



15 WOODLAND GROVE

PENWORTHAM, PRESTON, PR1 0JB

Offers Over

£325,000



Key Features

- Attractive three-bedroom character semi-detached family home
- Highly sought-after Higher Penwortham location
- Positioned along a picturesque tree-lined grove
- Two generous separate reception rooms
- Principal bedroom with en-suite facilities
- Spacious three-piece family bathroom
- Requires some modernisation with excellent scope to enhance
- Mature landscaped gardens to the front and rear
- Driveway providing ample off-road parking
- Excellent potential to extend to the side and/or rear, subject to the necessary consents

Property Summary

This attractive and characterful three-bedroom semi-detached family home occupies a desirable position along a picturesque, tree-lined grove, just minutes from the heart of Higher Penwortham. The thriving centre offers an excellent selection of independent shops, cafés, bars and restaurants, while superb road and transport links provide convenient access throughout the North West. The area is also particularly well served by highly regarded schools catering for all age groups.

Internally, the property offers generously proportioned and versatile accommodation retaining a wealth of charm and character. Whilst the property would now benefit from a programme of modernisation, it provides an excellent opportunity for purchasers to create a superb family home tailored to their own tastes and requirements.

The accommodation opens into a spacious and welcoming entrance hallway, providing access to two separate reception rooms, the kitchen and a useful downstairs cloakroom/WC. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite facilities, together with a good-sized three-piece family bathroom.

Externally, the property is complemented by mature and established gardens to both the front and rear, together with a driveway providing ample off-road parking. The property also offers exciting potential to extend the existing accommodation to the side and/or rear, subject to obtaining the necessary planning permissions and consents, providing considerable scope to create an even more substantial family home.

Offering an enviable location, excellent proportions and significant potential for improvement and extension, this is a property that must be viewed to fully appreciate everything it has to offer.

Entrance Vestibule

1'12" x 6'8" (0.60 x 2.03)

Entrance via UPVC double glazed front door with feature leaded glazed panel. Cupboard housing utility metres. Tiled flooring. Hardwood door with side panels and feature leaded glazing leads through to the hallway.

Hallway

13'3" x 6'11" (4.03 x 2.11)

A carpeted spindle balustrade staircase leads to all first floor accommodation. Under stair storage. Radiator. Decorative picture rail and coving to ceiling. Pendant light fitting. Doors leading off to all ground floor accommodation.

Lounge

13'12" x 11'8" (4.26 x 3.56)

A bright and airy room with UPVC double glazed leaded bay window to the front elevation. UPVC double glazed window to the side elevation. Carpeted. Radiator. Pendant light fitting. Decorative coving to ceiling. TV aerial socket.

Second Reception Room

13'8" x 11'11" (4.17 x 3.62)

UPVC double glazed French doors with glazed side panels to the rear elevation lead out onto the garden. Feature brick fireplace with tiled hearth. Carpeted. Radiator. Pendant light fitting. Decorative coving into ceiling.

Kitchen

13'8" x 6'9" (4.17 x 2.07)

UPVC double glazed window to the side and rear elevations. UPVC double glazed door to the side elevation. Fitted with a range of eye and base level units with complementary contrasting work surfaces over. Inset stainless steel sink and drainer unit with mixer tap. Integrated appliances include electric double oven, four ring electric hob with extractor over and 50/50 larder fridge freezer. Space and plumbed

for washing machine. Part tiled elevations. Tiled flooring. Inset spotlights to ceiling.

Downstairs Cloaks W.C

5'9" x 3'7" (1.76 x 1.10)

Two UPVC double glazed obscured windows to the side elevation. Features a two-piece suite in white comprising of a low flush WC and pedestal wash hand basin with tiled splashback. Radiator. Vinyl flooring. Pendant light fitting.

First Floor Landing

7'1" x 7'6" (2.16 x 2.28)

Carpeted turned staircase with spindle balustrade. Pendant light fitting. Access to the loft. Carpeted. Doors leading off to all first floor accommodation.

Bedroom One

11'10" x 11'12" (3.60 x 3.65)

UPVC double glazed window to the rear elevation. Features fitted robe storage with top boxes. Radiator. Two pendant light fittings. Door leading through to:-

En-Suite

6'2" x 6'9" (1.88 x 2.07)

UPVC double glazed obscured window to the side elevation. Features a modern three piece suite in white comprising of a low flush W.C, wash hand basin set with vanity unit with cupboard storage and mixer tap and corner stepping shower cubicle with mixer thermostatic shower and handheld fitment. Chrome towel ladder radiator. Tiled flooring. Pendant light fitting. Extractor fan.

