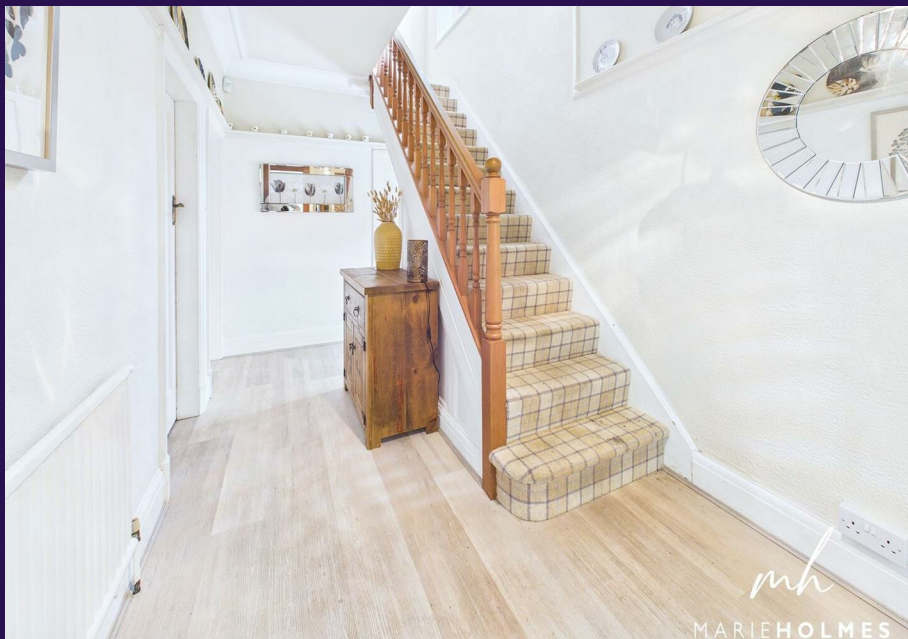




16 HILL ROAD

PENWORTHAM, PRESTON, PR1 9XH

£469,950



Key Features

- Generously Proportioned Traditional 1930's Semi-Detached Home
- Abundance of Attractive Original Features
- Highly Sought-After & Prestigious Residential Location
- Three Generous Bedrooms
- Three Spacious & Versatile Reception Rooms
- Shower Room & Separate WC
- Beautifully Presented Throughout
- Attractive Gardens to the Front & Rear
- Detached Garage & Generous Driveway Parking
- Early Viewing Comes Highly Recommended

Property Summary

A rare opportunity to acquire a generously proportioned traditional semi-detached family home, occupying an enviable position within one of Lancashire's most desirable and prestigious residential locations.

The accommodation begins with an impressive and welcoming entrance hallway, featuring a beautiful leaded-light arched window and staircase leading to the first floor. The ground floor offers three spacious and versatile reception rooms, including an attractive front lounge with feature leaded-light bay window and a superb extended rear lounge enjoying pleasant views over the private rear garden. A separate breakfast room retains an original timber larder cupboard and provides access through to the well-appointed fitted kitchen.

To the first floor, a spacious gallery landing with spindled balustrade and further feature leaded-light window provides access to three generously sized bedrooms, a shower room and separate WC.

Externally, the property benefits from an established front garden alongside a driveway providing off-road parking. Composite double gates and complementary fencing provide secure access along the side of the property, with further gated access leading into the rear garden and detached single garage, which benefits from power and lighting.

The private rear garden provides a particularly attractive setting, thoughtfully landscaped with extensive sweeping timber decking offering ample space for outdoor dining, entertaining and relaxation. An abundance of mature plants, shrubs and established greenery creates a wonderfully secluded feel, while a summerhouse provides an additional feature to this impressive outdoor space.

Early viewing comes highly recommended to avoid disappointment.

Entrance Vestibule

2'7" x 3'2" (0.79 x 0.97)

Entrance via hardwood front door with feature leaded glazing. Tiled flooring. Internal glazed door leads through in to the hallway.

