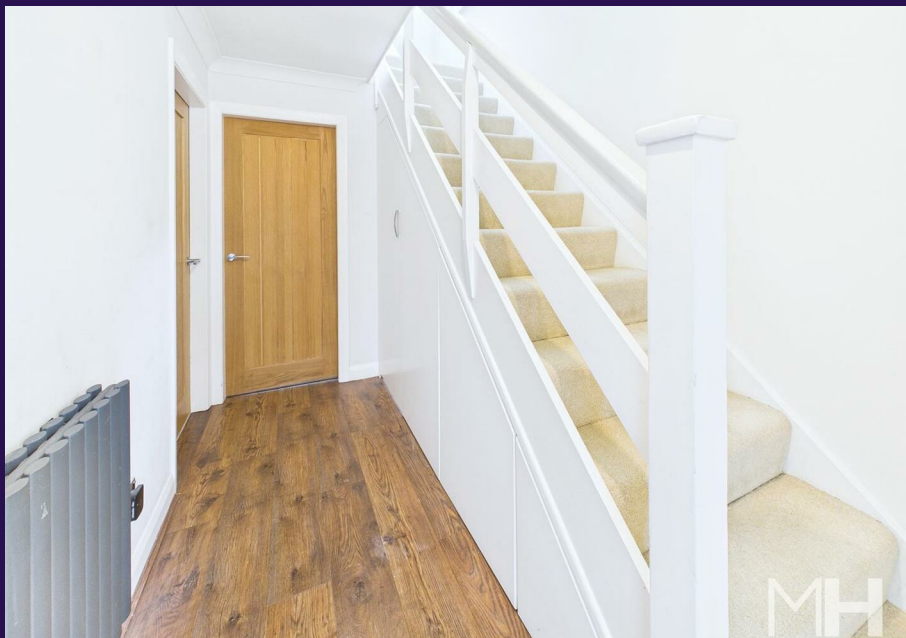




23 PRIORY CRESCENT

PENWORTHAM, PRESTON, PR1 0AL

£359,950



Key Features

- Fantastic Four Bedroom Semi Detached Family Home
- Positioned in a Quiet Cul De Sac
- Set Over Three Floors
- Spacious Living Room & Stunning Open Plan Family Dining Kitchen
- Downstairs Cloaks W.C
- Master Bedroom with En-Suite
- Three Piece Modern Family Bathroom
- Driveway & Detached Garage
- Large Enclosed Rear Garden
- Viewing Comes Highly Recommended

Property Summary

Situated in one of Penwortham's most sought-after residential locations, tucked away within a quiet cul-de-sac, this beautifully presented four-bedroom family home offers spacious and versatile accommodation, ideal for modern family living.

The welcoming entrance hall leads to a bright and comfortable lounge featuring a large front-facing window and an attractive fireplace, creating a warm focal point.

The heart of the home is the stunning open-plan kitchen, dining and family room. Flooded with natural light from Velux roof windows and bi-fold doors opening onto the garden, this impressive space is perfect for everyday living and entertaining. The contemporary kitchen offers integrated appliances, ample storage, generous worktops and a breakfast bar, while the adjoining dining and seating areas provide plenty of room for family and guests. A ground floor WC completes the accommodation.

The first floor offers three well-proportioned bedrooms, comprising two doubles and a generous single, all served by a stylish modern family bathroom.

Occupying the entire second floor is the impressive principal bedroom suite, featuring a Juliet balcony overlooking the rear garden and a contemporary en-suite shower room, creating a peaceful private retreat.

Externally, the property benefits from a generous driveway providing off-road parking for up to three vehicles, together with a large garage offering additional parking or storage.

The enclosed rear garden enjoys an excellent degree of privacy with no direct overlooking, providing an ideal space for relaxing or entertaining.

Combining a peaceful setting with exceptional convenience, the property is within easy reach of Penwortham's excellent schools, shops, cafés, restaurants and transport links, making it a superb family home in a highly desirable location. Viewing comes highly recommended to fully appreciate this superb property.

