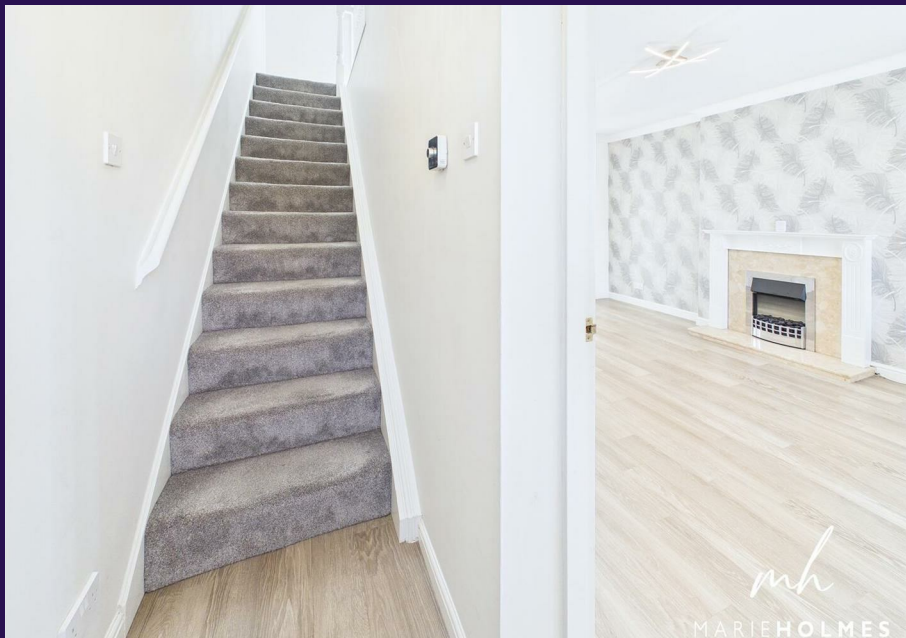




45 FRYER CLOSE

PENWORTHAM, PRESTON, PR1 9DG

Offers In The Region Of **£199,950**



Key Features

- Beautifully Presented Three-Bedroom Semi-Detached Home
- Envious Corner Plot Position
- Spacious Lounge
- Open-Plan Fitted Kitchen & Dining Area
- Three Well-Proportioned Bedrooms
- Contemporary Three-Piece Family Bathroom
- Generous & Private Rear Garden – Not Directly Overlooked
- Off-Road Parking for Two Vehicles
- No Onward Chain Delay – Early Viewing Essential

Property Summary

Set on an enviable corner plot within a highly regarded residential development in Penwortham, this attractive three-bedroom semi-detached property combines a generous plot, stylish interior and excellent location. Equally suited to first-time purchasers, investors or buyers seeking a more manageable home, it is presented to an excellent standard and can be occupied with minimal fuss.

One of the property's standout features is its position within the development. The corner setting provides additional outside space, while the rear garden enjoys an excellent level of privacy with no property directly overlooking from behind.

The ground floor offers a practical and well-planned layout, beginning with an inviting entrance hallway leading through to a comfortable lounge. At the rear, the fitted kitchen opens into a dedicated dining area, creating a sociable space for both everyday living and entertaining. Patio doors provide direct access to the garden and bring plenty of natural light into the room. Neutral décor throughout further enhances the bright and contemporary feel of the home.

Upstairs, the accommodation provides three well-sized bedrooms together with a modern bathroom fitted with a three-piece suite.

Outside, there is driveway parking for two vehicles alongside a lawned front garden. The enclosed rear garden is particularly generous and private, offering plenty of room for outdoor dining, entertaining, children's play or simply enjoying the warmer months.

Situated within easy reach of Penwortham's amenities, schools and transport connections, the property is also being sold with no onward chain delay, making this an appealing opportunity in a consistently popular location.

Offered with the benefit of no onward chain delay.

Entrance Hallway

3'5" x 5'6" (1.03m x 1.68m)

Entrance via a modern glazed front door with feature obscured glazed panels. Carpeted staircase leads to all first floor accommodation. Karndean flooring. Ceiling light fitting. Radiator. Doors leading off to all ground floor accommodation.

Living Room

11'11" x 14'1" (3.62m x 4.29m)

UPVC double glazed bay window to front elevation with Venetian blinds. Karndean flooring. Decorative coving to ceiling. Ceiling light fitting. Features inset living flame electric fire with modern ornate surround. Under stairs storage cupboard with coat hooks and light. Radiator. TV aerial socket. Double internal glazed doors lead through to dining kitchen.