Bedroom Two

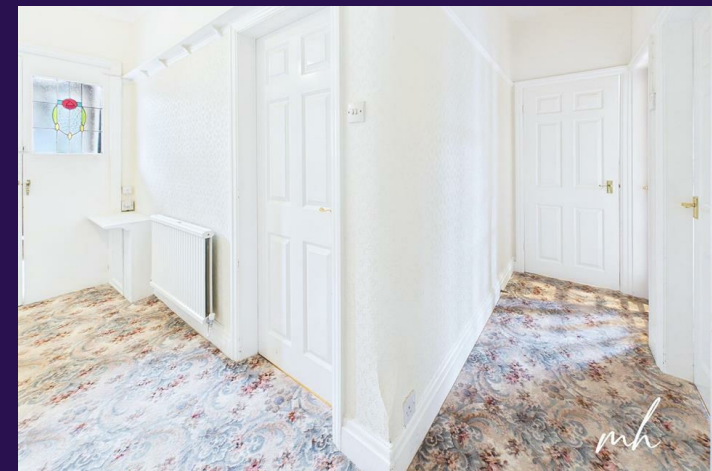
11'10" x 11'10" (3.61 x 3.61)

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

Bedroom Three

8' x 6'11" (2.45 x 2.12)

UPVC double glazed window to the front elevation. Decorative picture rail. Carpeted. Pendant light fitting.





Family Bathroom

8'9" x 6'11" (2.67 x 2.10)

Two UPVC double glazed obscured windows to the side elevation. Features a three piece suite in white comprising of a low flush W.C, pedestal wash hand basin and panelled bath with telephone tap fitment. Radiator. Inset spotlights to ceiling. Part tiled elevations.

Front External

The front garden has been designed for ease of maintenance, featuring paved pathways, gravelled beds and a variety of mature shrubs and bushes. A paved driveway provides off-road parking, with gated side access leading through to the rear garden. A mature hedgerow provides an attractive boundary and privacy from the neighbouring property.

Rear Garden

The generous rear garden is fully enclosed by perimeter fencing and mature hedgerow, providing a good degree of privacy. Predominantly laid to lawn, the garden features well-stocked planted borders containing a variety of mature plants, shrubs and bushes, together with paved patio areas ideal for outdoor seating and entertaining. A summer house provides a further attractive addition to the garden.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact our offices.

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:

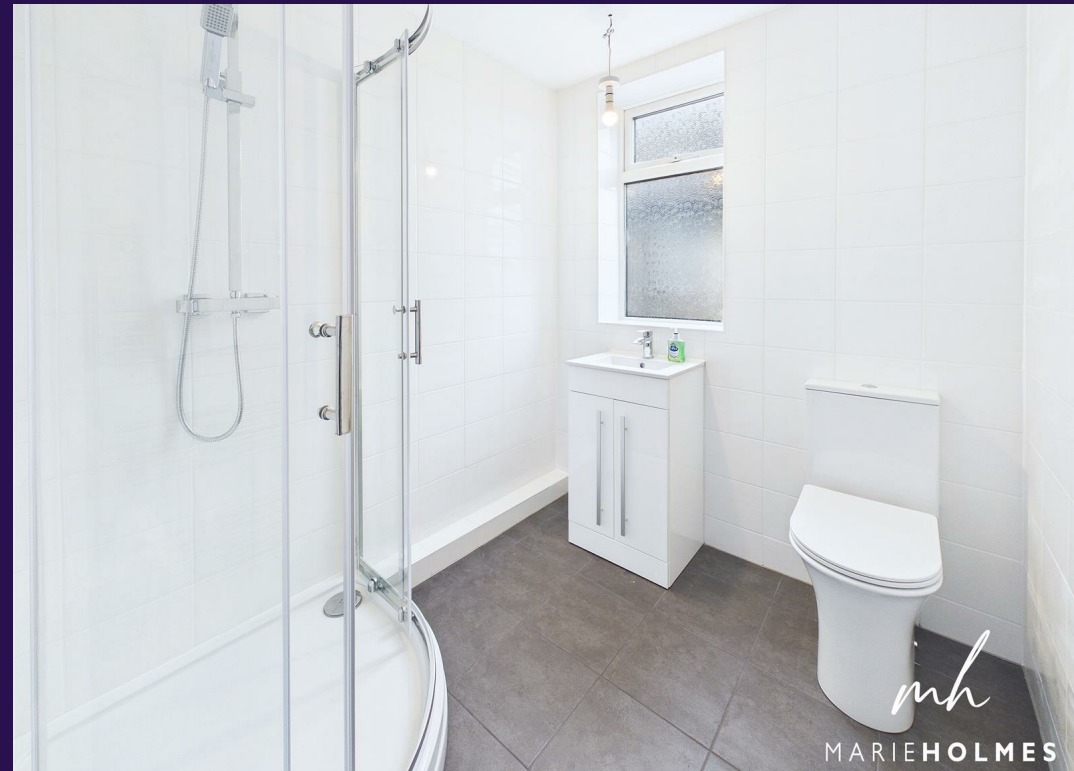
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

