



## 17 ASPINALL CLOSE

PENWORTHAM, PRESTON, PR1 9DY

**Offers Over £169,950**

**FREEHOLD**

- Deceptively Spacious Semi Detached • Sought After Higher Penwortham Location • Spacious Lounge Diner • Extended Accommodation to the Rear • Modern Fitted Kitchen • Two Double Bedrooms & Family Size Bathroom • Well Maintained Throughout • Front & Rear Gardens with Garden Room & Storage • UPVC Double Glazing & Gas Central Heating • Early Viewing Comes

Highly Recommended

**MARIE HOLMES**

SALES | LETTINGS | MORTGAGES



## Introducing 17 Aspinall Close...

Marie Holmes Estate Agents are pleased to present this deceptively spacious and extended well-proportioned semi-detached property, offering an ideal opportunity for a range of buyers. The property is situated in the highly sought-after area of Higher Penwortham, benefiting from convenient access to a variety of local amenities, reputable primary and secondary schools, and excellent transport connections for commuting further afield.

Upon entering the property, you are welcomed by a bright and inviting entrance hall, setting the tone for the accommodation throughout. The ground floor boasts a generous lounge diner, providing a versatile and comfortable living space perfect for both relaxing and entertaining. This is complemented by a well-appointed fitted kitchen, offering ample storage and workspace, leading through to the extended living accommodation, ideal as a family room.

To the first floor, the property continues to impress with two well-sized double bedrooms, both offering plenty of natural light and space for furnishings. A family bathroom completes the upstairs accommodation. Externally, the property features a landscaped low-maintenance front garden, enhancing its kerb appeal, while to the rear there is an large, low maintenance private garden—ideal for outdoor entertaining or simply enjoying a peaceful retreat.

The exterior boasts a superb garden room which has been fitted out as a bar, along with a garden shed for storage. Early viewing is highly recommended to fully appreciate the space, location, and potential this wonderful home has to offer.

### Entrance Hallway

Entrance via modern Composite front door with feature glazed panel. Carpeted staircase leading to all first floor accommodation. Ceiling light fitting. Wall mounted thermostatic control. Wood effect laminate flooring.

NB: The property currently has the benefit of a stairlift installed, which can be removed by the vendors prior to completion if required.

### Open Plan Lounge Diner

19'7" x 7'9" (5.96x2.37)

A bright and airy room with a UPVC double glazed window to the front elevation. Inset gas fire with

marble effect hearth and surround. Two ceiling light fittings. Wall lights. TV aerial socket. Wood effect laminate flooring. Open plan to family room extension and door leading through to the kitchen. Space for dining table and chairs.

### Kitchen

9'10" x 8'9" (2.99x2.67)

UPVC double glazed window to the side elevation. Features a range of modern eye and base level in a matt finish with contrasting work surfaces over and tiled splash backs. Inset stainless steel one and a half bowl sink and drainer. Space for cooker and plumbed for a dishwasher and washing machine. Space for

under-counter fridge. Wall mounted combination boiler. Ceiling light fitting. Wood effect laminate flooring. Radiator.

### **Downstairs Cloaks W.C**

2'10" x 3'7" (0.86x1.10)

UPVC double glazed window to the side elevation. Features a two piece suite in white comprising of a low flush W.C with wash hand basin set within a vanity unit. Inset spotlights to ceiling. Wood effect laminate flooring.

### **Family Room**

28'10" x 53'10" (8.8x16.4)

This superb extension offers flexible space with UPVC double glazed windows to the rear and side elevation with UPVC double glazed door to the side. Vaulted ceiling. Feature fire surround. Inset spotlights. TV aerial socket. Wood effect laminate flooring.

### **First Floor Landing**

4' x 5'11" (1.23m x 1.81)

UPVC double glazed window to the side elevation. Access to loft which is fully boarded with a loft ladder. Ceiling light fitting. Carpeted. Radiator. Doors leading off to all first floor accommodation.

### **Bedroom One**

9'5" x 14'1" (2.86x4.28)

Two UPVC double glazed windows to the front elevation. Features fitted robe storage and walk in storage. Carpeted. Ceiling light fitting. TV aerial socket. Radiator.

