



24 BLACKBERRY WAY

PENWORTHAM, PRESTON, PR1 9LQ

£309,950
FREEHOLD

- Sought-after cul-de-sac location on Blackberry Way, Penwortham
- Spacious Detached Family Home
- Within walking distance of Penwortham's vibrant high street
- Excellent access to local schools, amenities and transport links
- Generous driveway parking for up to three vehicles
- Detached single garage providing secure parking and storage
- Recently constructed porch creating a stylish first impression
- Spacious lounge, separate dining room and fitted family kitchen
- Three Bedrooms, Two Doubles & One Single & Modern Family Bathroom
- Beautifully landscaped front and rear gardens ideal for entertaining

MARIE HOLMES

SALES | LETTINGS | MORTGAGES

24 Blackberry Way

Situated on the sought-after Blackberry Way in Penwortham, Preston, this superb three-bedroom detached family home is well positioned for all local amenities, schools and transport links, including the M65 motorway link. Just a short stroll from Penwortham's vibrant high street and tucked away within a peaceful cul-de-sac, the property offers an ideal setting for family living, combining comfort, practicality and excellent outdoor space.

Upon arrival, the home immediately impresses with a generous driveway providing off-road parking for up to three vehicles, alongside a detached single garage offering secure parking and additional storage. A recently constructed porch creates a stylish and welcoming entrance to the property.

The well-planned ground floor accommodation briefly comprises a convenient downstairs W.C, a spacious and inviting lounge, a separate dining room perfect for entertaining, and a fitted kitchen designed for modern family life.

To the first floor, the property offers three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom, all thoughtfully designed to maximise natural light and functionality. These are served by a well-appointed family bathroom.

Externally, the property benefits from beautifully landscaped gardens to both the front and rear, providing attractive outdoor spaces ideal for relaxing and entertaining.

Early viewing is highly recommended to fully appreciate the location, presentation and family-friendly accommodation this excellent home has to offer.



Entrance Vestibule

6'1" x 5'2" (1.85m x 1.58m)

Entrance via modern composite front door with glazed panel. Oak effect doors leading to downstairs cloaks W.C and in to the hallway. Vinyl flooring. Inset spotlight to ceiling.

Cloaks W.C

5'3" x 3'6" (1.59m x 1.06m)

UPVC double glazed obscured window to the side elevation. Features a two piece suite in white comprising of a low flush W.C and wall mounted wash hand basin. Vinyl flooring. Inset spotlight to ceiling. Double panel radiator.

Hallway

UPVC double glazed obscured window to the side elevation. Carpeted staircase leads to all first floor accommodation. Ceiling light fitting. Carpeted. Double panel radiator. Oak door leading through to:-

Lounge

14'2" x 11'9" (4.32m x 3.58m)

UPVC double glazed window to the front elevation. Features a traditional fire surround with living flame gas fire. TV aerial socket. Ceiling light fitting. Carpeted. Double panel radiator. Archway leading through to:-

Dining Room

8'10" x 8'10" (2.7m x 2.68m)

UPVC double glazed french doors leading out on to the rear garden. Double panel radiator. Carpeted. Ceiling light fitting. Door leading through to:-

Kitchen

11'10" x 7'5" (3.6m x 2.25m)

UPVC double glazed window to the rear elevation. UPVC double glazed door to the side elevation. Features a range of eye and base level units in Oak wood effect finish with

contrasting work surfaces over. Inset stainless steel one and a half bowl sink and drainer unit with mixer tap. Integrated electric oven with electric hob and extractor over. Space and plumbed for washing machine. Integrated tall fridge freezer. Space to house microwave oven. Part tiled elevations. Feature under pelmet lighting. Inset spotlights to ceiling. Double panel radiator. Understairs storage cupboard.

First Floor Landing

UPVC double glazed obscured window to the side elevation. Doors leading off to all first floor accommodation. Spindle balustrade. Ceiling light fitting. Carpeted. Linen cupboard storage.

Bedroom One

11'12" x 10'5" (3.65m x 3.18m)

UPVC double glazed window to the front elevation. Features fitted robe storage with drawer units. Radiator. Carpeted. Ceiling light fitting.

Bedroom Two

10'6" x 9'5" (3.19m x 2.87m)

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

Bedroom Three

7'3" x 6'6" (2.2m x 1.98m)

UPVC double glazed window to the front elevation. Radiator. Carpeted. Ceiling light fitting.

