





71 FARFIELD

PENWORTHAM, PRESTON, PR1 9YQ

£265,000

FREEHOLD

• Superb Generous Corner Plot • Sought After Penwortham Location • Three Bedroom Detached True Bungalow • Spacious L-Shaped Lounge Diner • Modern Fitted Kitchen • Three Bedrooms with One En-Suite • Modern Fitted Bathroom • Large Front & Rear Enclosed Gardens • Driveway Parking & Detached Garage • No Onward Chain Delay - Early Viewing Strongly Advised

MARIE HOLMES

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Occupying an enviable and generously sized corner plot, this superb detached three-bedroom true bungalow is located in one of Penwortham's most sought-after residential areas, conveniently close to excellent schools, local amenities, and regular bus routes.

Beautifully presented throughout, the spacious accommodation briefly comprises a welcoming and generously proportioned lounge diner, a modern fitted kitchen, three well-appointed bedrooms, including a bedroom with en-suite facilities, and a stylish family bathroom.

Externally, the property benefits from a driveway providing off-road parking and leading to a detached single garage. To the rear is a private and low-maintenance garden, ideal for relaxing and outdoor entertaining.

Early viewing is highly recommended to fully appreciate the size, location, and quality of accommodation this exceptional home has to offer. Offered with the benefit of NO ONWARD CHAIN DELAY.



Entrance Hallway
11'5" x 6'7" (3.47 x 2.01)
Entrance via UPVC double glazed front door into the hallway. Linen storage cupboard housing utility metres. Carpeted. Ceiling light fitting. Doors leading off to all accommodation.

Lounge Diner
21'4" x 15'1" (6.49 x 4.59)
An L-shaped bright and airy room with UPVC double glazed windows to the front and side elevations. Traditional stone fireplace with freestanding gas fire. Carpeted. TV aerial socket. Ceiling light fittings and spotlights. Two double panel radiators.

Kitchen
10'2" x 9'10" (3.10 x 3.00)
UPVC double glazed door with side window to the side elevation. Features a range of modern eye and base level Shaker style units with contrasting work surfaces over and feature under cabinet lighting. Inset stainless steel sink and drainer unit with chrome mixer tap. Integrated appliances include Electric double oven with four burner gas hob and extractor over. Space and plumbed for washing machine and dishwasher. Space for freestanding fridge freezer. Cupboard housing combination boiler. Vinyl floor covering. Radiator.

Bedroom One
12'2" x 8'9" (3.70 x 2.66)
UPVC double glazed window to the front elevation. Features fitted drawer and top box storage. Carpeted. TV aerial socket. Ceiling light fitting. Radiator.

Bedroom Two
8'8" x 11'6" (2.64 x 3.50)
UPVC double glazed French door doors leading out onto the rear garden. Ceiling light fitting. Radiator. Wood effect laminate flooring. Doors leading through to:-

En-Suite Shower Room
8'4" x 2'10" (2.54 x 0.86)
Features a modern three-piece suite in white comprising of low flush WC, pedestal wash hand basin with mixer tap and step in shower with wall mounted electric shower. Chrome heated towel ladder radiator. Fully tiled elevations. Tiled flooring. Ceiling light fitting.

Bedroom Three
9'2" x 8'4" (2.80 x 2.55)
UPVC double glazed window to the front elevation. Carpeted. Ceiling light fitting. Radiator.

Bathroom
5'6" x 5'10" (1.68 x 1.79)
New PVC double glazed obscured window to the rear elevation. Features a three-piece suite in white comprising of low flush WC, pedestal wash handbasin with mixer tap and panelled bath with electric wall mounted shower over. Part tiled elevations. Carpeted. Radiator. Ceiling light fitting.

External
Positioned on a superb corner plot, the front garden is mainly laid to lawn with paved pathways and driveway leading to the detached single garage with manicured hedgerow enclosing the property.

The rear garden is fully enclosed with perimeter fencing and is mainly laid to lawn with paved patio area and beds containing mature plants shrubs and bushes. Rear access ramp from the rear french doors for enhanced accessibility.