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

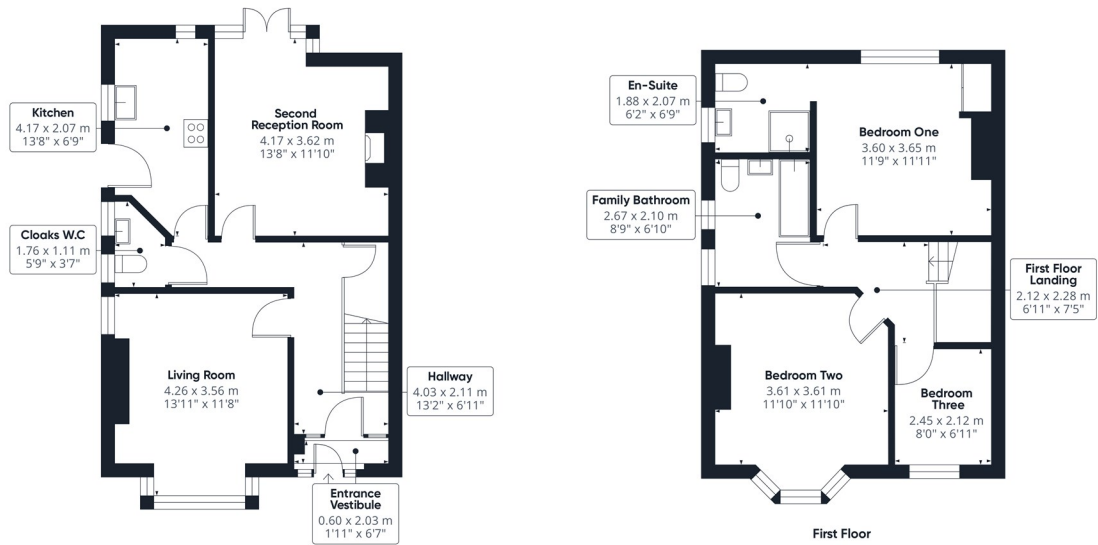
Local Authority – South Ribble Council

Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold



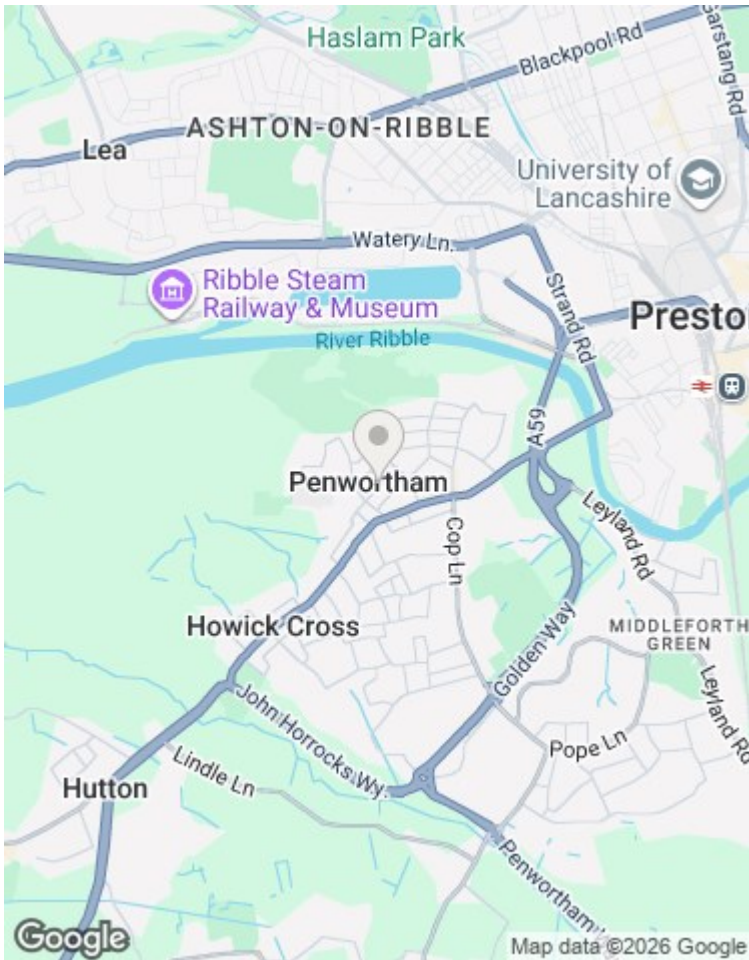


Approximate total area^m
95.7 m²
1030 ft²

(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		
(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