Family Bathroom

5'9" x 5'6" (1.75m x 1.68m)

UPVC double glazed obscured window to the rear elevation. Features a three piece suite in white comprising of a low flush W.C, pedestal wash hand basin and panelled bath with mains shower over and glazed shower screen.

Heated towel ladder radiator. Vinyl floor covering. Ceiling light fitting.

Exterior

To the front of the property, a spacious tarmac driveway provides ample off-road parking for multiple vehicles and is enclosed by a combination of fencing and walls for added privacy and security. A substantial detached garage benefits from power supply, an up-and-over door, and convenient side access via the rear garden. An EV charging point is also installed, catering perfectly for modern living.

To the rear, the property enjoys a beautifully maintained south-facing garden, predominantly laid to lawn and enhanced by established shrubs and well-stocked borders. A paved patio area provides an ideal space for outdoor dining and entertaining, while secure fencing surrounds the garden.

The property is Freehold and benefits from gas central heating via an 'Ideal Esprit Eco' combination boiler, located within the linen cupboard on the landing. The home is offered to the market with no onward chain.

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

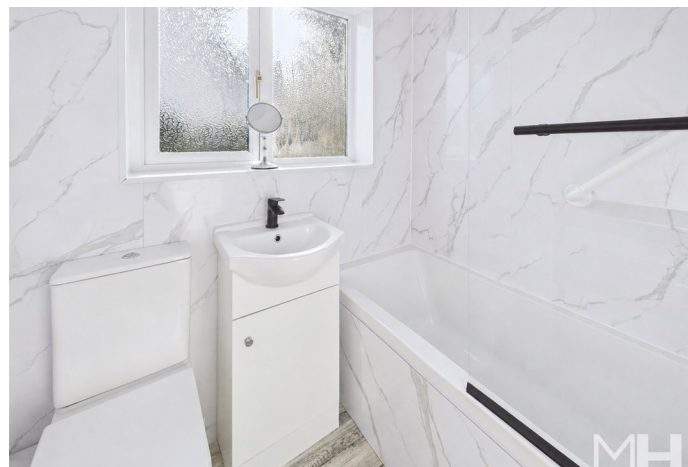
Local Authority – South Ribble Council

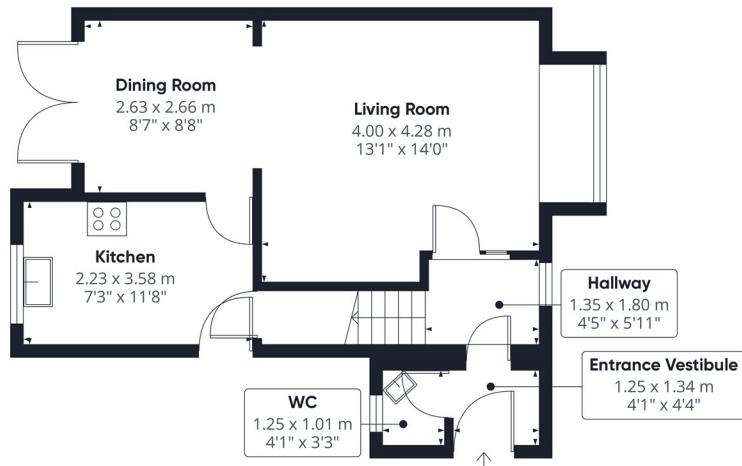
Council Tax – Band D

Viewings – By Appointment Only

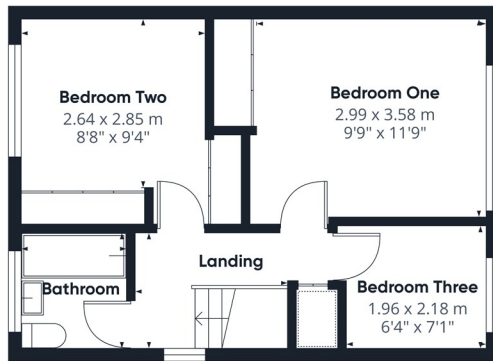
Tenure – Freehold

EPC Rating – C





Ground Floor Building 1



First Floor Building 1



Approximate total area¹⁾
74.2 m²
799 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



| 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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | 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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