Entrance Vestibule

6'4" x 2'8" (1.94 x 0.81)

Entrance via a modern composite from door with glazed side panel. Cupboard housing utility meters. Cupboard storage. Tiled flooring. Pendant light fitting with decorative ceiling rose. Internal glazed door leads through to the hallway.

Hallway

3'7" x 10'10" (1.09 x 3.30)

Carpeted staircase leads to all first floor accommodation. Understairs storage. Radiator. Wood effect laminate flooring. Pendant light fitting with decorative ceiling rose. Coving to ceiling. Doors leading off to all ground floor accommodation.

Downstairs W.C

2'6" x 4' (0.75 x 1.22)

UPVC double glazed obscured window to the side elevation. Features a two piece suite in white comprising of a low flush W.C and wash hand basin with mixer tap. Part tiled elevations. Extractor fan. Inset spotlight to ceiling.

Living Room

11'12" x 13'12" (3.65 x 4.26)

UPVC double glazed window to the front elevation. A striking cast-iron feature fireplace with decorative surround provides an attractive focal point. Wood effect laminate flooring. Radiator. Pendant light fitting with decorative ceiling rose. TV aerial socket.

Open Plan Kitchen Family Living

16'1" x 19'12" (4.90 x 6.09)

A fabulous bright and airy room with Bi fold doors span the rear elevation and UPVC double glazed window to the side elevation. Features a range of modern handleless units in a high gloss finish with contrasting complimentary work surfaces and upstands over. Inset composite one and a half bowl sink and drainer unit with mixer tap. Inset cooker with modern extractor hood over. Integrated hob and dishwasher. Space and plumbed for a washing machine. Space for a large fridge freezer and wine cooler. Breakfast bar. Two Velux roof lights. Radiator. Tiled flooring. Inset spotlights to ceiling and pendant light fittings over the breakfast bar.

First Floor Landing

7'5" x 9'1" (2.27 x 2.77)

UPVC double glazed obscured window to the side elevation. Velux roof light. Carpeted. Pendant light fitting with decorative ceiling rose. Doors leading off to all first floor accommodation.

Bedroom Two

11'12" x 13'11" (3.65 x 4.23)

UPVC double glazed window to the front elevation. Radiator. Carpeted. Pendant light fitting with decorative ceiling rose.

Bedroom Three

10'10" x 9'9" (3.31 x 2.98)

UPVC double glazed window to the rear elevation. Radiator. Carpeted. Pendant light fitting with decorative ceiling rose.

Bedroom Four

6'4" x 6'7" (1.94 x 2.01)

UPVC double glazed window to the front elevation. Radiator. Carpeted. Inset spotlights to ceiling.

Family Bathroom

7'6" x 7'2" (2.28 x 2.18)

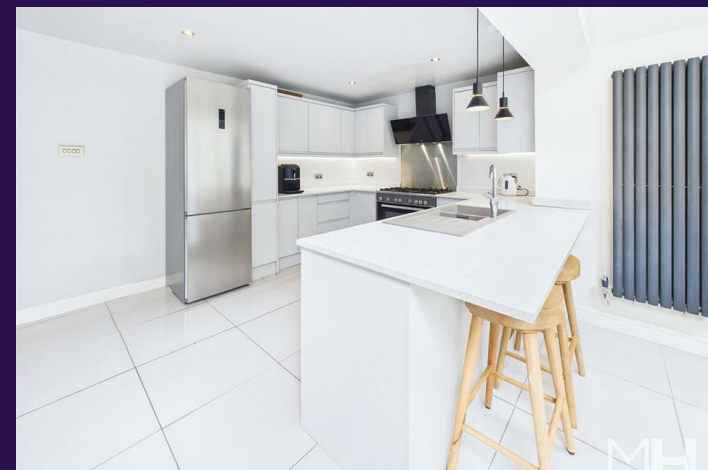
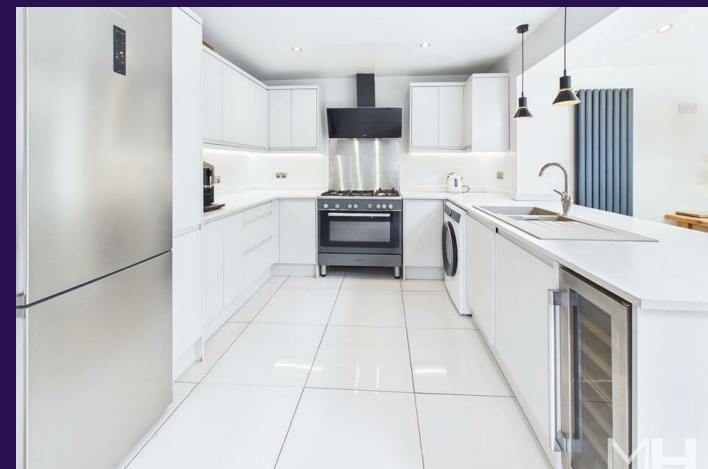
UPVC double glazed obscured window to the rear elevation. Features a modern three piece suite in white comprising of a low flush W.C with concealed cistern, set within a vanity unit with wash hand basin and mixer tap and a panelled bath with mixer shower and glazed shower screen. Fully tiled elevations. Radiator.

