6 GROVE AVENUE

LONGTON, PRESTON, PR4 5AQ

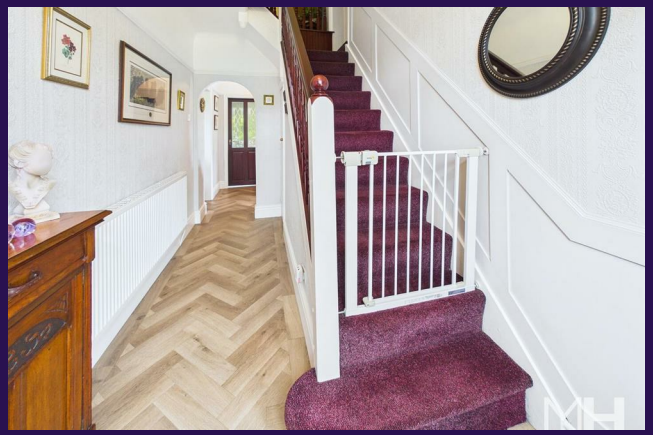
Offers In The Region Of £399,950

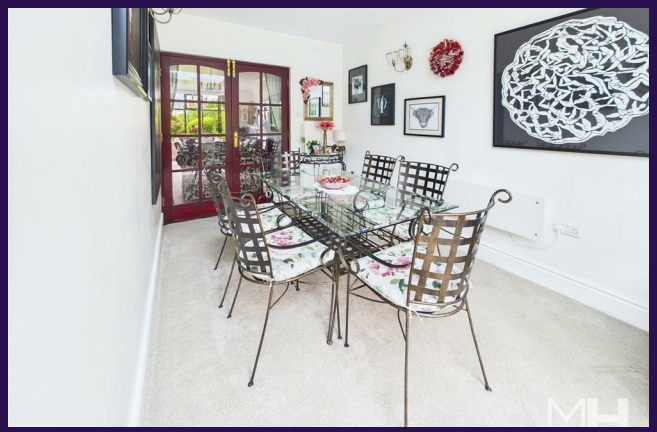
FREEHOLD

• Extended 1930's Traditional Semi Detached Property • Four Bedrooms & Two Reception Rooms • Dining Room & Sun Room Extension • Open Plan Kitchen/Diner • Superb Family Home & Immaculately Presented Throughout • South Facing Garden & Multi-Car Driveway • Detached Double Garage • Superb Corner Plot • Early Viewing Strongly Advised

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Introducing 6 Grove Avenue...

Marie Holmes Estate Agents are delighted to present to the market this beautifully maintained four-bedroom 1930's semi-detached family home, occupying a prime position in one of Longton's most sought-after locations, just a short distance from the village centre and its excellent range of amenities.

Boasting an abundance of charm and character, the property retains many original period features while offering spacious and versatile accommodation ideally suited to modern family living. The ground floor comprises an inviting entrance hallway, elegant lounge, dining room/sun room, contemporary fitted kitchen, inner hallway, and a snug/cloakroom.

To the first floor are four well-proportioned bedrooms, including a superb principal bedroom with en-suite facilities, together with a stylish family bathroom.

Externally, the property occupies a generous corner plot with well-maintained gardens to the front, side and rear. A driveway provides ample off-road parking for several vehicles and leads to a detached double garage.

Properties of this calibre and location rarely remain available for long, and early viewing is highly recommended.

Entrance Hallway

13'5" x 6'4" (4.08 x 1.93)

Entrance via a modern composite front door with feature leaded glazed panel and side windows. Carpeted staircase leading to all first floor accommodation. LVT flooring. Ceiling light fitting. Radiator. Wall panelling. Doors leading off to all ground floor accommodation.

