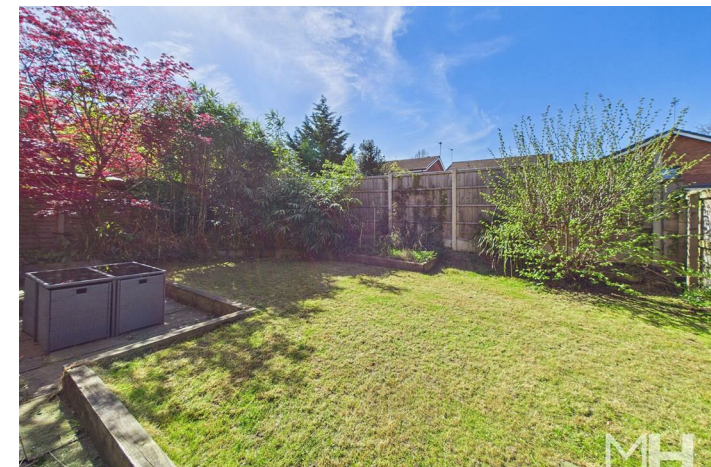


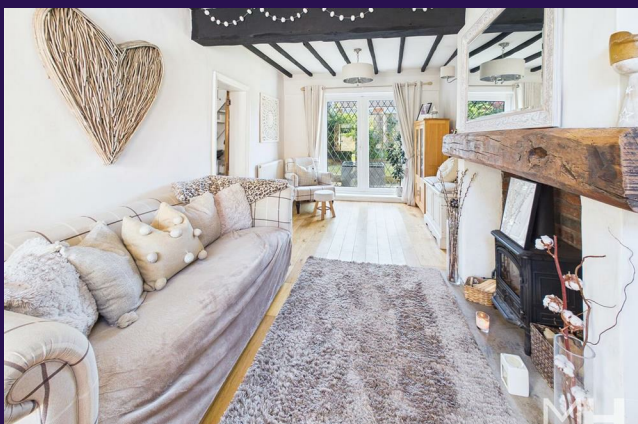


4 ROSEFOLD COTTAGE STRICKLANDS LANE PENWORTHAM, PRESTON, PR1 9XX

Offers Over £210,000
FREEHOLD

- Cottage Full Of Charm And Character • In Secluded Hamlet Setting • Most Popular & Desirable Location • Large Detached Garage With Office Room • 18ft Lounge & 18ft Dining Kitchen • Two Double Bedrooms • Parking to The Front • Secluded Enclosed Cottage Garden to the Rear • UPVC Double Glazing & Gas Central Heating • Early Viewing Strongly Advised

MARIE HOLMES
SALES | LETTINGS | MORTGAGES



Introducing 4 Rosefold Cottage Stricklands Lane...

Tucked away in a charming courtyard setting at the head of a private road, this delightful cottage offers both privacy and convenience. Located just off Stricklands Lane, the property is ideally positioned for access to highly regarded schools, excellent transport links, scenic walks, local parks, and Preston City Centre. Full of character and period charm, the home has been thoughtfully and tastefully presented, retaining features that are in keeping with its heritage.

The accommodation briefly comprises an inviting entrance porch, a spacious 18' lounge featuring a multi-fuel burning stove set within an attractive inglenook fireplace, and a beautifully appointed dining kitchen. To the first floor, there are two well-proportioned double bedrooms and a stylish, modern three-piece family bathroom.

Externally, the property benefits from a driveway providing off-road parking, an additional parking space, and the real jewel in the crown is the substantial garage incorporating a versatile office/study area. To the rear, a private and secluded garden is mainly laid to lawn, bordered by a variety of mature trees, plants, and shrubs. An Indian stone patio creates an ideal space for relaxing or entertaining during the warmer months.

Early viewing is highly recommended to fully appreciate all that this charming home has to offer. Please contact the office for further information.

Entrance Porch

Main entrance door to front aspect. Double glazed windows. Solid Oak flooring.

Lounge

18'1" x 9'1" (5.51m x 2.77m)
Feature inglenook fireplace with exposed timber timber housing a multi-fuel burning stove. Solid oak flooring. Beams to ceiling. Two central heating radiators. UPVC double glazed french doors opening out onto the rear garden. UPVC double glazed window to front aspect.