### **Bedroom Two**

9'11" x 10'11" (3.03x3.32)

UPVC double glazed window to the rear elevation. Cupboard storage. Radiator. Carpeted. Ceiling light fitting.

### **Family Bathroom**

5'6" x 5'11" (1.67x1.81)

UPVC double glazed obscured window to the rear elevation. Features a three piece suite in white comprising of low flush W.C, pedestal wash hand basin and panelled bath with electric shower and glazed shower screen. Fully tiled elevations. Chrome towel ladder radiator. Ceiling light fitting. Vinyl floor covering.

### **Front Garden**

Front enclosed garden, mainly laid to lawn with pathway leading to the front door. Side access gate.

### **Rear Garden**

The rear landscaped garden is low maintenance with Indian stone paving, planted beds containing mature plants and shrubs. The garden room has been fitted out as a bar area, with power and light and offers superb space for outdoor entertaining. Garden shed for 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:

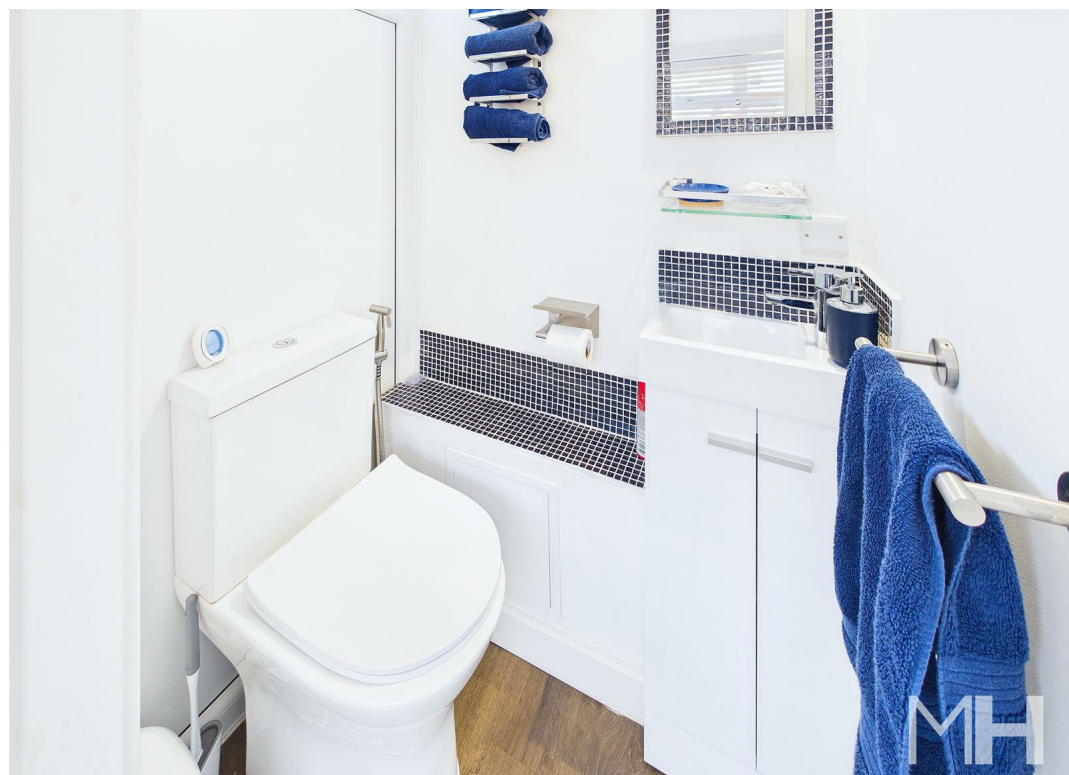
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