Hallway

14'1" x 7'1" (4.29 x 2.17)

Feature stained glass leaded window to the side elevation. Carpeted spindle balustrade staircase leads to all first floor accommodation. Understairs storage. Radiator. Decorative plate racks and coving to ceiling. Wood effect laminate flooring. Ceiling light fitting. Walk in storage cupboard housing the utility meters.

Second Reception Room

12'1" x 11'11" (3.69 x 3.63)

Double glazed leaded bay window to the front elevation. Wall mounted electric fire. Radiator. Ceiling light fitting. Decorative picture rail and coving to ceiling.

Living Room / Snug

15'5" x 11'11" & 7'8" x 10'2" (4.69 x 3.63 & 2.34 x 3.11)

Extended living room with UPVC double glazed window to the rear elevation. Three Velux roof lights. TV aerial socket. Radiator. Wood effect laminate flooring. Wall lights. Ceiling light fitting. Decorative coving to ceiling. Two Radiators.

Dining Room

10'5" x 7'2" (3.17 x 2.18)

Double glazed leaded bay window to the side elevation. Decorative dado rail. Pendant light fitting. Oak wood flooring. Radiator. Fitted cupboard storage.

Kitchen

10'5" x 6'11" (3.18 x 2.11)

Hardwood glazed door to the side elevation. UPVC double glazed window to the rear elevation. Fitted with a comprehensive range of solid wood wall, base and drawer units complemented by contrasting work

surfaces and tiled splashbacks. Inset sink with contemporary mixer tap positioned beneath the rear-facing window overlooking the garden. Integrated electric oven with separate hob and stainless steel extractor hood above, together with an integrated dishwasher. Additional peninsula-style work surface provides further preparation and storage space. Tiled flooring, ceiling spotlights and external door providing access to the rear.

First Floor Landing

11'4" x 4'4" (3.46 x 1.32)

Feature leaded stained glass window to the side elevation. Spindle balustrade landing. Carpeted. Ceiling light fitting. Decorative picture rail.

Bedroom One

13'5" x 10'8" (4.10 x 3.25)

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

Bedroom Two

12' x 11'11" (3.67 x 3.62)

Double glazed leaded bay window to the front elevation. Features fitted robe storage with knee hole dressing table. Ceiling light fitting. Radiator.

Bedroom Three

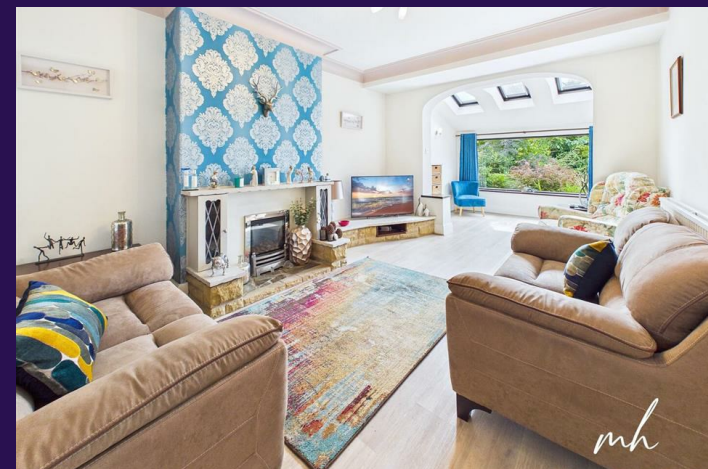
9'11" x 7'2" (3.03 x 2.19)

Double glazed window to the front elevation. Decorative picture rail. Radiator. Access to the loft. Carpeted.

Shower Room

5'9" x 6'9" (1.75 x 2.06)

Double glazed obscured window to the side elevation. Features a two piece suite in white comprising of awash hand basin set within vanity unit with cupboard storage and corner step in shower cubicle with thermostatic controlled mixer shower. Wall mounted





vanity mirror. Chrome towel ladder radiator. Fully tiled elevations. Inset spotlights to ceiling.

Separate W.C

2'5" x 4'1" (0.74 x 1.25)

Double glazed obscured window to the side elevation. Features a low flush W.C in white. Fully tiled elevations. Inset spotlights to ceiling.