Second Floor Landing

Carpeted staircase leads to all first floor accommodation.

Master Bedroom

UPVC double glazed french doors with glazed Juliet balcony to the rear elevation with views overlooking the ground of the former Penwortham Priory. Velux roof light to the front elevation. Features plenty of undereaves storage. Inset spotlights to ceiling. Carpeted. Radiator. Door leading through to:-





En-Suite

UPVC double glazed obscured window to the rear elevation. Features a modern three piece suite in white comprising of a low flush W.C with concealed cistern, wash hand basin set with modern vanity unit and walk in shower with rainfall head and and held fitment with glazed screen. Fully tiled elevations. Radiator. Inset spotlights to ceiling. Extractor fan.

Front External

The front of the property offers a generous tarmac driveway providing off-road parking for up to three vehicles. Attractive landscaped borders are stocked with a variety of mature shrubs and established planting, creating excellent kerb appeal. A detached brick-built single garage, complete with an up-and-over door, power and lighting, provides secure parking together with useful storage or workshop space.

Rear External

The rear garden has been thoughtfully landscaped to provide a superb balance of outdoor entertaining space and family-friendly lawn. A generous paved patio spans the width of the property, creating the perfect setting for al fresco dining and summer gatherings, while the central lawn offers an ideal space for children to play.

Contemporary raised timber-edged borders are planted with a variety of shrubs and young trees, adding colour and interest throughout the seasons. The garden is fully enclosed by modern painted timber fencing, offering a high degree of privacy and security, with mature trees beyond providing an attractive leafy backdrop. A side pathway gives convenient access to the front of the property.

Beautifully maintained and enjoying a sunny aspect, this impressive outdoor space is perfect for both relaxing and entertaining.

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:

