



## 48 KINGSWAY

PENWORTHAM, PRESTON, PR1 OED

**£325,000**

**FREEHOLD**

- Superb Three Bedroom Semi Detached Property • Highly sought-after 'Kingsway' in the heart of Higher Penwortham • Two Reception Rooms & Modern Dining Kitchen • Three Bedrooms • Four Piece Family Bathroom • Close to all Local Amenities & Penwortham's Fantastic High Street • Front & Rear Gardens • Driveway Parking & Tandem Garage • Early Viewing Strongly Advised • Offered with No Onward Chain

**MARIE HOLMES**

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## 48 Kingsway

A superb three-bedroom semi-detached home, ideally positioned in a highly sought-after and prestigious location, just a short walk from Penwortham's thriving high street. Residents can enjoy easy access to an excellent range of amenities, services, bars, restaurants, and a variety of popular independent shops and businesses.

Perfect for family living, this attractive property offers spacious and versatile accommodation comprising an entrance hallway, a comfortable lounge, a second reception room, and a contemporary dining kitchen on the ground floor. Upstairs, there are three well-proportioned bedrooms, including two generous doubles, along with a stylish four-piece family bathroom.

Externally, the property benefits from mature gardens to both the front and rear, ample driveway parking, and a detached tandem garage. Additional features include UPVC double glazing and gas central heating throughout.

Early viewing is highly recommended to fully appreciate the quality of accommodation and enviable location on offer. The property is available with the added advantage of no onward chain delay.



### Entrance Porch

7'9" x 2'5" (2.36 x 0.73)

Entrance wire UPVC double glazed double doors. Wall light fitting. Tile flooring. Glazed panel door with obscured side panels leading through to:-

### Hallway

7'8" x 14'3" (2.33 x 4.34)

Carpeted staircase leading to all first floor accommodation with spindle balustrade. Under stair storage cupboard. Wall light. Radiator. Carpeted. Doors leading off to all ground floor accommodation.

### Lounge

12'3" x 12'11" (3.74 x 3.93)

UPVC double glazed bay window with leaded lights to the front elevation. Wall mounted electric fire. Carpeted. Pendant light fitting. Wall lights. Radiator. Coving to ceiling.

### Second Reception Room

12'4" x 12'10" (3.76 x 3.90)

UPVC double glazed French doors to the rear elevation leading out onto the rear garden. Features fitted storage to alcoves. Carpeted. Radiator. Ceiling light fitting.

### Dining Kitchen

15'1" x 9'11" (4.61 x 3.03)

UPVC double glazed window to the side and rear elevations. Hardwood glazed door to the side elevation. Features a range of eye and base level Shaker style units in Cream with contrasting work surfaces and up-stand over. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap.

Integrated electric oven with electric hob over and Stainless steel extractor hood over. Space and plumbed for washing machine. Space for fridge freezer. Wood effect laminate flooring. Inset halogen spotlights to ceiling. Radiator.

### First Floor Landing

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

### Bedroom One

11'3" x 12'10" (3.43 x 3.91)

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

### Bedroom Two

9'6" x 12'10" (2.90 x 3.91)

UPVC double glazed bay window to the front elevation. Features fitted robe storage with top boxes and knee hole dressing table and drawers. Carpeted. Radiator. Pendant light fitting.

### Bedroom Three

7'8" x 9'6" (2.33 x 2.89)

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

### Family Bathroom

7'8" x 6'4" (2.34 x 1.94)

UPVC double glazed obscured window to the rear elevation. Features a four piece suite in white comprising of low flush WC, pedestal wash hand basin, panelled bath and step in shower cubicle with electric shower. Fully tiled elevations. Radiator. Ceiling

light fitting. Wall mounted vanity unit. Extractor fan.  
Vinyl flooring.

### Exterior

The front garden is low maintenance with beds containing mature plants shrubs and bushes. Driveway parking for several vehicle vehicles leads to a tandem garage. The rear garden is mainly laid to lawn with beds containing mature plants and shrubs with paved pathways and patio area.

### Tandem Garage

9'3" x 26'8" (2.81 x 8.14)

A tandem garage of brick construction with up and over style door, pedestrian door and side window.

### 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:

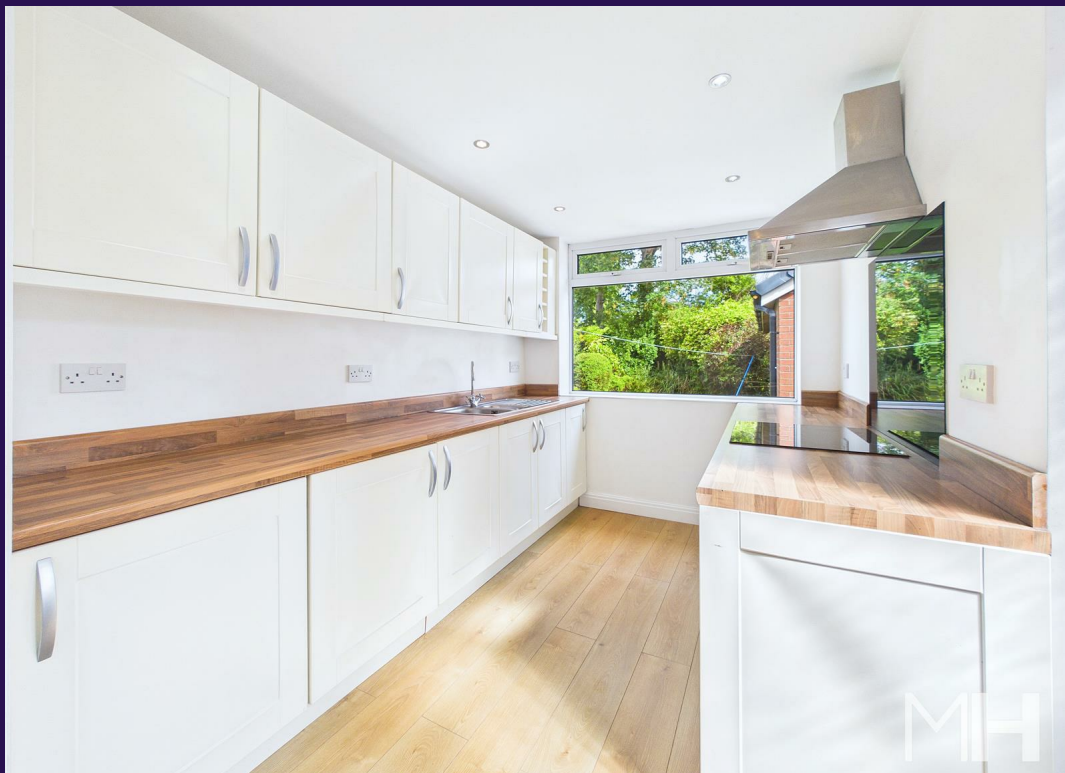
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

#### THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.

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### ADDITIONAL INFORMATION

**Local Authority** – South Ribble Council

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Tenure** – Freehold

**EPC Rating** – C

