



15 NEWLANDS AVENUE

PENWORTHAM, PRESTON, PR1 0QY

£255,000



Key Features

- Superb Two Bedroom Semi Detached True Bungalow
- Spacious Lounge
- Modern Well Equipped Breakfast Kitchen
- Two Double Bedroom
- Bright & Airy Conservatory Overlooking the Rear Garden
- Contemporary Three Piece Shower Room
- Well Maintained Throughout - Turnkey Condition
- Low Maintenance Front Garden & Driveway Parking
- Close to all Local Amenities & Transport Links
- No Onward Chain Delay

Property Summary

This exceptionally well-presented semi-detached true bungalow occupies a highly desirable position in Penwortham, conveniently located close to excellent local amenities and Penwortham's vibrant district centre. The area offers an excellent selection of wine bars, cafés, restaurants, and independent boutique shops, together with easy access to major road networks and regular bus services.

The beautifully maintained accommodation briefly comprises an inviting entrance hallway, a spacious lounge, a modern fitted dining kitchen, a bright and airy conservatory, two generous double bedrooms with fitted robe storage and a contemporary three-piece shower room.

Externally, the property benefits from a low-maintenance front garden with driveway parking leading to a detached single garage, while to the rear is an enclosed, attractively landscaped garden providing a private outdoor space to enjoy.

Further benefits include gas central heating and uPVC double glazing throughout.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer. Offered with the benefit of no onward chain delay.

Entrance Hallway

4'1" x 8'8" (1.25 x 2.63)

Entrance via a modern UPVC double glazed door. Cupboard housing utility meters. Double panel radiator. Alarm panel. Wood effect laminate flooring. Inset spotlights to ceiling.

Living Room

15'7" x 10'9" (4.75 x 3.28)

UPVC double glazed window to the front elevation. Features a modern coal effect living flame gas fire with modern surround. TV aerial socket. Carpeted. Two wall lights. Ceiling light fitting. Decorative coving to ceiling.

Dining Kitchen

15'5" x 10'3" (4.71 x 3.13)

Two UPVC double glazed windows to the side elevation. UPVC double glazed door to the side elevation. Features a range of modern eye and base level units with complimentary work surfaces over and inset stainless steel one and a half bowl sink and drainer unit with mixer tap. Integrated appliances included electric fan assisted oven, induction hob and stainless steel chimney style extractor over. Space for fridge freezer. Feature under cabinet lighting. Part tiled elevations. Tiled flooring. Inset spotlights to ceiling. Radiator. Space for a dining table and chairs.

Conservatory

6'6" x 9'2" (1.99 x 2.79)

UPVC double glazed conservatory on a base of brick construction with french doors leading out on to the rear garden. Tiled flooring. Ceiling light fitting. Radiator.

Bedroom One

10'4" x 9'5" (3.14 x 2.86)

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

Bedroom Two

9'6" x 8'8" (2.89 x 2.64)

UPVC double glazed windows to the front and side elevations. Features fitted robe storage. Pendant light fitting. Carpeted.

Shower Room

6' x 5'5" (1.83 x 1.66)

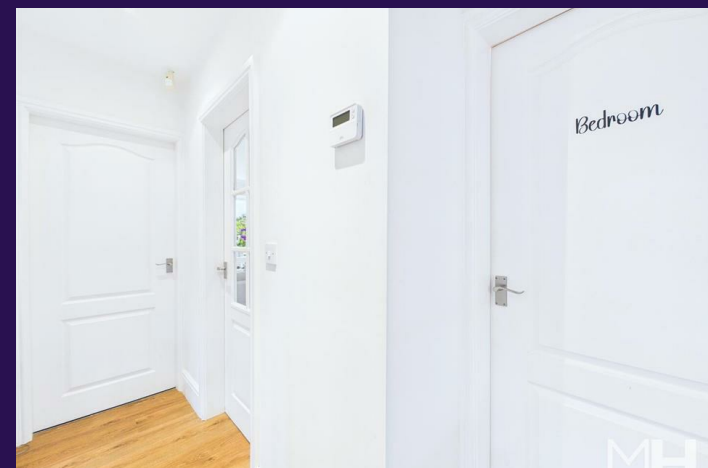
UPVC double glazed obscured window to the side elevation. Features a modern three piece suite in white comprising of a low flush W.C, pedestal wash hand basin and walk in shower with mixer shower. Fully tiled elevations and floor. Wall mounted vanity cabinet. Inset spotlights to ceiling. Extractor fan. Chrome towel ladder radiator.

Exterior

The property is approached via an extensive block-paved driveway providing generous off-road parking for multiple vehicles, with secure gated access leading to the side of the property and the detached single garage. A low-maintenance frontage incorporates decorative stone chippings and a mature, well-established shrub, creating an attractive and welcoming first impression. The front garden is enclosed by a combination of fencing and metal railings with a pedestrian gate, offering both privacy and security, while the wide frontage further enhances the property's excellent kerb appeal.

