



51 KINGSWAY

PENWORTHAM, PRESTON, PR1 0ED

£675,000



Key Features

- Prestigious Kingsway Location in Highly Sought-After Higher Penwortham
- Impressive Four-Bedroom Detached Executive Family Residence
- Beautifully Presented Throughout with Spacious & Versatile Accommodation
- Magnificent Entrance Hallway with Feature Turning Staircase
- Stunning Encapsulated Leaded Light Window Adding Character & Charm
- Two Generously Proportioned Reception Rooms Ideal for Family Living
- Stylish Fitted Kitchen with Central Island & Butcher Block-Style Worktops
- Four Spacious Bedrooms, All Benefiting from Fitted or Built-In Wardrobes
- Generous South-Facing Rear Garden, Attractive Front Garden & Driveway Parking
- Walking Distance to Penwortham High Street, Excellent Schools & Local Amenities

Property Summary

Here is a professionally enhanced version, with a more engaging and sophisticated tone, ideal for Rightmove marketing:

Occupying a prestigious position along the highly desirable Kingsway in Higher Penwortham, this impressive four-bedroom detached executive residence presents a wonderful opportunity to acquire a substantial family home, beautifully maintained and offering an exceptional combination of space, character and contemporary comfort.

Boasting attractive kerb appeal, the property makes an immediate impression upon entering, with a magnificent entrance hallway providing a welcoming introduction to the accommodation. A stunning encapsulated leaded light window adds a distinctive touch of character, whilst an elegant turning staircase creates an impressive focal point.

The ground floor offers two generously proportioned reception rooms, providing versatile spaces for both relaxation and entertaining. The stylish, well-appointed kitchen is thoughtfully designed around a central island, complemented by attractive butcher block-style work surfaces and ample storage. Conveniently positioned alongside one of the reception rooms, it provides excellent potential for sociable family living.

To the first floor, four spacious bedrooms offer comfortable accommodation, each benefiting from quality fitted or built-in wardrobes, whilst a well-appointed family bathroom serves the household.

A particular highlight is the generous south-facing rear garden, providing a delightful setting for outdoor entertaining, family activities and relaxation. Large windows and French doors create a wonderful connection between the internal living spaces and the garden, allowing natural light to flow throughout. To the front, a neatly maintained garden and private driveway provide an attractive approach and off-road parking.

Entrance Hall

8'10" x 7'10" (2.70 x 2.39)

Featuring a striking leaded UPVC double-glazed encapsulated window to the front, a modern composite front door, a turning staircase rising to the first floor, wooden flooring, and access to all ground floor accommodation.

Living Room

15'1" x 13'8" (4.60 x 4.17)

UPVC double-glazed bay window to the front elevation. Opaque window to the side elevation. Feature gas fire set within a marble effect surround and hearth. Original ceiling features. Ceiling light fitting. Radiator. TV aerial socket.

Second Reception Room/Dining Room

13'5" x 13'5" (4.08 x 4.10)

A great size room with glazed doors leading through to the Living Room. UPVC double glazed French doors overlooking and accessing the rear garden. Feature fireplace with inset log burner. Ceiling light fitting and wall lights. Wooden flooring. Ceiling light. Radiator.

Kitchen

14'12" x 11'7" (4.56 x 3.52)

UPVC double glazed windows to the front and rear elevations. Features a range of eye and base level units and centre island unit in Cream Shaker style with complimentary Oak butcher block style work surfaces over. The kitchen is fitted with a range of integrated appliances including dishwasher, Smeg self cleaning oven, and dual fuel cooking range. Sunken Belfast sink with a wooden carved drainer. Space for washer-dryer and large fridge freezer. UPVC double glazed door to the rear elevation. Tiled floor covering. Coving to the ceiling. Inset halogen spotlights.

Downstairs Cloaks W.C

Features a two piece suite comprising of low flush W.C and wash hand basin.

First Floor Landing

UPVC double glazed obscure window to the side elevation. Cupboard housing central heating boiler. Door leading off to all first floor accommodation. Carpeted. Ceiling light fitting.

