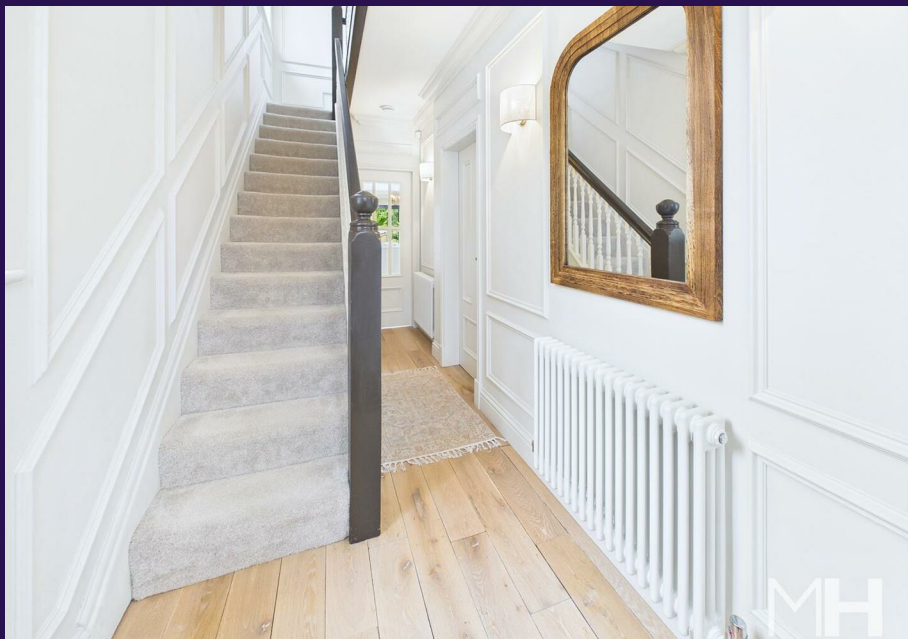




1 CROMWELL ROAD

PENWORTHAM, PRESTON, PR1 9AT

£305,000



Key Features

- Stunning Three Bedroom Semi Detached Property
- Presented in Show Home Condition
- A Turn Key Family Home
- Situated in a Sought After Residential Location - Close to All Amenities
- Spacious Lounge & Downstairs Cloaks W.C
- Impressive Kitchen Family Living Area & Separate Utility Room/Pantry
- Three Well Appointed Bedrooms & Luxurious Family Bathroom
- Landscaped Enclosed Rear Garden with Raised Decking Area & Porcelain Patio
- Off Road Parking to the Front
- Early Viewing Strongly Advised

Property Summary

Marie Holmes Estate Agents are delighted to present to the market this exceptional three-bedroom semi-detached family home, occupying a highly desirable position on the ever-popular Cromwell Road in Penwortham. Perfectly located within the catchment area for highly regarded schools and enjoying excellent transport links, local amenities and easy access to Preston city centre, this outstanding home offers the ideal balance of convenience and contemporary living.

Having been thoughtfully extended and comprehensively renovated to an exceptional standard throughout, the property offers beautifully presented, turnkey accommodation that is ready to move straight into. Every room has been finished with meticulous attention to detail, combining timeless style with modern practicality.

The welcoming entrance hallway leads to an elegant living room before opening into the true heart of the home—a spectacular open-plan kitchen, dining and family living space. Designed for modern family life and entertaining alike, this impressive room enjoys an abundance of natural light and seamlessly connects with the rear garden. The ground floor is further complemented by a generous utility room with pantry storage and a contemporary cloakroom/WC.

To the first floor are three beautifully appointed bedrooms, all finished to an impeccable standard, together with a luxurious four-piece family bathroom featuring quality fixtures and fittings.

Externally, the property continues to impress. To the front, a driveway provides convenient off-road parking, while to the rear is a superb, fully enclosed landscaped garden offering a raised decked seating area, artificial lawn and a stylish porcelain paved patio, creating the perfect setting for outdoor dining and entertaining.