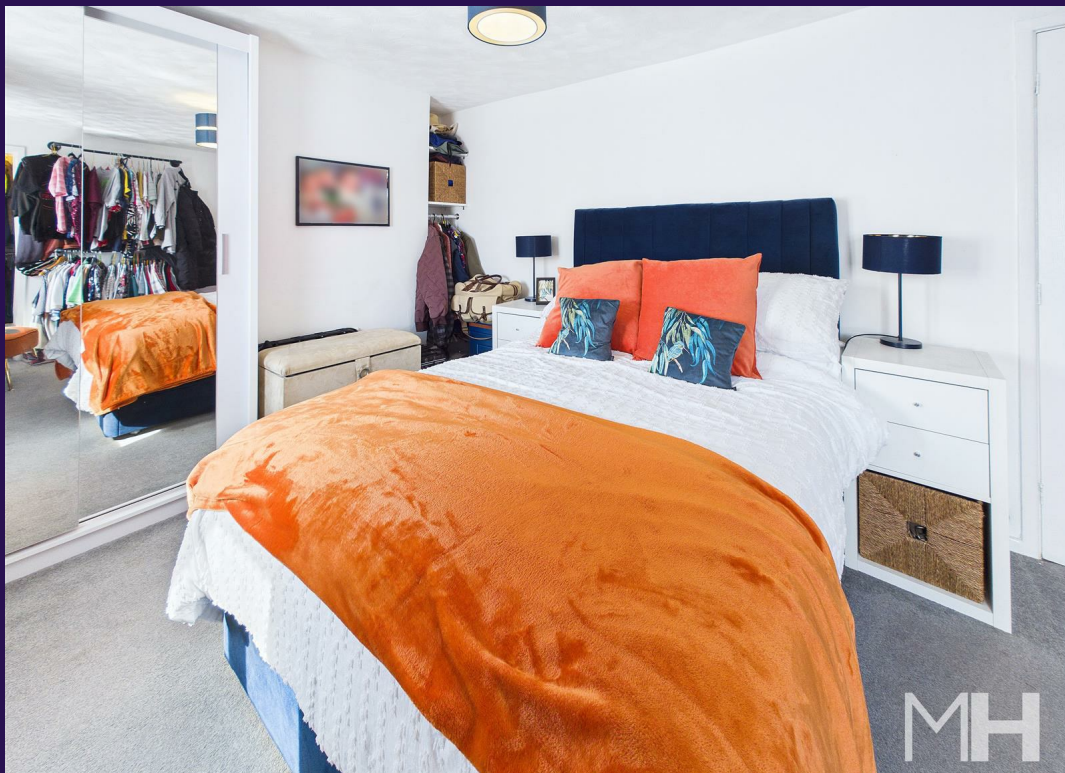
#### NOTICE:

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 office on 01772 750777.