Living Room

21'11" x 12'8" (6.69 x 3.86)

UPVC double glazed bay window with feature leaded lights to the front elevation. Features a traditional coal effect inset gas fire with traditional wooden surround and decorative tiled hearth. Radiator. Two pendant light fittings with decorative ceiling rose. Feature decorative picture rail. Carpeted. Glazed double internal doors leading through to:-

Dining Room/Sun Room

18'5" x 8'4" (5.61 x 2.55)

This excellent extension to the original property provides versatile additional living space, currently arranged as a dining room/sun room. Featuring UPVC double-glazed windows to the rear elevation and French doors opening onto the garden, the room enjoys a bright and airy feel. A UPVC double-glazed roof lantern floods the space with natural light, while a wall-mounted electric heater provides added comfort. Finished with a combination of carpet and LVT flooring. Leading through to:-

Kitchen

10'1" x 16'5" (3.08 x 5.00)

UPVC double glazed windows to the rear and side elevations. Features a range of modern Shaker style eye and base level units with contrasting Quartz work surfaces and upstands over. Feature under cabinet lighting. Inset sink and drain-away with

chrome mixer tap. Integrated appliances include microwave oven, electric fan assisted oven, electric hob with concealed extractor over, dishwasher, washing machine and tall larder fridge freezer. Part tiled elevations. Breakfast bar. Two ceiling light fittings. LVT flooring. Radiator.

Inner Hallway
6'6" x 6'4" (1.98 x 1.94)
With ceiling light fitting and LVT flooring. Open plan to:-

Cloakroom/Study
UPVC double glazed windows to the front and side elevations. Ceiling light fitting. Carpeted. Ideal for use as a home office or cloakroom.

First Floor Landing
13'2" x 6'11" (4.01 x 2.10)
Split level landing with spindle balustrade. Carpeted. Ceiling light fitting. Access to the loft which is part boarded with a pull down ladder to access and light fitting.

Family Bathroom
9'5" x 5'1" (2.88 x 1.55)
Double glazed leaded window to the side elevation. Features a three piece suite in white comprising of a low flush W.C, pedestal wash hand basin and freestanding roll top bath with mixer tap. Feature towel radiator. LVT flooring. Ceiling light fitting.

Bedroom One
10' x 10'11" (3.06 x 3.34)
UPVC double glazed leaded window to the rear elevation. Features fitted robe storage with sliding mirrored doors. Radiator. Ceiling light fitting. Leading through to:-

En-Suite
10'2" x 2'9" (3.09 x 0.84)
Feature double glazed leaded round window to the side elevation. Features a three piece suite in white comprising of a low flush W.C, pedestal wash hand basin with tiled splashback and step in shower cubicle with tiled elevations and electric shower. Chrome towel ladder radiator.

Bedroom Two
12'4" x 12'1" (3.76 x 3.68)
UPVC double glazed bay window with leaded lights to the front elevation. Ceiling light fitting. Radiator. Carpeted.

Bedroom Three
9'3" x 10'3" (2.82 x 3.12)
UPVC double glazed bay window with leaded lights to the rear elevation. Traditional feature fireplace. Ceiling light fitting. Radiator. Carpeted.

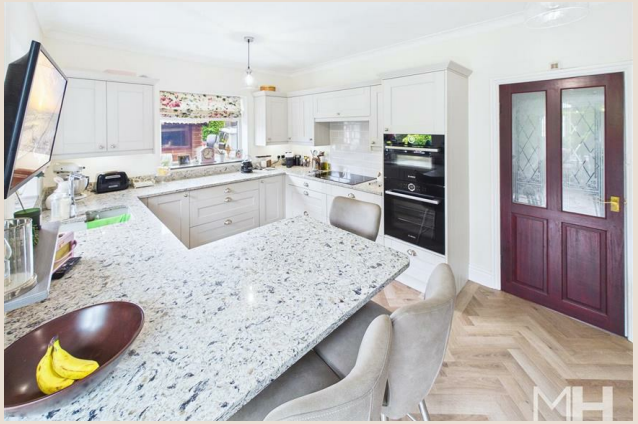
Bedroom Four
6'4" x 6'11" (1.92 x 2.12)
UPVC double glazed bay window with leaded lights to the front elevation. Ceiling light fitting. Radiator. Wood effect laminate flooring.

