber fencing and adjoining boundary walls.

Front External

The property enjoys an attractive and well-maintained frontage, with a traditional red-brick façade complemented by decorative Tudor-style gables, contrasting stone detailing and an attractive bay window. Set back from the road behind a low-level brick boundary wall with ornamental wrought-iron railings and gated access, the property benefits from a generously proportioned driveway providing ample off-road parking and extending along the side of the house towards a detached garage. The front garden has been thoughtfully landscaped for ease of maintenance, incorporating decorative gravelled borders, mature shrubs, established hedging and an ornamental tree, creating an appealing first impression. Timber fencing provides additional screening along the driveway, whilst the combination of traditional architectural features and established planting enhances the property's attractive kerb appeal.

Information

The property benefits from a new gas central heating boiler which is less than 12 months old.

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:

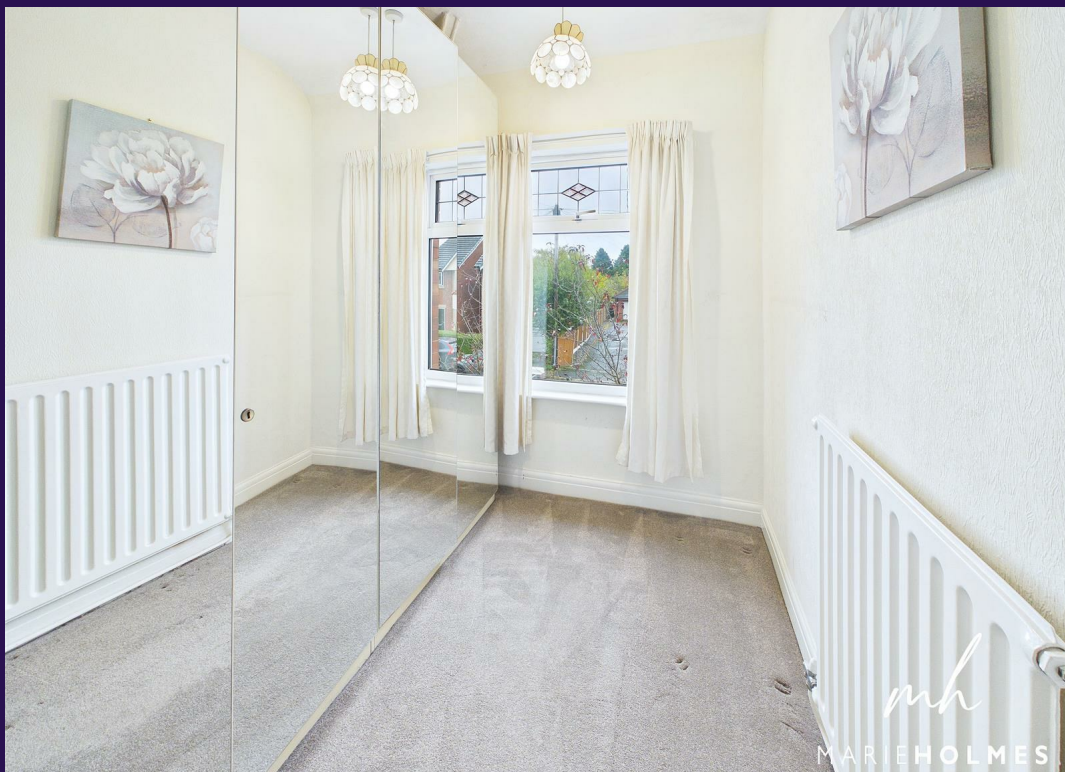
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