Front External

The front of the property has been designed for ease of maintenance, featuring attractive gravelled beds with a variety of mature shrubs and bushes. A block-paved driveway provides off-road parking, with a composite side access gate leading through to the detached single garage.

Rear External

The rear garden offers a particularly private and established outdoor space, featuring extensive timber decking providing generous areas for outdoor seating, dining and entertaining. Well-stocked borders contain an abundance of mature plants, shrubs, bushes and established trees, creating an attractive leafy setting. The garden further benefits from access to the detached garage and an additional timber garden room/summerhouse.

Garage

With up and over style door, side window and power/light.

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:

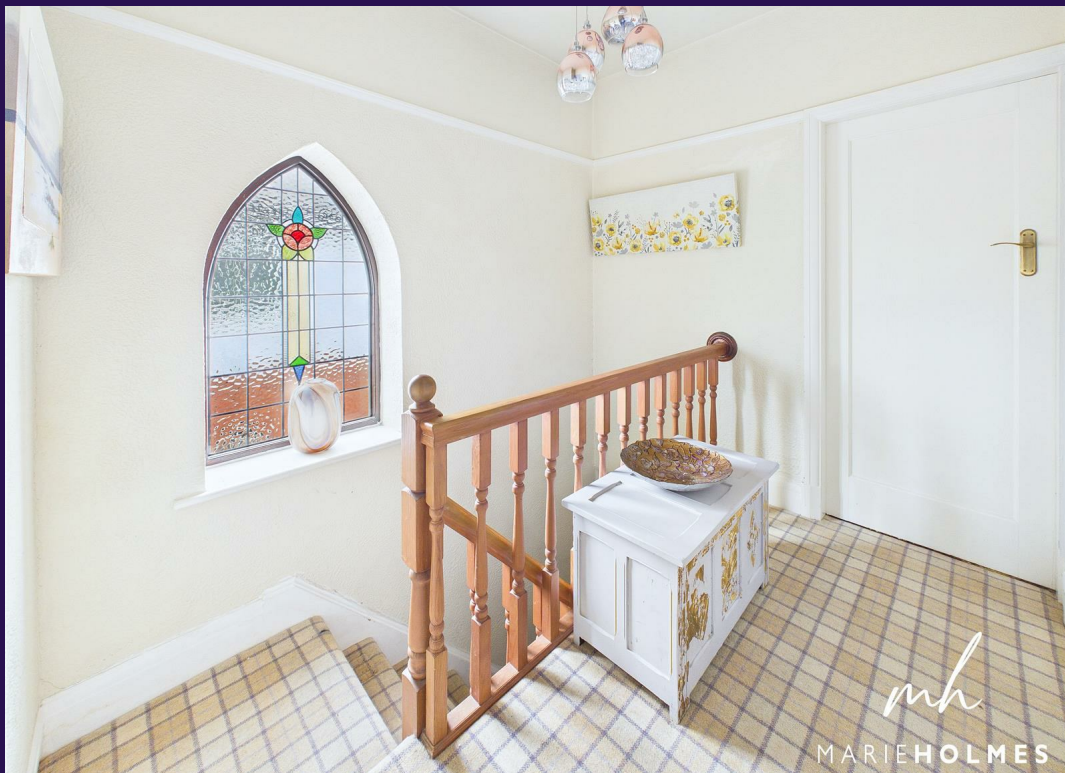
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