Bedroom One

14'9" x 11'2" (4.49 x 3.41)

A stunning master bedroom with UPVC double glazed bay window to the front elevation. Features a range of fitted robe storage. Ceiling light fitting. Carpeted. Radiator.

Bedroom Two

11'1" x 13'3" (3.38 x 4.04)

Another great double bedroom with UPVC double glazed window to the rear elevation. Fitted robe storage. Radiator. Carpeted.

Bedroom Three

8'5" x 10'11" (2.57 x 3.33)

UPVC double glazed window to the front elevation. A bespoke area suitable for a double mattress. Radiator. Carpeted. Ceiling light fitting.

Bedroom Four

8'3" x 11'5" (2.51 x 3.49)

Another great bedroom with UPVC double glazed window to the side elevation. Features fitted robe storage. Ceiling light fitting. Carpeted. Radiator.

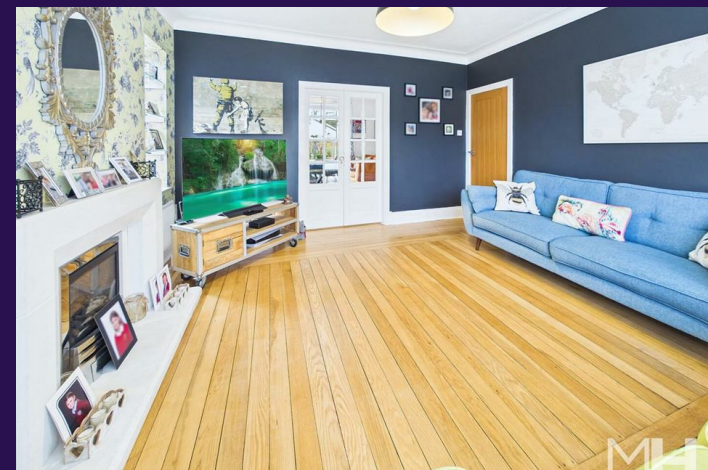
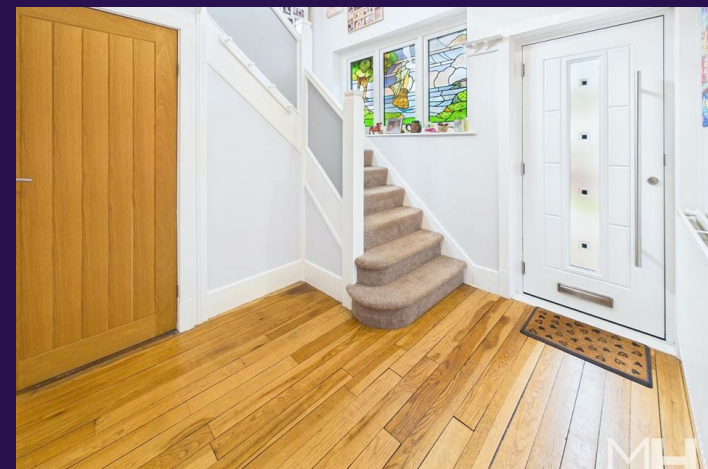
Family Bathroom

6'3" x 8'1" (1.91 x 2.46)

UPVC double glazed obscure window. Features a three piece suite in white, comprising of low flush W.C, panelled bath with shower over and profile glazed screening and wash hand basin set on a vanity unit. Part tiled elevations. Vinyl floor covering. Inset halogen spotlights. Radiator.

Front Exterior

Landscaped front garden with laid to lawn area and





planted beds. Driveway area with parking for several vehicles and garden area.

Rear Exterior

A superb enclosed South facing rear garden which captures the sun with a large laid to lawn area and paved patio - perfect for entertaining. Beds containing a selection of mature plants and shrubs.