Dining Kitchen

18'1" x 8'12" (5.51m x 2.74m)
Fitted with a range of modern Shaker style eye, base and drawer units with contrasting work surfaces incorporating a stainless steel sink and drainer with mixer tap over. Integrated fridge freezer and dishwasher. Range cooker with extractor hood over. Partially tiled elevations and tiled flooring. Beams to ceiling. Open tread staircase leading to the first floor. UPVC double glazed windows to the front and rear aspects. Door to the rear garden.

First Floor Landing

UPVC double glazed window to rear aspect. Loft access. Carpeted.

Master Bedroom

15'3" x 8'8" (4.65m x 2.64m)

UPVC double glazed window to front aspect. Beams to ceiling. Central heating radiator. Carpeted.

Bedroom Two

12'4" x 9'2" (3.76m x 2.79m)

UPVC double glazed window to front aspect. Built in cupboard. Central heating radiator. Carpeted.

Family Bathroom

7'4" x 5'4" (2.24m x 1.63m)

UPVC double glazed frosted window to rear aspect. Fitted with a modern three piece suite in white comprising of a panelled corner bath with shower over, pedestal wash hand basin and WC. Partially tiled elevations. Central heating radiator. Vinyl floor covering.

Exterior

Externally the property has a driveway providing off road parking along with a further parking space and is the only cottage to have its own large garage incorporating an office / study. To the rear is a secluded garden that is mainly laid to lawn with a range of mature trees, plants and shrubs creating a border, an Indian stone patio provides the perfect setting for enjoying those warm summer evenings.

Detached Garage With Office

Up and over door. Power and lighting. Office / study with wall mounted electric heater and power and lighting.

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.

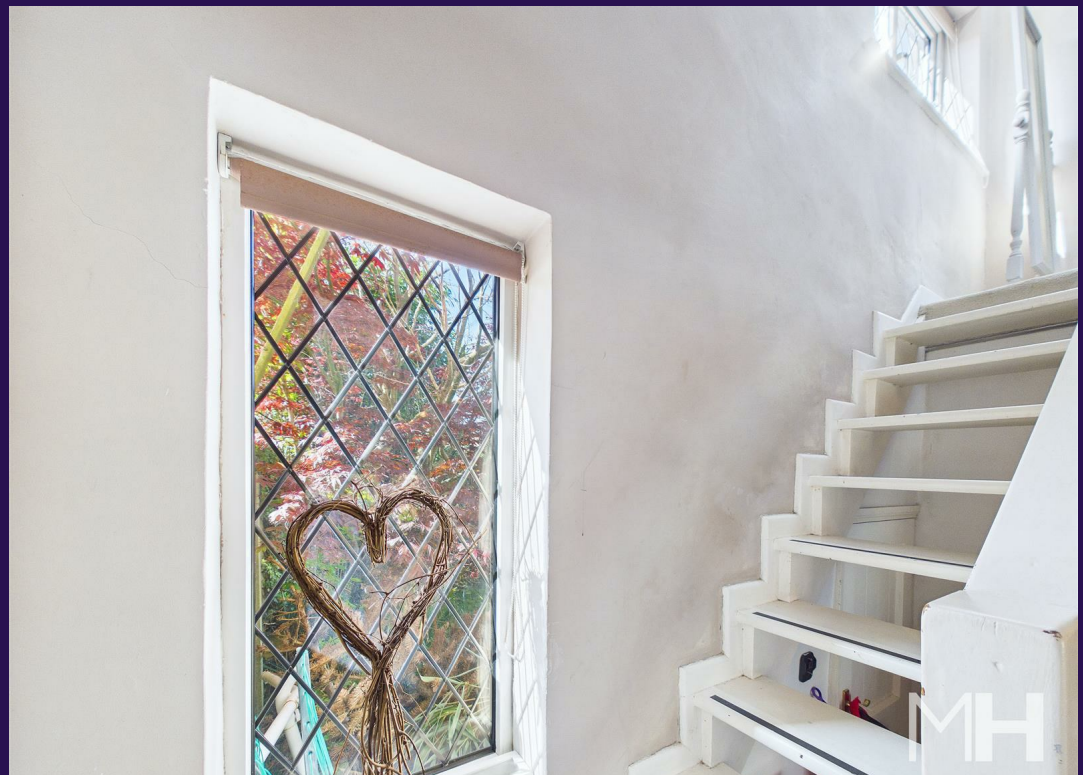
NOTICE:

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.