Dining Kitchen

15' x 8'10" (4.58m x 2.68m)

UPVC double glazed French doors with Venetian blinds leading out to rear garden. UPVC double glazed window to rear elevation with Venetian blinds. Features a range of modern eye and base level units in a high gloss finish with contrasting complimentary work surfaces and upstands over with feature under cabinet lighting. Inset stainless steel one and a half bowl sink and drainer unit with mixer tap. Integrated electric oven, four ring gas hob with modern stainless steel chimney style extractor over and modern splashback. Space/plumbing for dishwasher and washing machine. Space for tall fridge/freezer. Inset spotlights to ceiling. Ample space for a dining table. Karndean flooring. Radiator.

First Floor Landing

6'2" x 8'5" (1.88m x 2.56m)

A carpeted spindle balustrade staircase leads to all first floor accommodation. Ceiling light fitting. Carpeted. Loft access point. Built in storage cupboard housing the central heating boiler. Doors leading off to all first floor accommodation.

Bedroom One

8'2" x 14'7" (2.50m x 4.44m)

UPVC double glazed window to front elevation with Venetian blinds. Ceiling light fitting. Carpeted. Radiator.

Bedroom Two

8'7" x 8'5" (2.62m x 2.56m)

UPVC double glazed window to rear elevation with Venetian blinds. Pendant light fitting. Carpeted. Radiator.

Bedroom Three

6'7" x 8'9" (2.00m x 2.67m)

UPVC double glazed window to front elevation with Venetian blinds. Built in fitted wardrobe. Pendant light fitting. Carpeted. Radiator.

Family Bathroom

6'3" x 5'7" (1.90m x 1.69m)

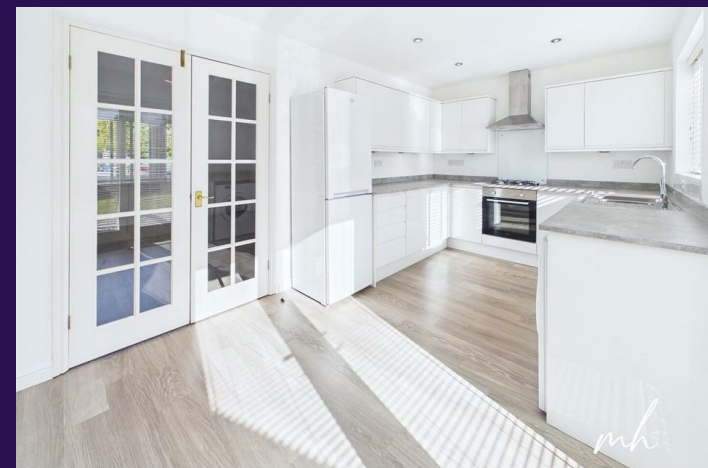
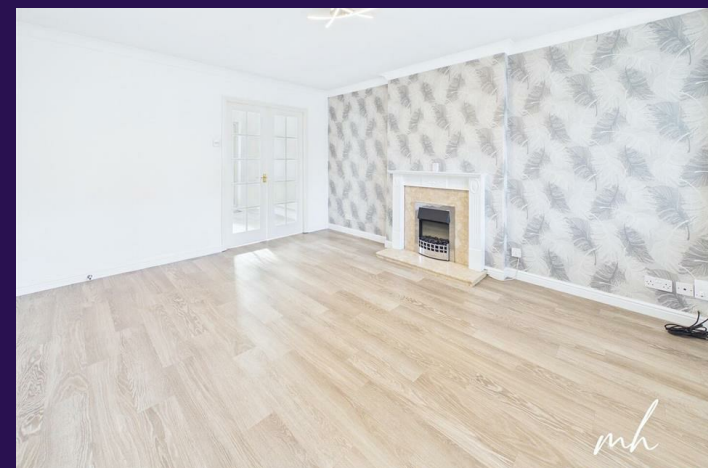
UPVC double glazed obscured window to rear elevation with fitted roller blind. Features a modern three piece suite in white comprising of a low flush W.C, wash hand basin set within a vanity unit with cupboard storage and panelled bath with electric shower over, with riser rail and handheld fitment and glazed shower screen. Fully tiled elevations. Inset spotlights to ceiling. Chrome towel ladder radiator. Wall mounted LED vanity mirror. Vinyl flooring. Extractor fan.

Front External

The front of the property is mainly laid lawn with a paved pathway leading to the front entrance and to the side of the property, a driveway provides convenient off-road parking for two vehicles.

Rear External

The private south-facing rear garden is predominantly laid to lawn and enclosed by timber fencing. A generous paved patio area, accessed directly from the dining kitchen, provides the perfect setting for





outdoor seating, al fresco dining and entertaining. Garden shed for storage. Outdoor double socket, outdoor security light with sensor and outside tap.