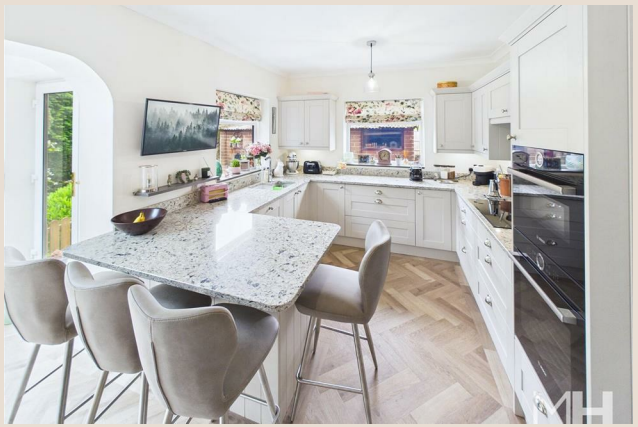
Front Garden
The front garden is enclosed by a brick-built boundary wall with a traditional latch gate providing access. A well-maintained lawn is bordered by established flower beds stocked with a variety of mature plants, shrubs and bushes. Paved pathways lead to the front entrance and side access gate. To the side of the property, a gated gravel driveway provides off-road parking for up to three vehicles.

Rear Garden
The enclosed rear garden has been thoughtfully landscaped to create an attractive and private outdoor space. A paved patio adjoining the property provides the perfect setting for al fresco dining, while the generous lawn is complemented by well-stocked borders featuring a variety of mature plants, shrubs and bushes. A charming feature pond adds further character, and an additional patio area positioned at the end of the garden offers an excellent space for relaxing or entertaining family and friends.

Double Garage
Detached double garage with two up and over style doors. Power and light.

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.

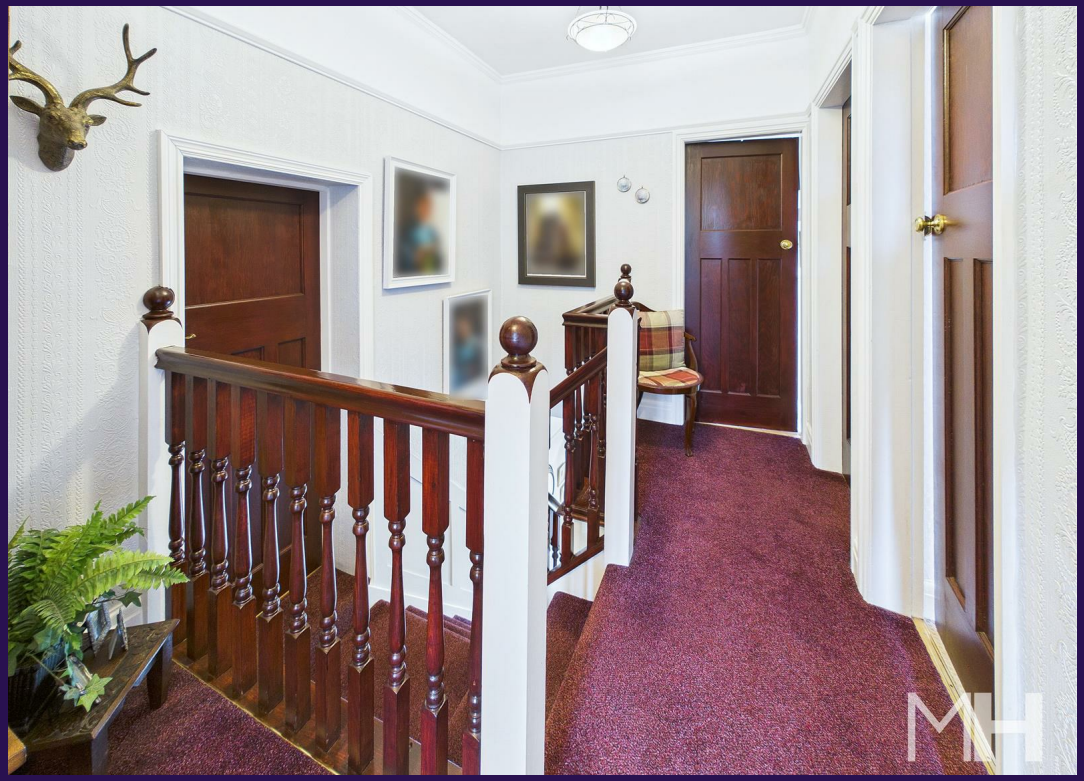
MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