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:

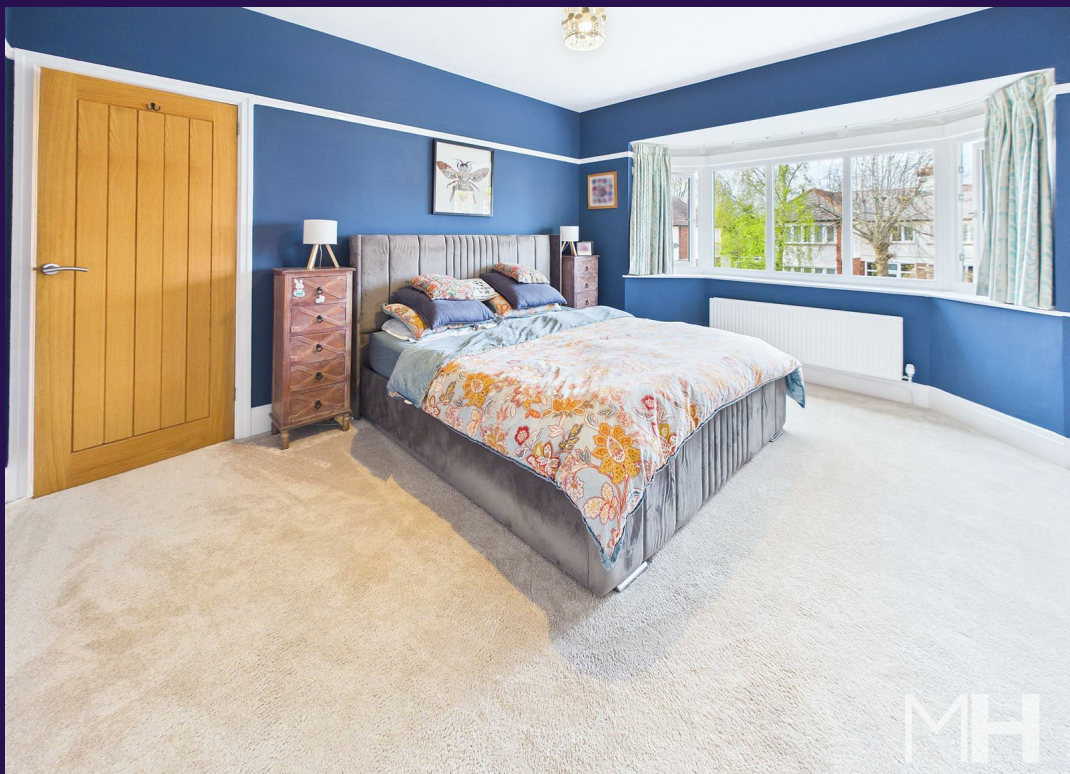
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

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.