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 D

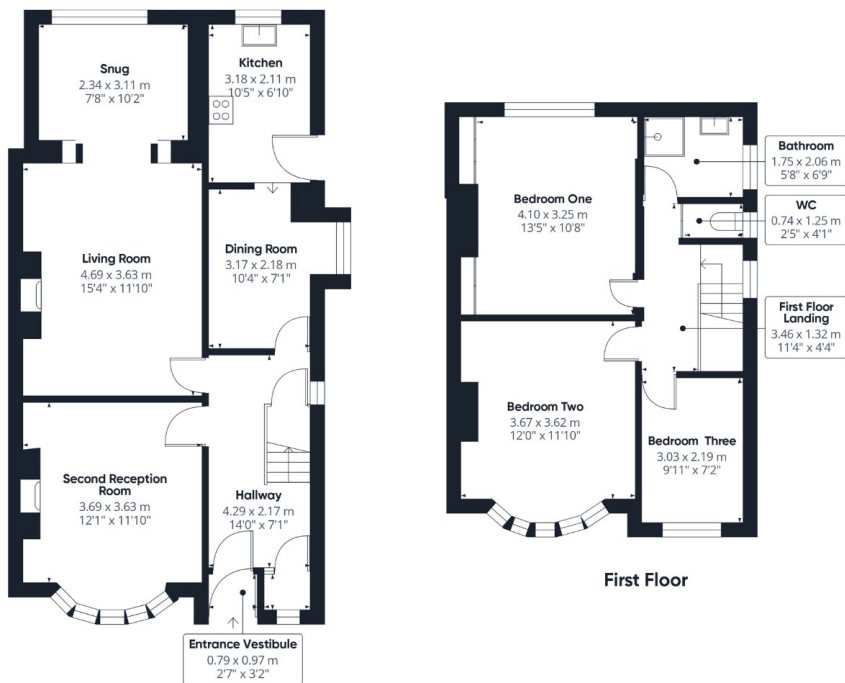
Viewings – By Appointment Only

Tenure – Freehold



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MARIE HOLMES



Ground Floor

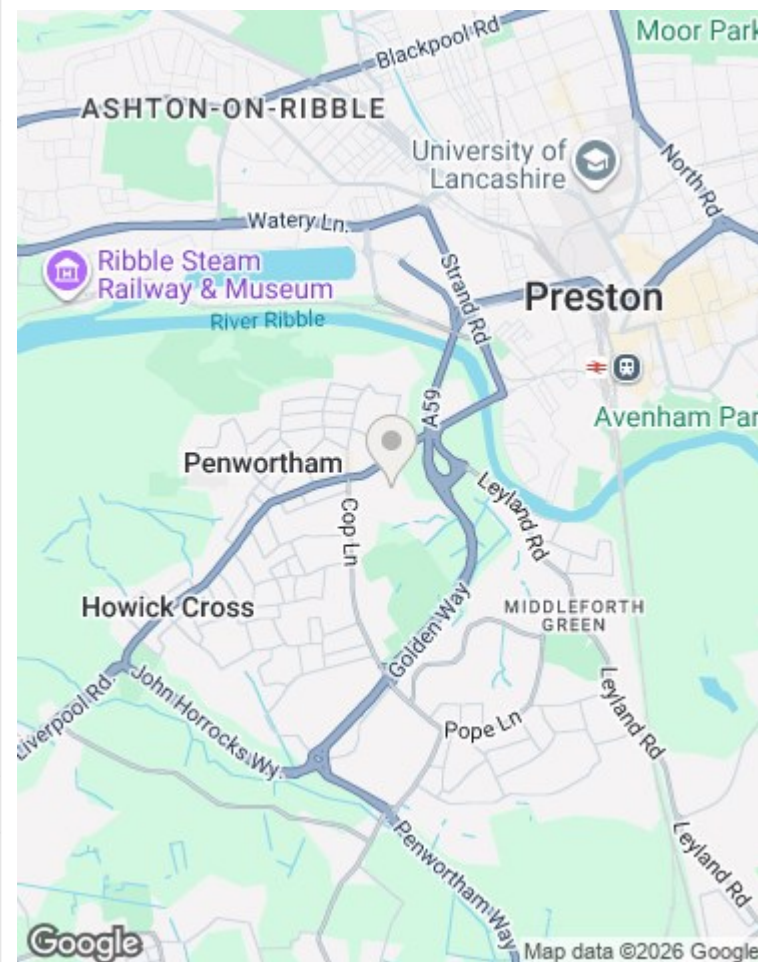
First Floor

Approximate total area^m
108.2 m²
1164 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



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