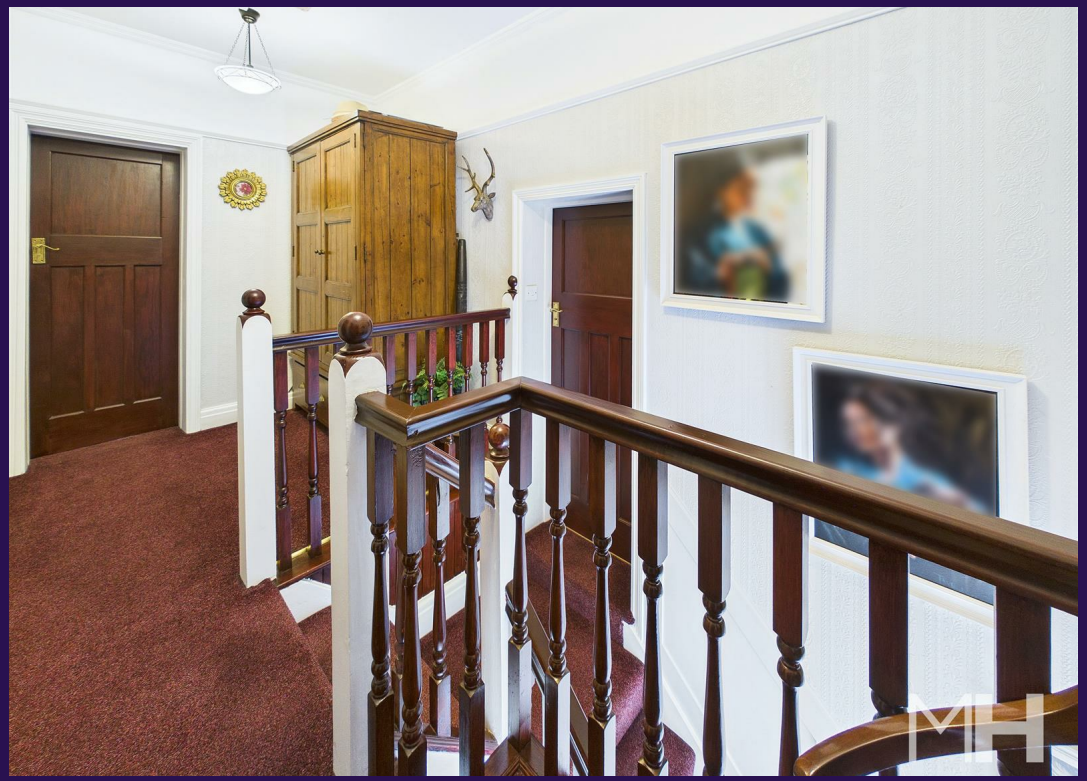
WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