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## ADDITIONAL INFORMATION

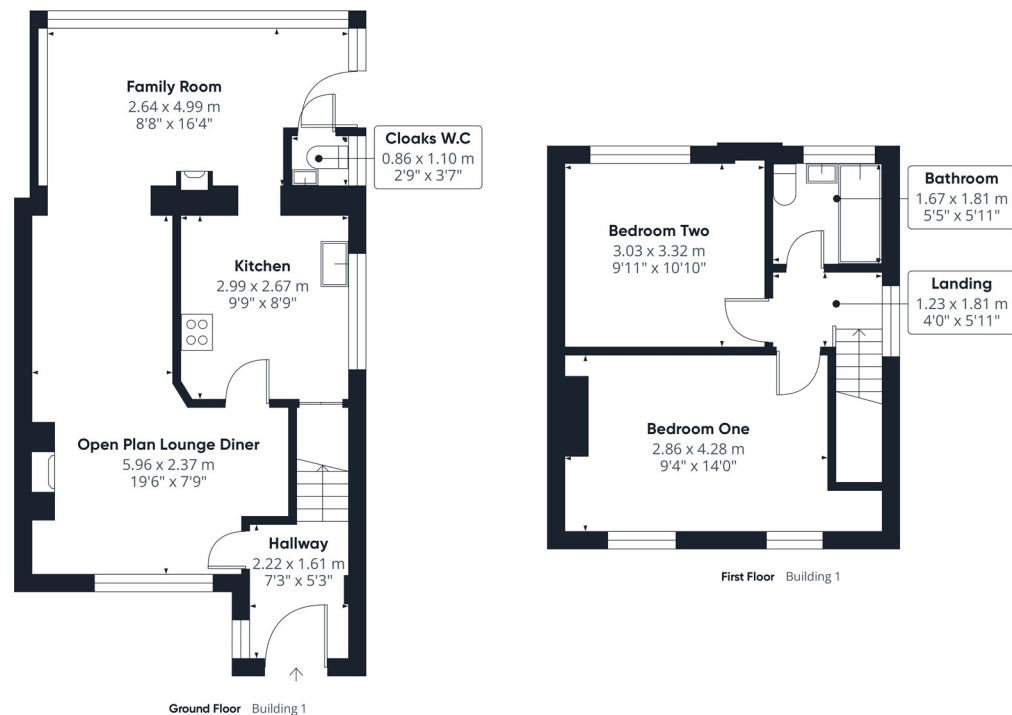
**Local Authority –**

**Council Tax –** Band B

**Viewings –** By Appointment Only

**Tenure –** Freehold



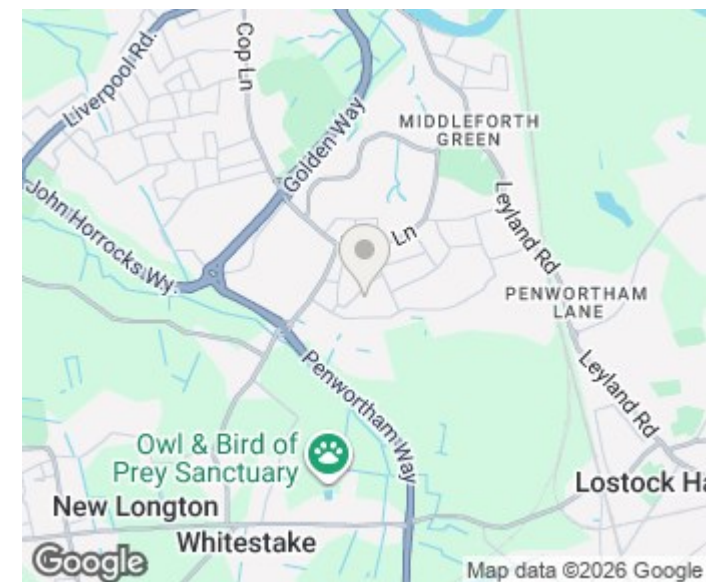


**MARIE HOLMES**  
ESTATE AGENTS

(1) Excluding balconies and terraces

Calculations reference the RICS IPM: 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                           |                    | Environmental Impact (CO <sub>2</sub> ) Rating                                      |                                                                       |                                                                                     |           |
|----------------------------------------------------|--------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------|
|                                                    | Current            | Potential                                                                           |                                                                       | Current                                                                             | Potential |
| <i>Very energy efficient - lower running costs</i> | (92 plus) <b>A</b> |  | <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> | (92 plus) <b>A</b>                                                                  |           |
|                                                    | (81-91) <b>B</b>   |                                                                                     |                                                                       | (81-91) <b>B</b>                                                                    |           |
|                                                    | (69-80) <b>C</b>   |                                                                                     |                                                                       | (69-80) <b>C</b>                                                                    |           |
|                                                    | (55-68) <b>D</b>   |                                                                                     |                                                                       | (55-68) <b>D</b>                                                                    |           |
|                                                    | (39-54) <b>E</b>   |                                                                                     |                                                                       | (39-54) <b>E</b>                                                                    |           |
|                                                    | (21-38) <b>F</b>   |                                                                                     |                                                                       | (21-38) <b>F</b>                                                                    |           |
|                                                    | (1-20) <b>G</b>    |                                                                                     |                                                                       | (1-20) <b>G</b>                                                                     |           |
| <i>Not energy efficient - higher running costs</i> |                    |                                                                                     | <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                                                                                     |           |
| <b>England &amp; Wales</b>                         |                    | EU Directive 2002/91/EC                                                             |                                                                       |  |           |
| <b>England &amp; Wales</b>                         |                    | EU Directive 2002/91/EC                                                             |                                                                       |  |           |

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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