A true credit to the current owners, this outstanding home has been finished to an uncompromising standard and presents a rare opportunity. Early viewing is highly recommended to fully appreciate the quality accommodation.

Entrance Hallway

15'5" x 5'3" (4.71 x 1.61)

Entrance via modern composite front door with feature glazed panel into the hallway. UPVC double glazed window to the side elevation. A carpeted spindle balustrade staircase leads to all first floor accommodation. Feature wall panelling. Oak flooring. Feature wall mounted radiator. Wall lights. Decorative coving to ceiling. Doors leading off all ground floor accommodation.

Living Room

12'12" x 10'8" (3.95 x 3.26)

UPVC double glazed bay window to the front elevation. A stunning fireplace is the focal point of the room with modern surround and inset log burner stove. Feature wall panelling. Pendant light fitting. Oak wood flooring. Radiator. Sunken wall with space for television and TV aerial socket.

Downstairs Cloaks W.C

5' x 2'2" (1.53 x 0.67)

UPVC double glazed obscured window to the side elevation. Features a two piece suite in white comprising of a low flush W.C and corner wall mounted wash hand basin with mixer tap. Inset Spotlight to ceiling. Oak wood flooring.

Open Plan Kitchen Family Living

25'9" x 17'4" (7.85 x 5.28)

The impressive rear elevation is enhanced by expansive aluminium bi-fold doors, seamlessly connecting the indoor and outdoor living spaces, while a striking feature roof lantern floods the room with an abundance of natural light. The inviting snug area centres around a charming inset log-burning stove, complemented by a contemporary surround and traditional brick hearth, creating a warm and cosy focal point.

The beautifully crafted farmhouse-style kitchen is

undoubtedly the heart of the home, featuring bespoke cabinetry, a substantial central island with breakfast bar seating, and an inset double Belfast sink with mixer tap. A range of integrated appliances includes a Cookmaster range cooker with extractor canopy over, dishwasher, and a 70/30 fridge freezer, while a feature wine rack provides additional practicality and character.

Further enhancements include decorative coving, elegant oak flooring, inset ceiling spotlights, stylish wall lighting, two radiators, and high-quality finishes throughout, creating a superb space ideal for both everyday family living and entertaining.

Utility Room

UPVC double glazed windows to the front and rear elevations. Modern composite solid door to the side elevation. A ceiling lantern allows an abundance of natural light to flood in to the room. Features a range of fitted bespoke carpentry including housing for washing machine and tumble dryer with complementary work surfaces over. Decorative coving to ceiling. Inset spotlights to ceiling. Extractor fan. Tiled flooring.

First Floor Landing

9'9" x 2'11" (2.97 x 0.88)

UPVC double glazed obscure window to the side elevation. Feature wall panelling. Carpeted. Ceiling light fitting. Access to the loft. Doors leading off to all first floor accommodation.

Bedroom One

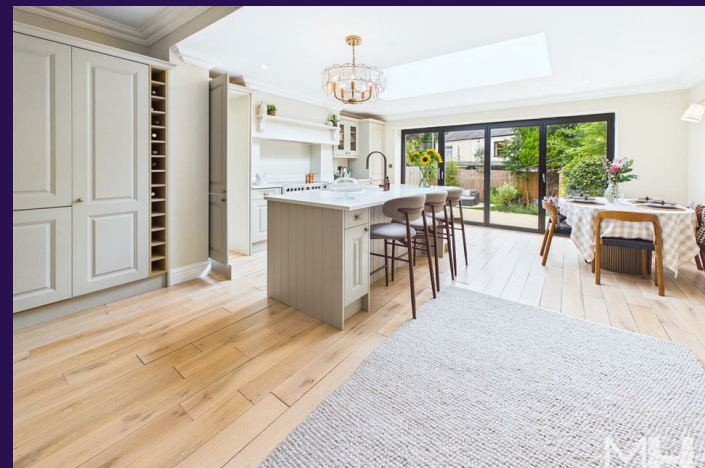
13'5" x 10'6" (4.08 x 3.21)

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

Bedroom Two

11'5" x 9'2" (3.48 x 2.79)

UPVC double glazed window to the rear elevation. Features fitted cupboard storage with top boxes. Carpeted. Pendant light fitting. Radiator.