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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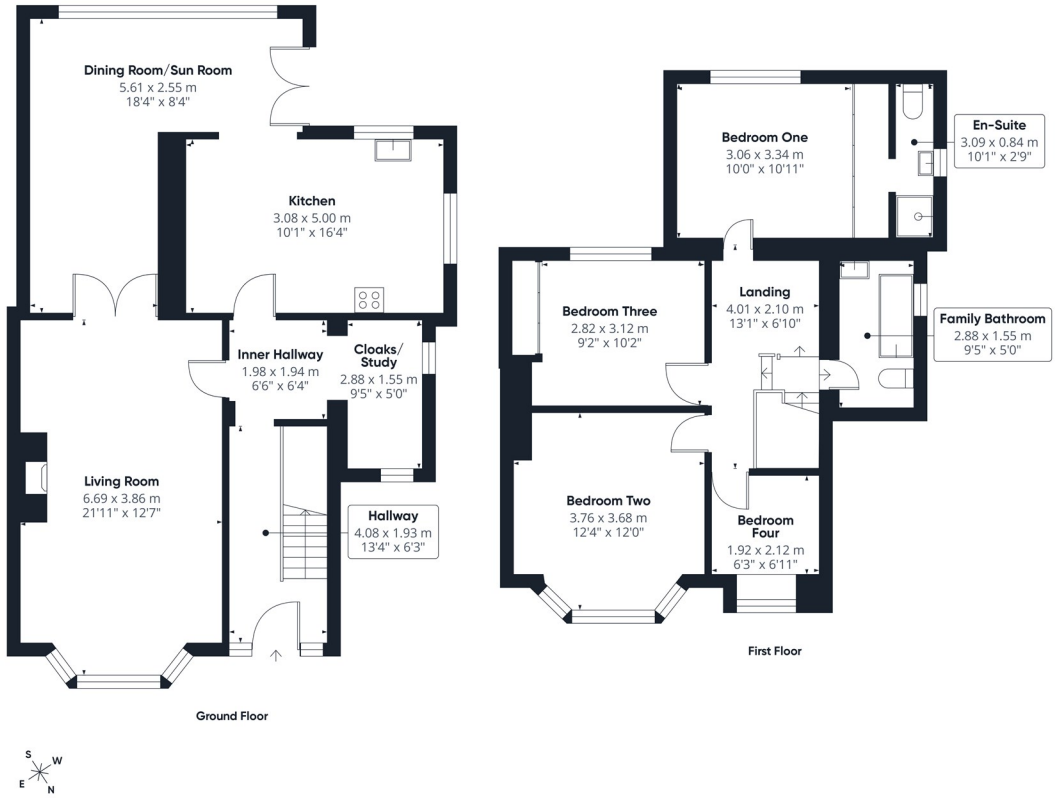
ADDITIONAL INFORMATION

Local Authority – South Ribble Council

Council Tax – Band D

Viewings – By Appointment Only

Tenure – Freehold



MARIE HOLMES ESTATE AGENTS

Approximate total area(1)
131.9 m²
1420 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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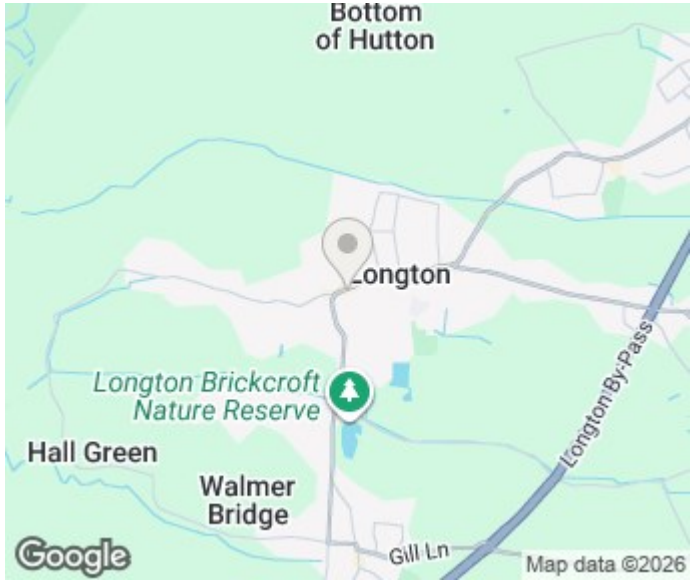

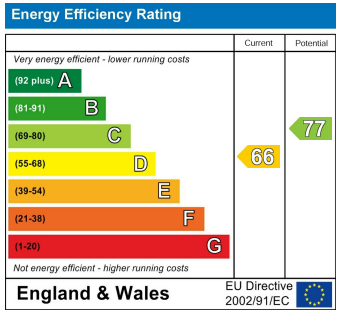

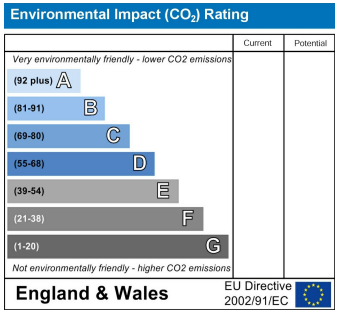

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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