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 B

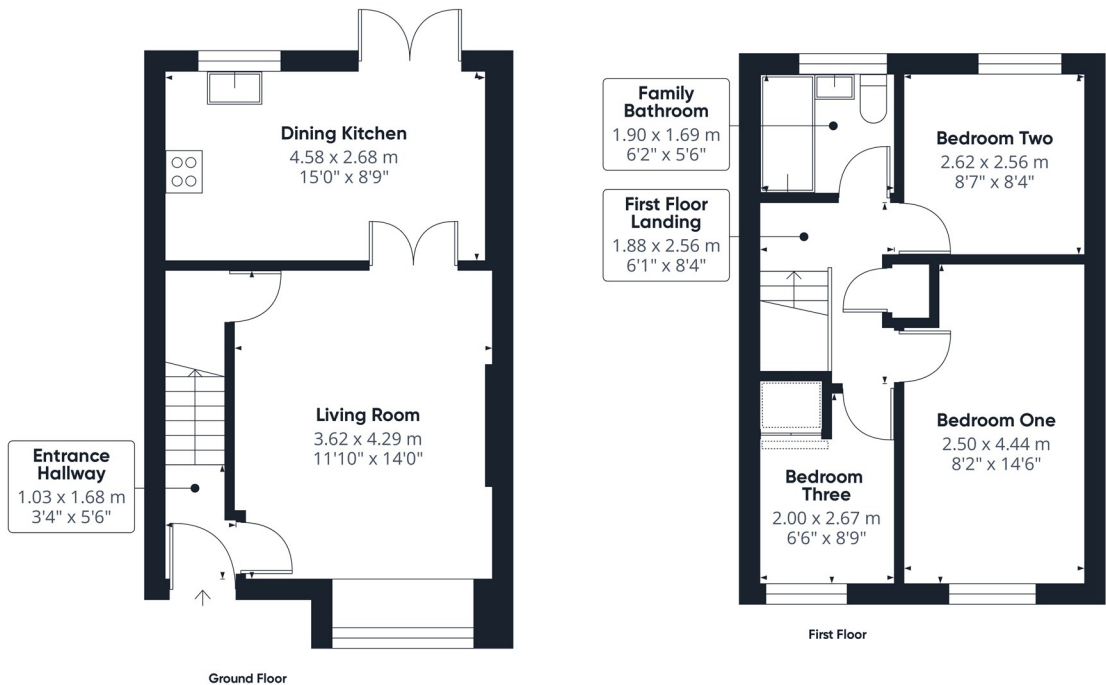
Viewings – By Appointment Only

Tenure – Freehold



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MARIE HOLMES

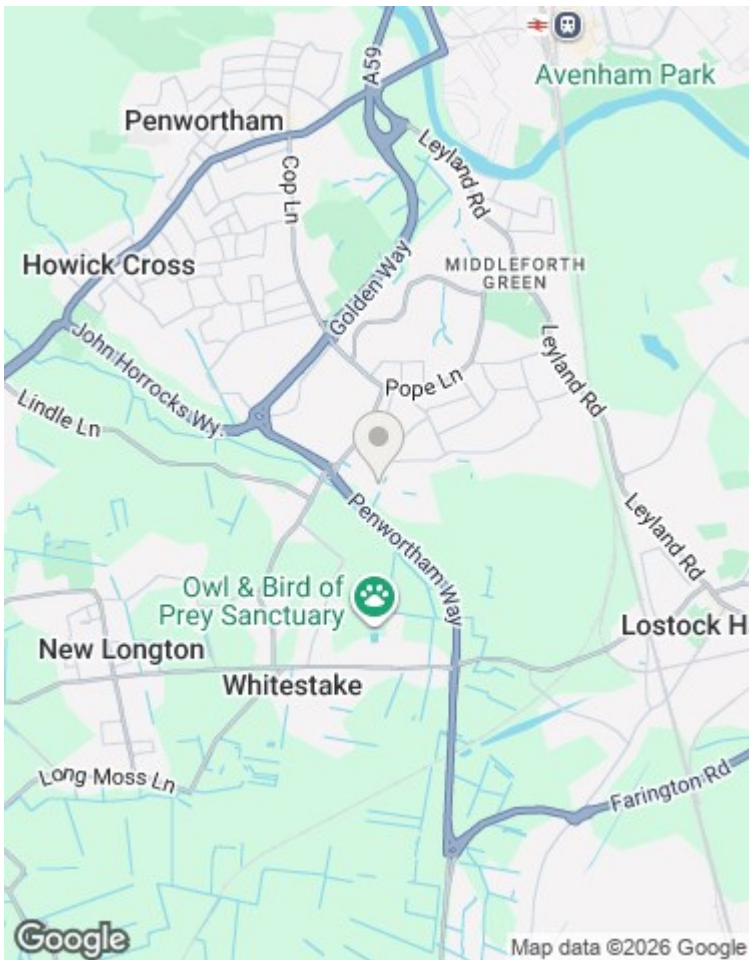


Approximate total area⁽¹⁾
62.2 m²
670 ft²

(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.

GIRAFFE360



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 