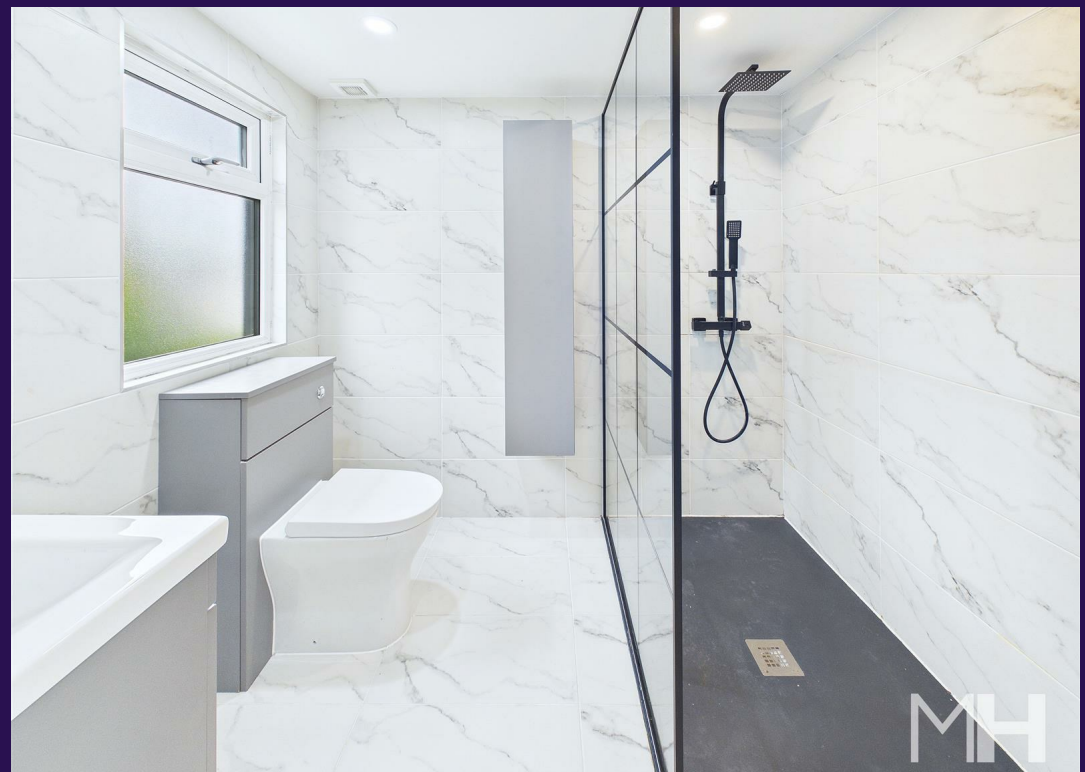
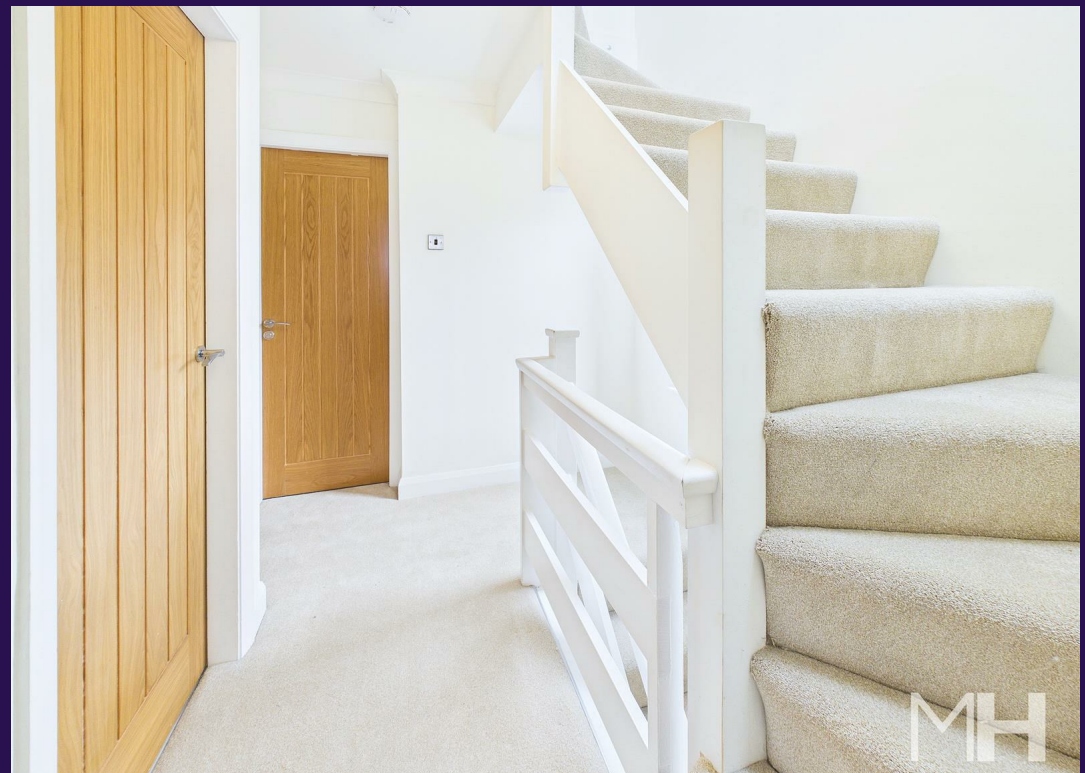