The enclosed rear garden has been thoughtfully landscaped to provide a private and peaceful outdoor space, ideal for both relaxing and entertaining. A well-maintained central lawn is bordered by an attractive range of mature shrubs, plants and established trees, creating a colourful and secluded setting throughout the year. Paved patio and pathway areas provide excellent seating and access around the garden, while timber perimeter fencing enhances privacy and security. The mature planting and leafy backdrop combine to create a delightful garden that is both easy to maintain and perfect for enjoying the outdoors.

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

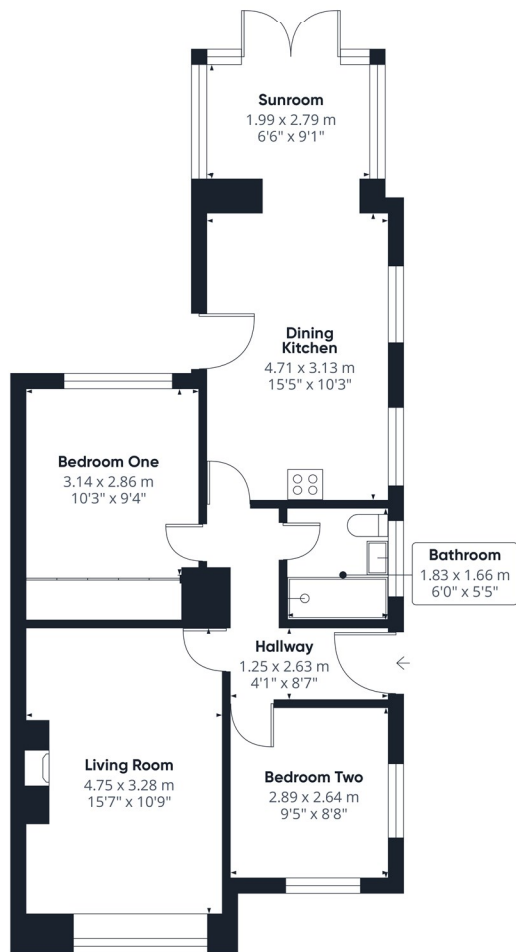
Local Authority – South Ribble Council

Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold



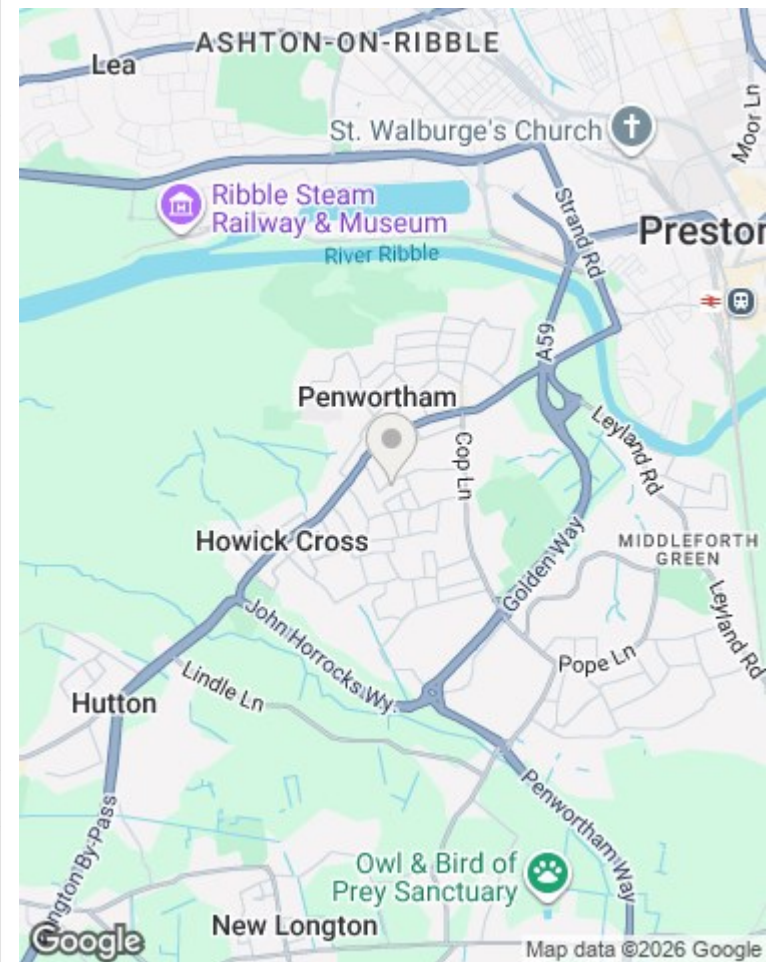


Approximate total area^m
64.9 m²
697 ft²

(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.

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

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