Bedroom Three

5'9" x 5'9" (1.76 x 1.74)

UPVC double glazed window to the side elevation.
Carpeted. Radiator. Pendant light fitting.

Family Bathroom

7'3" x 5'10" (2.20 x 1.79)

A simply stunning modern family bathroom oozing contemporary style and featuring a modern four piece suite comprising of a low flush WC, wash hand basin set within a traditional vanity unit with cupboard storage, freestanding bath and step up shower enclosure with rainfall head and handheld fitment. Wall lights. Shaver socket. Feature wall panelling. Oakwood flooring.

External

The front of the property has been designed with ease of maintenance in mind, featuring a gravelled driveway providing off-road parking, complemented by a mature privacy hedgerow and attractive planted borders stocked with a variety of established plants and shrubs, creating an inviting first impression.

To the rear, the beautifully landscaped garden is fully enclosed by perimeter fencing, offering a private and secure outdoor space. A raised decked seating area provides the perfect spot to relax, with steps leading down to an artificial lawn for year-round enjoyment. A stylish porcelain tiled patio creates an excellent space for outdoor dining and entertaining, while a useful garden shed offers practical storage. The garden is further enhanced by well-stocked borders filled with an abundance of mature plants and shrubs, adding colour, texture and interest throughout the seasons.

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:

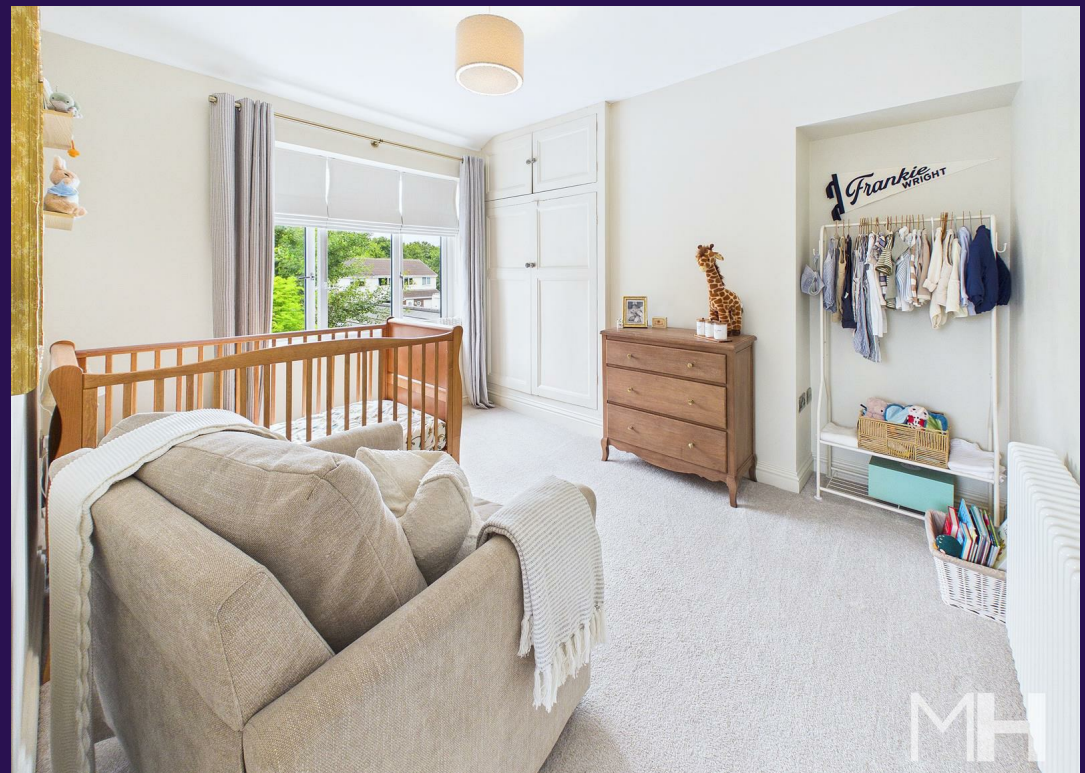
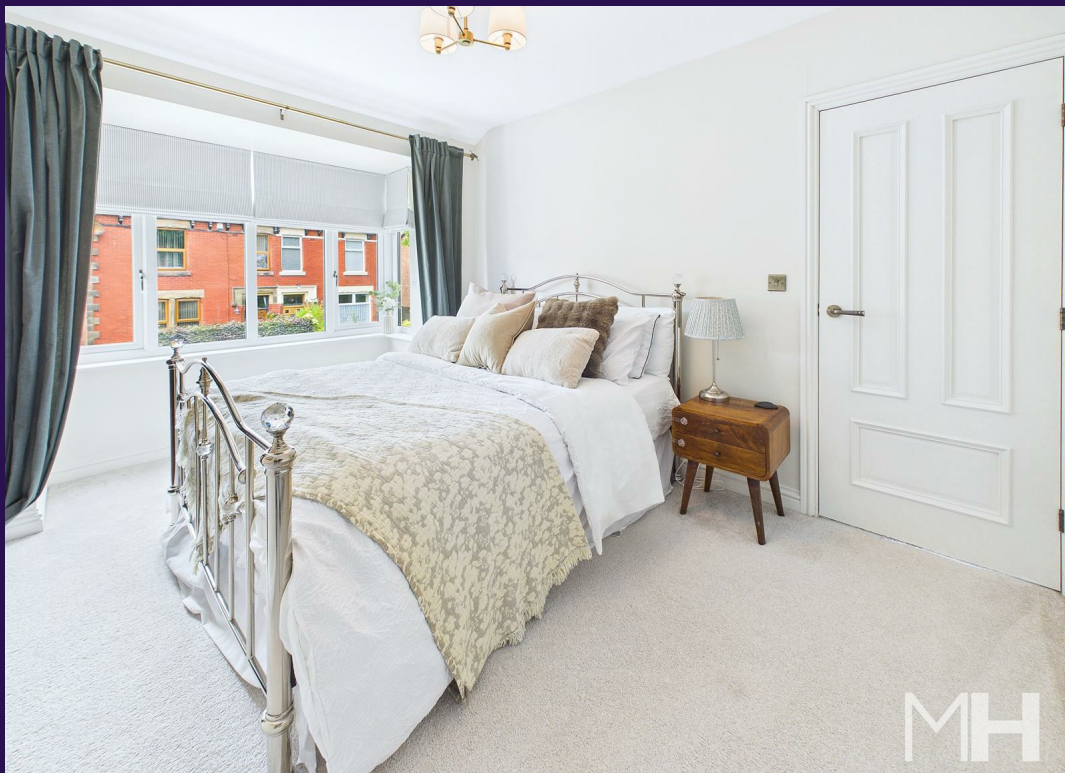
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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