Additional Information

Local Authority – South Ribble Council

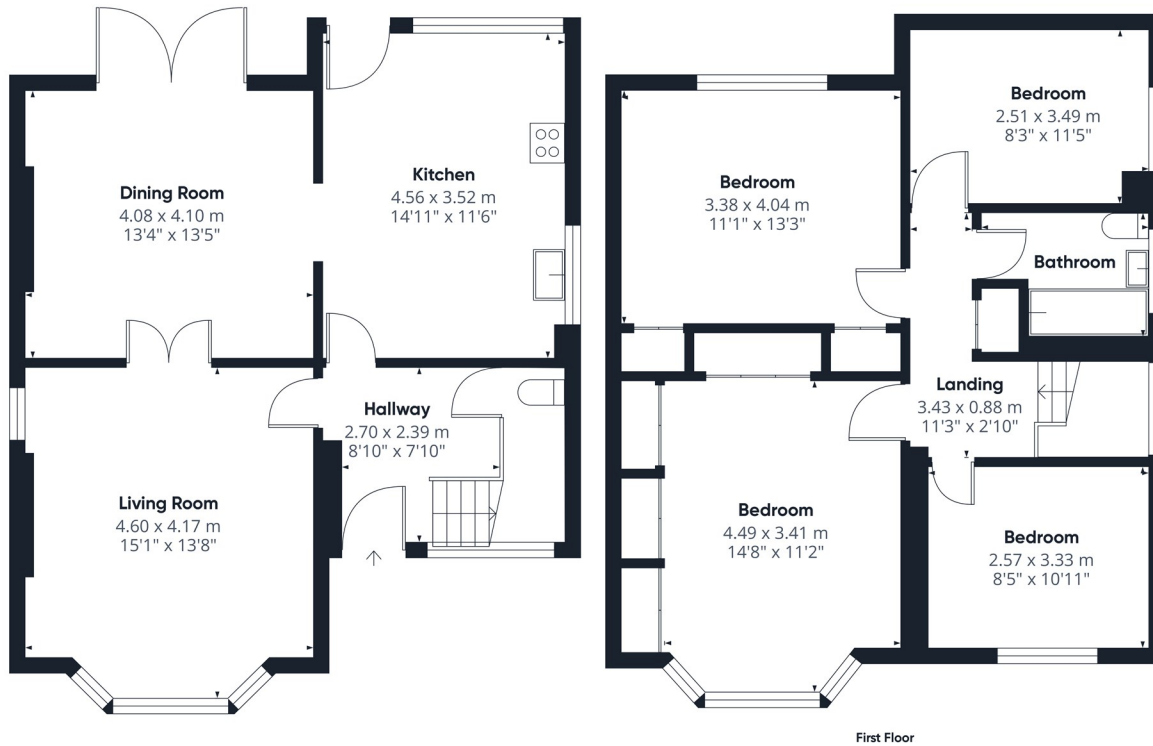
Council Tax – Band E

Viewings – By Appointment Only

Tenure – Freehold



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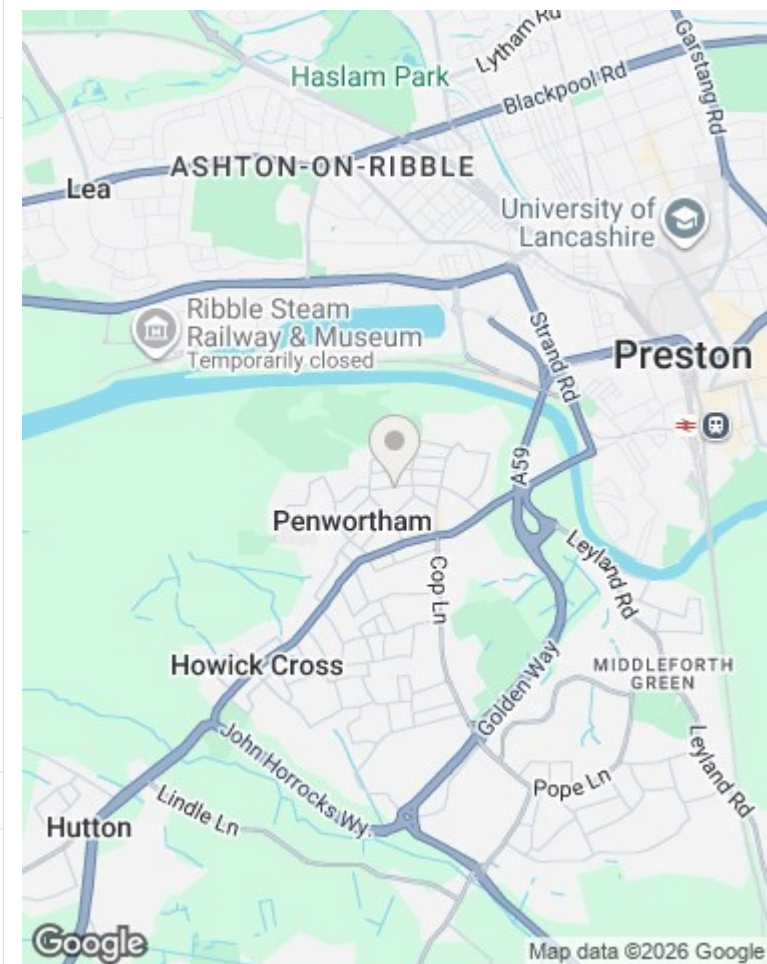


Approximate total areaⁿ
120.8 m²
1300 ft²

(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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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 	