Garage

Detached single garage with up and over electric sectional door. 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

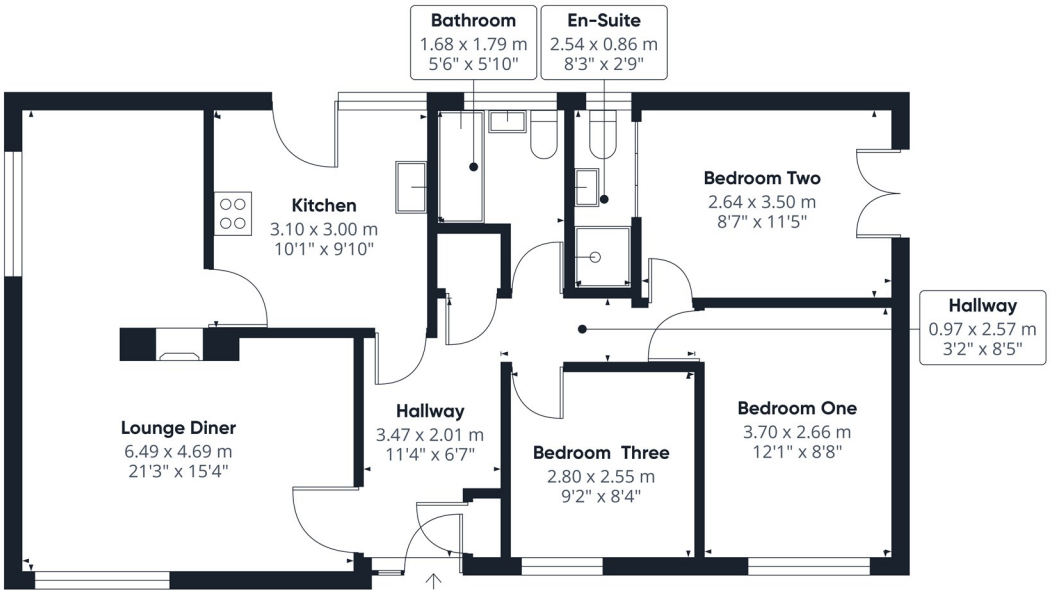
Viewings – By Appointment Only

Tenure – Freehold

EPC Rating – D







Approximate total area(1)

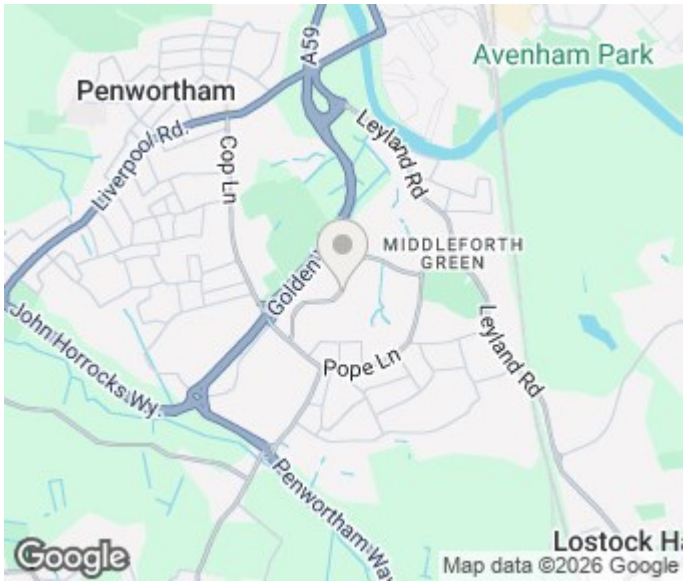
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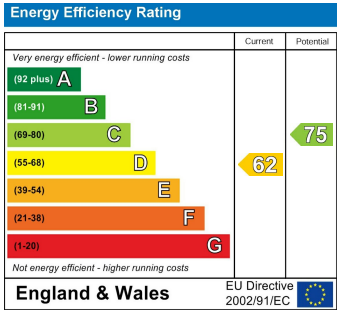
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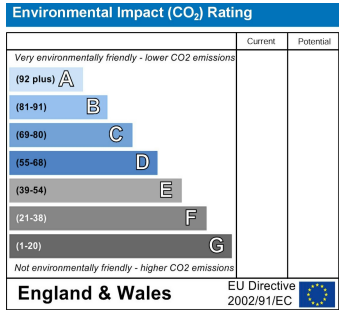
(1) Excluding balconies and terraces

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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