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

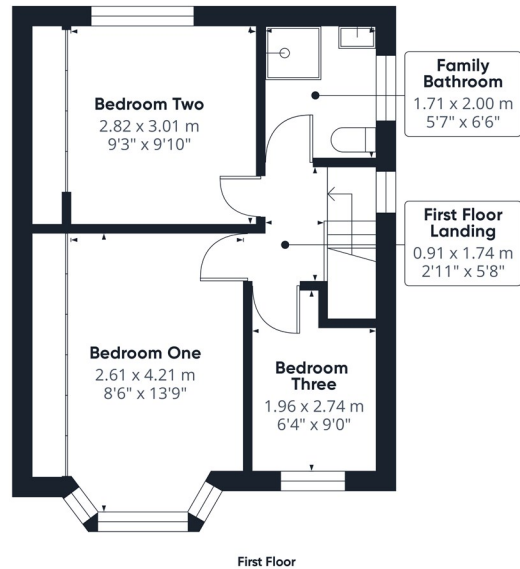
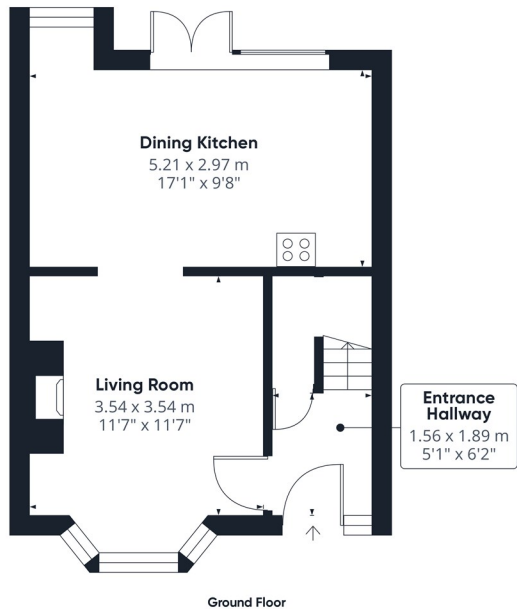
Local Authority – South Ribble Council

Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold



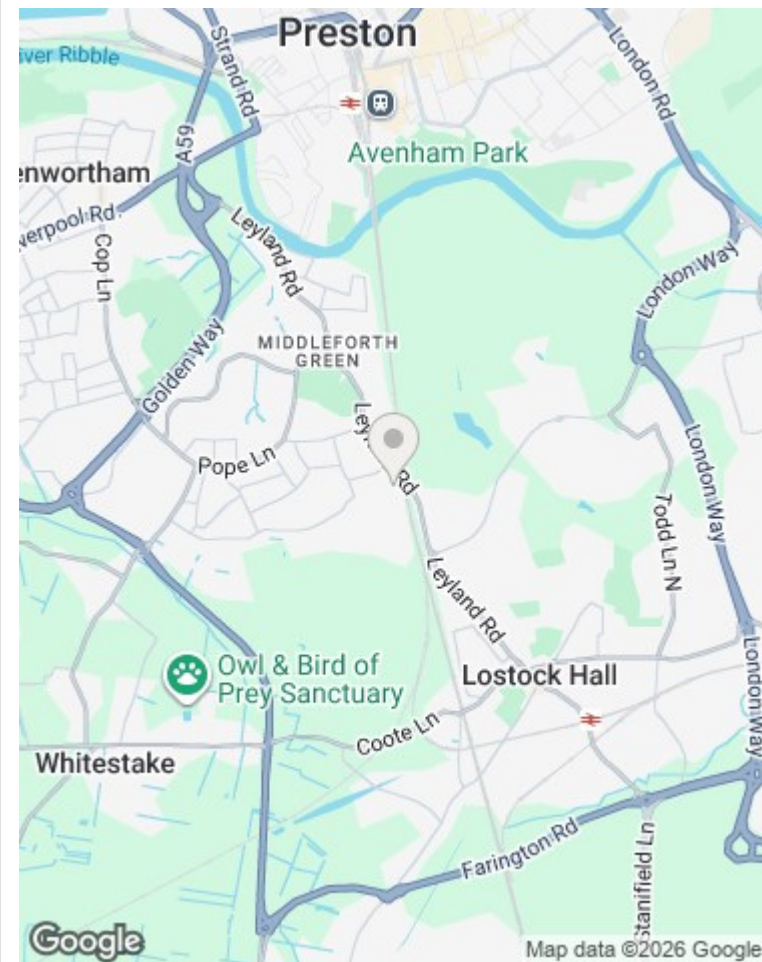


Approximate total areaⁿ
68.4 m²
737 ft²

(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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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

