



36 KINGSWAY WEST

PENWORTHAM, PRESTON, PR1 0JA

£345,000
FREEHOLD

A very spacious and character filled traditional semi detached house set in the most popular and desirable location of Higher Penwortham. With three good size bedrooms, two generous reception rooms, fitted kitchen bathroom and separate WC, gas central heating and uPVC double glazing. There is a breathtaking rear garden being a great size, south facing and private. Mainly laid to lawn with lovely mature shrubs and plants and a sizeable paved patio area perfect for entertaining and alfresco dining. There is gas central heating and uPVC double glazing. There is a recently renewed driveway providing parking for several vehicles on approach to a detached garage. Within walking distance of Penwortham's most vibrant high street and catchment of outstanding local schools, excellent local amenities, services, bus routes and main road connectivity. Viewing is essential to fully appreciate the size, setting and feel this wonderful home to offer.

MARIE HOLMES

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36 KINGSWAY WEST

• Traditional Semi Detached House • Excellent Location & Setting • Three Good Size Bedrooms • Stylish Character & Features • Two Generous Reception Rooms • Fitted Kitchen • Bathroom & Separate WC • Gas Central Heating • uPVC Double Glazing • Lovely Renewed Driveway Parking



Entrance Hall

With uPVC double glazed door and side panel to front elevation, ceiling light, radiator, tiled flooring, stairs to first floor and doors off.

Front Lounge

14'1" x 12'4" (4.29 x 3.76 (4.28 x 3.75))

With a uPVC double glazed bay window to the front, gas fire with mantel surround, ceiling light, coving to ceiling and radiator.

Dining Room

12'2" x 10'9" (3.71 x 3.28)

A super bright room with a cast iron feature fireplace, laminate flooring, uPVC double glazed French doors and side panel windows accessing the south facing private rear garden, ceiling light, radiator.

Kitchen

12'10" x 9'7" (3.91 x 2.92)

With a range of wall, drawer and base units, contrasting working surfaces, electric hob and oven, extractor hood, stainless steel sink and drainer, fridge freezer, plumbed for washer and dishwasher, spot lights uPVC double glazed window to the rear and side door.

First Floor Landing

A large gallery landing area with opaque uPVC double glazed window to the side, loft access with pull down ladder and part boarded, ceiling light, doors off.

Bedroom One

10'11" x 12'0" (3.33 x 3.66)

With a uPVC double glazed bay window to the front, radiator, ceiling light.

Bedroom Two

11'5" x 10'9" (3.48 x 3.28)

With a uPVC double glazed window to the rear overlooking the gorgeous rear garden, fitted wardrobes to one wall, ceiling light and radiator.

Bedroom Three

7'11" x 7'11" (2.41 x 2.41)

With a uPVC double glazed oriel window to the front elevation, ceiling light and radiator.

Bathroom

With a two piece suit comprising 'P' shaped bath with profile shower screening and electric shower, Heritage wash hand basin set on vanity unit, opaque uPVC double glazed window to the side, ceiling light, heated towel rail and linen cupboard.

Separate W.C.

With a low suit W.C. tiled elevations, opaque uPVC double glazed window, ceiling light.

Outside

To the front is a newly laid driveway providing parking for several vehicles.

Detached Garage

With up and over door, power and light.

Rear Garden

The rear garden is outstanding, generous in size, south facing and private, laid to lawn with a great selection of plants and shrubs.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

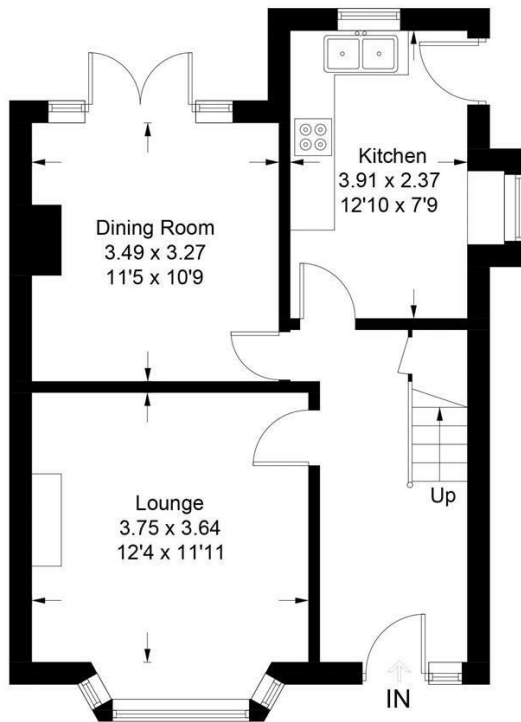
Tenure – Freehold

EPC Rating –

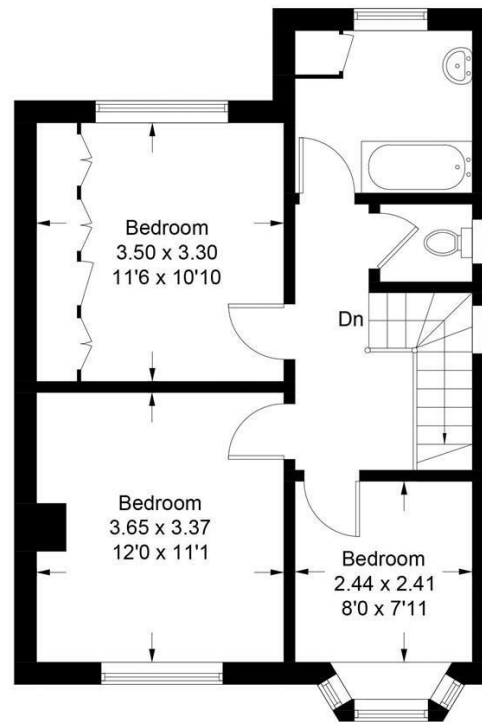


Kingswest

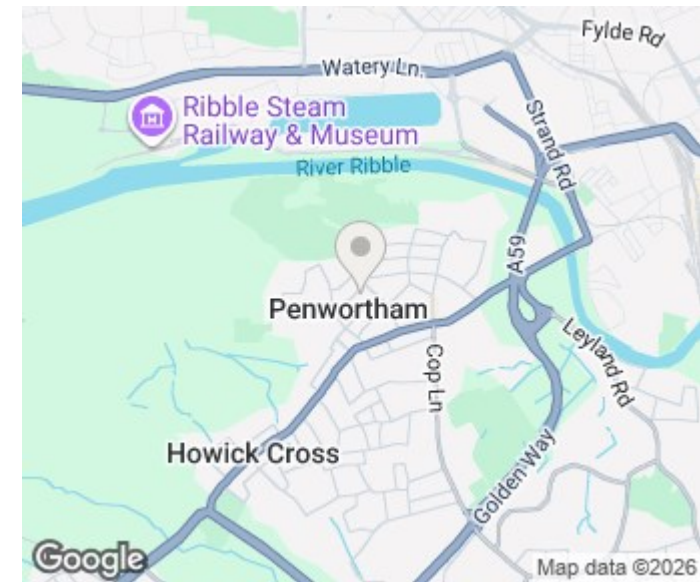
Approximate Gross Internal Area = 94.2 sq m / 1014 sq ft



Ground Floor



First Floor



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	

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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