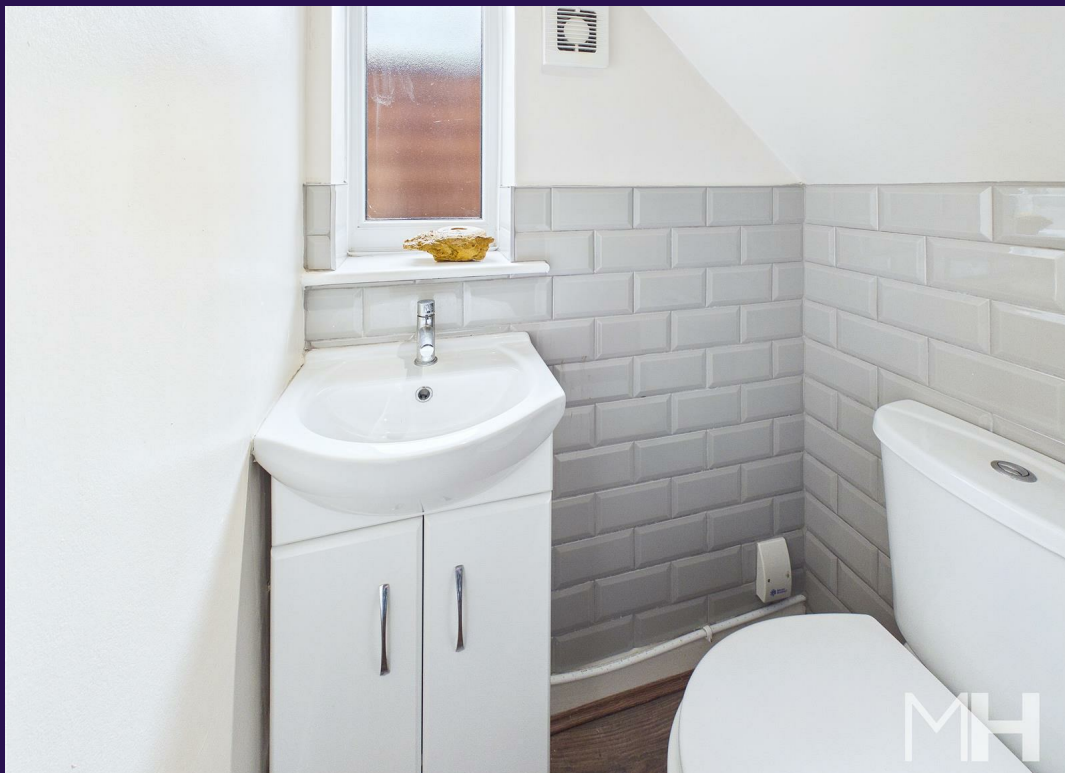
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