4 ROSEFOLD COTTAGE

ADDITIONAL INFORMATION

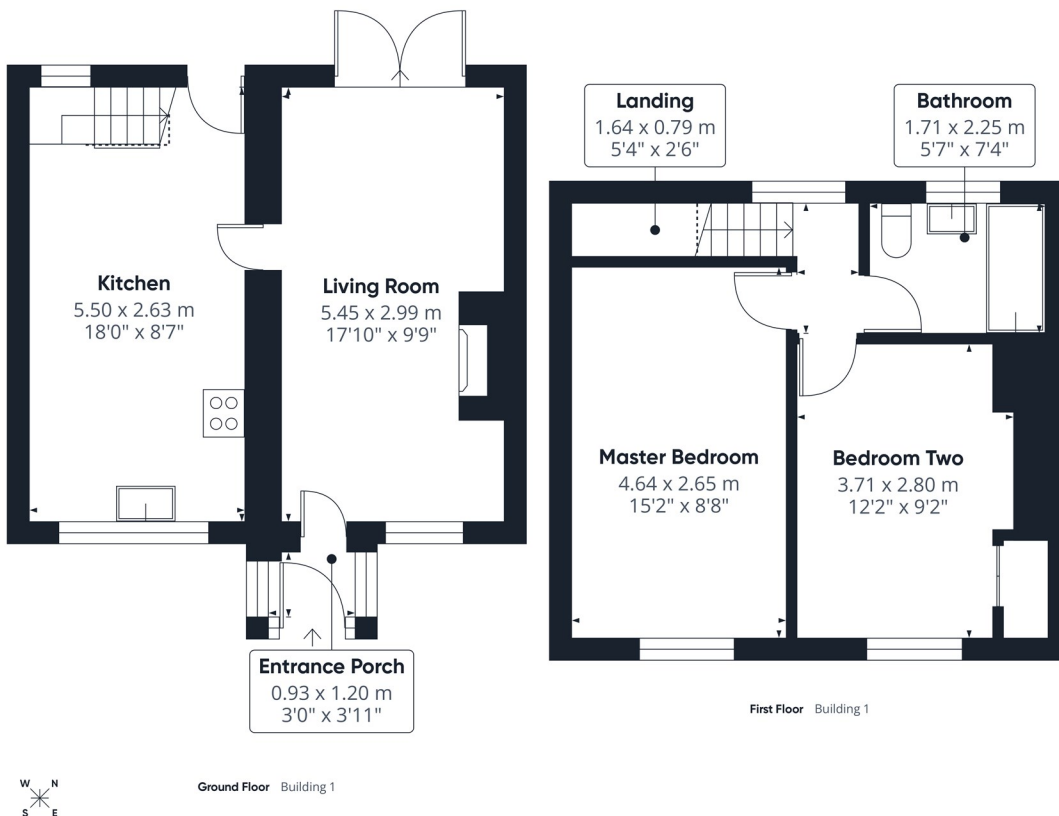
Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold





Approximate total area^m

60.2 m²

647 ft²

Reduced headroom

0.7 m²

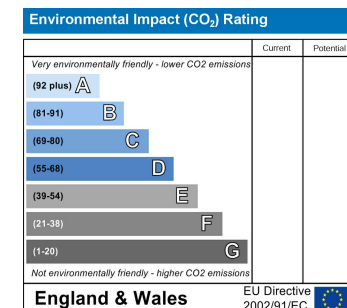
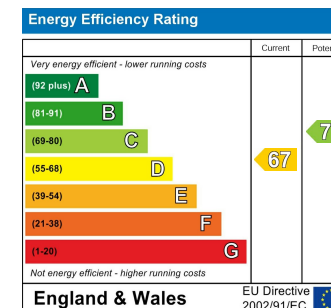
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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.

MHEA Penwortham Limited t/a
Marie Holmes Estate Agents
36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

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

MARIE HOLMES
SALES | LETTINGS | MORTGAGES