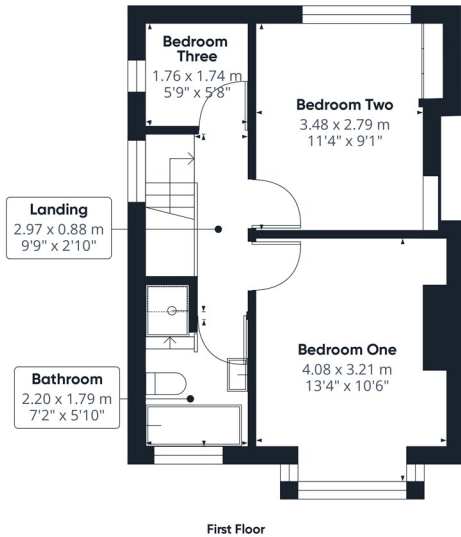
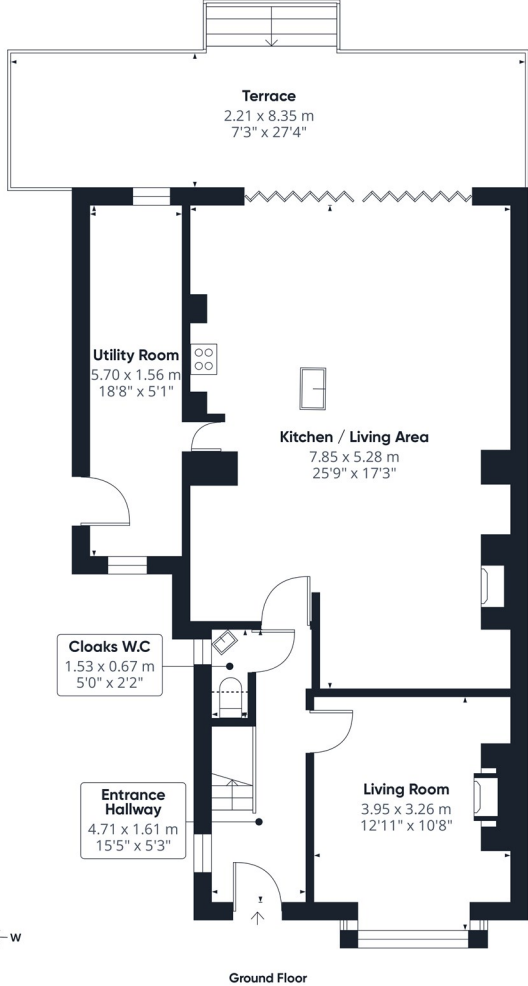
Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold



MH



Approximate total area⁽¹⁾
99.7 m²
1072 ft²

Balconies and terraces
20.2 m²
217 ft²

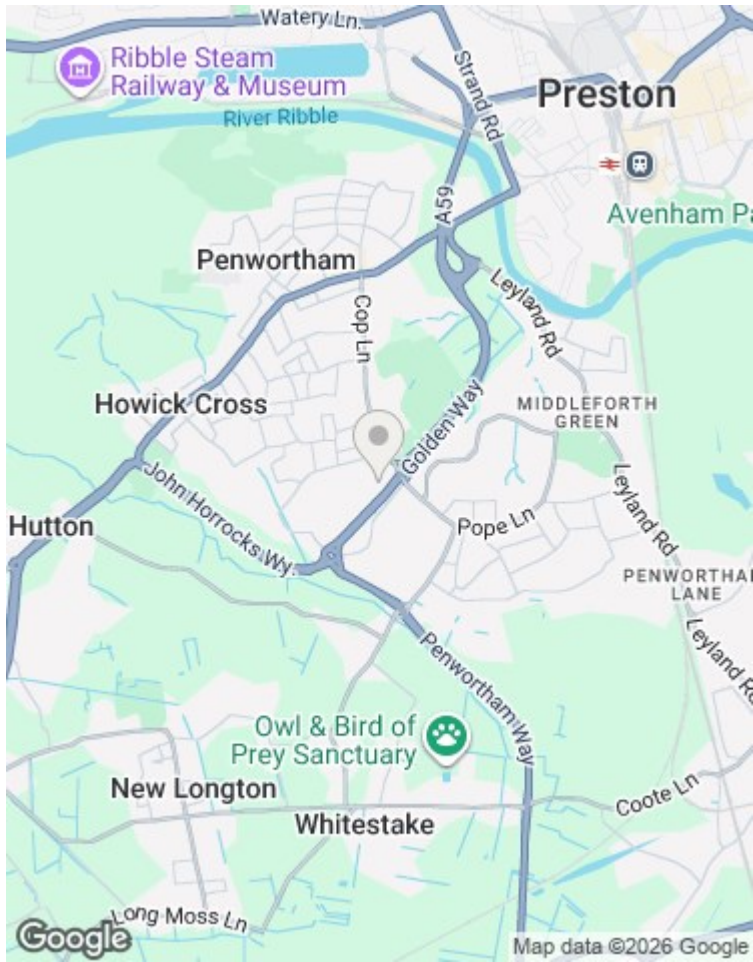
Reduced headroom
0.3 m²
3 ft²

(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.

GIRAFFE 360



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		82
(69-80) C	69	
(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	