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.







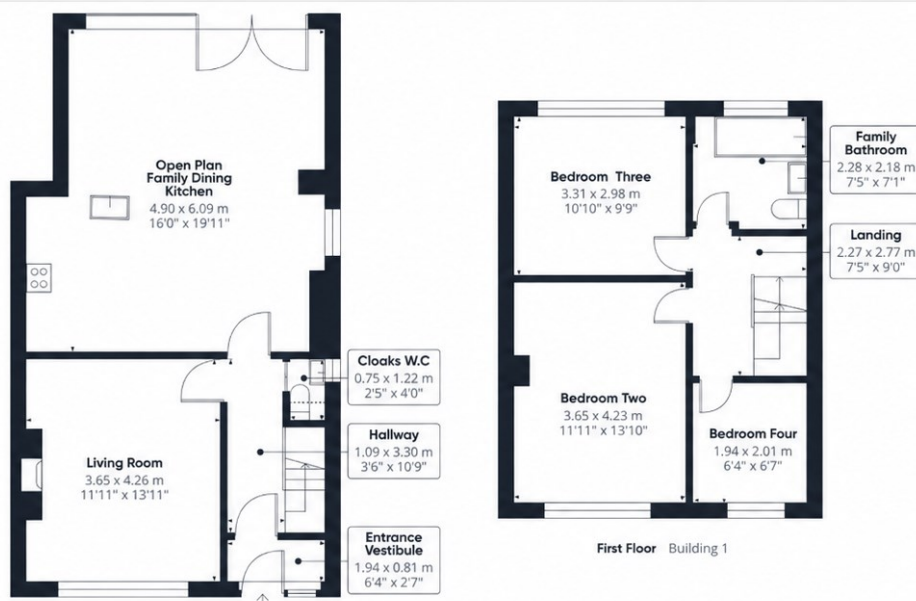
Additional Information

Local Authority – South Ribble Council

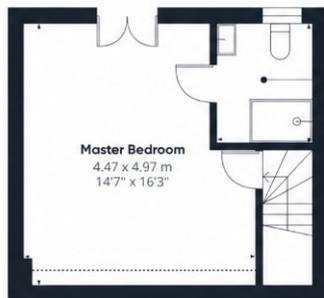
Council Tax – Band C

Viewings – By Appointment Only

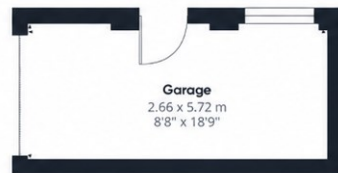
Tenure – Freehold



Ground Floor Building 1



Second Floor Building 1



Ground Floor Building 2



Approximate total area^m

134.1 m²
1444 ft²

Reduced headroom

1.4 m²
15 ft²

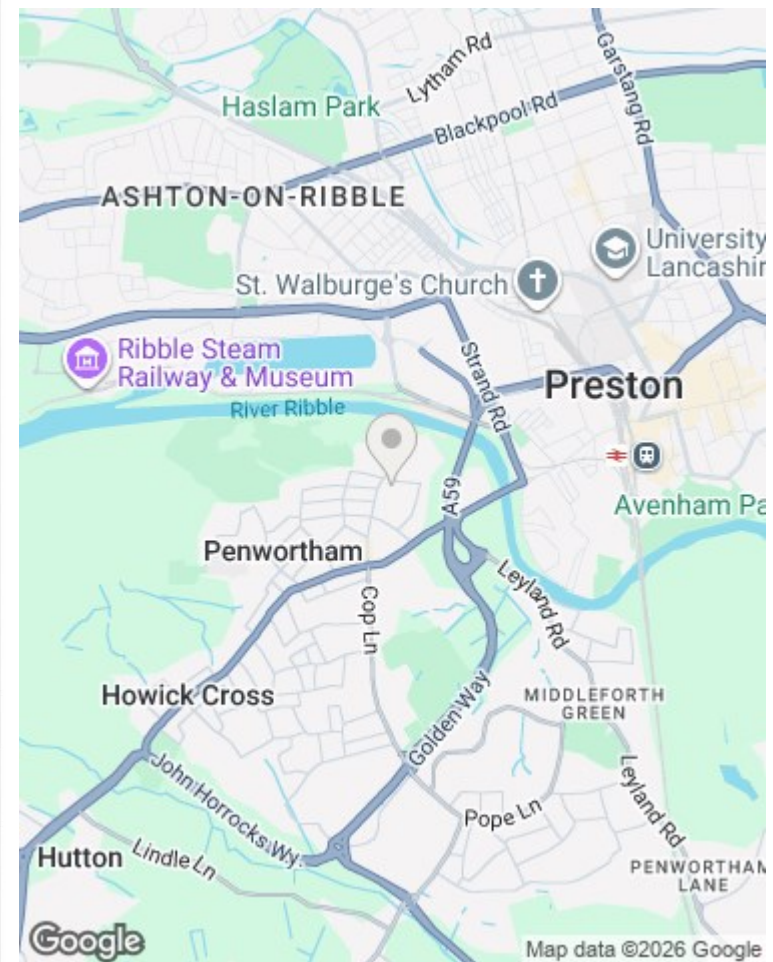
(1) Excluding balconies and terraces

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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