



1 STEPHENAGE PARK

PENWORTHAM, PRESTON, PR1 9SH

£239,950

LEASEHOLD

- Superb Detached Family Home • Three Bedrooms with En Suite to Master • Dining Room with French Doors to Rear Garden • Modern Fitted Kitchen • Family Bathroom • Gas Central Heating and Double Glazing • Garage & Driveway • Privately Enclosed Rear Garden • Early Viewing Essential – No Onward Chain Delay

MARIE HOLMES

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1 Stephenage Park

Marie Holmes Estate Agents are delighted to present this superb modern detached family home, ideally positioned on a highly sought-after residential development in Penwortham. Conveniently located within easy reach of local supermarkets and falling within the catchment area for several highly regarded schools, this attractive property offers an excellent opportunity for families and professionals alike.

Beautifully maintained and neutrally decorated throughout, the accommodation briefly comprises a welcoming entrance hallway, a spacious lounge, a separate dining room with French doors opening onto the rear garden, and a contemporary fitted kitchen designed for modern family living.

To the first floor, the property boasts a generous principal bedroom with a modern en-suite shower room, together with two further well-proportioned bedrooms and a modern family bathroom.

Additional benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency.

Externally, the property enjoys an open-plan front garden extending to a lawned side area, while a tarmac driveway provides off-road parking and leads to the attached single garage. Gated access leads to the private, enclosed rear garden, offering an ideal space for outdoor entertaining and family enjoyment.

Early viewing is highly recommended to fully appreciate the quality, location and accommodation this excellent home has to offer. Offered with the benefit of no onward chain delay.



Entrance Hallway

6'3" x 3'9" (1.91 x 1.14)

Entrance via a modern composite front door with featured glazed panel. UPVC double glazed window to the side elevation. Carpeted staircase leading to all first floor accommodation. Ceiling light fitting. Double panel radiator. Door leading off to Cloaks W.C and living room.

Cloaks W.C

6'9" x 3'2" (2.07 x 0.96)

UPVC double glazed obscured window to the front elevation. Features a two piece suite in white comprising of a low flush W.C and pedestal wash hand basin with tiled splashback. Double panel radiator. Vinyl flooring. Ceiling light fitting.

Living Room

14'6" x 11'9" (4.41 x 3.59)

UPVC double glazed window to the front elevation. Feature modern fireplace with inset living flame gas fire. TV aerial socket. Ceiling light fitting. Double panel radiator. Carpeted. Coving to ceiling.

Dining Room

9'9" x 7'4" (2.96 x 2.24)

UPVC double glazed french doors leading out on to the rear garden. Carpeted. Double panel radiator. Ceiling light fitting. Open plan to:-

Kitchen

9'8" x 7'10" (2.95 x 2.40)

UPVC double glazed window to the rear elevation. Features a range of eye and base level units in Maple wood effect with contrasting work surfaces over. One and a half bowl stainless steel sink and drainer unit with mixer tap. Integrated electric double oven with four burner gas hob and stainless steel chimney style extractor hood over. Part tiled elevations. Space and plumbed for a washing

machine and dishwasher. Space for tumble dryer. Vinyl flooring. Ceiling light fitting.

First Floor Landing

3'4" x 6'1" (1.01 x 1.86)

UPVC double glazed window to the side elevation. Ceiling light fitting. Access to the loft. Carpeted. Doors leading off to all first floor accommodation.

Bedroom One

9'9" x 10'1" (2.98 x 3.08)

UPVC double glazed window to the front elevation. Carpeted. Pendant light fitting. Double panel radiator.

En-Suite

6'11" x 4'10" (2.11 x 1.47)

UPVC double glazed obscured window to the front elevation. Features a three piece suite in white comprising of a low flush W.C, pedestal wash hand basin and step in shower with electric shower. Part tiled elevations. Double panel radiator. Ceiling light fitting.

Bedroom Two

8'3" x 9'7" (2.52 x 2.92)

UPVC double glazed window to the rear elevation. Carpeted. Pendant light fitting. Double panel radiator.

Bedroom Three

8'3" x 6' (2.51 x 1.83)

UPVC double glazed window to the rear elevation. Carpeted. Pendant light fitting. Double panel radiator.

Family Bathroom

6'1" x 6' (1.86 x 1.84)

UPVC double glazed obscured window to side elevation. Features a three-piece suites in white comprising of a low flush WC, pedestal wash hand basin and panelled bath. Part tile elevations. Wall mounted vanity unit. Vinyl flooring. Ceiling light fitting. Radiator.

Front Exterior

The front garden is laid to lawn with hedgerow and mature bushes. Driveway parking leads to a single attached garage with up and over style door, power and light.

Rear Exterior

The rear fully enclosed garden is mainly laid to lawn with beds containing mature plants, shrubs and bushes. Paved patio area.

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.

1 Stephenage Park





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ADDITIONAL INFORMATION

Local Authority – South Ribble Council

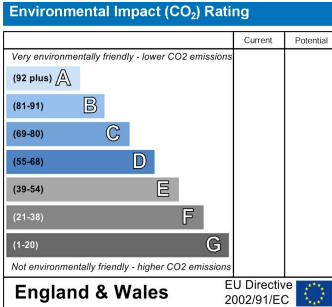
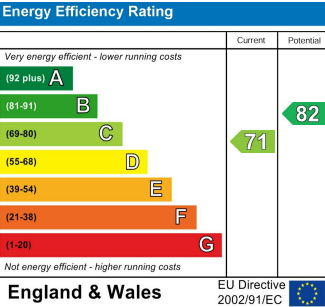
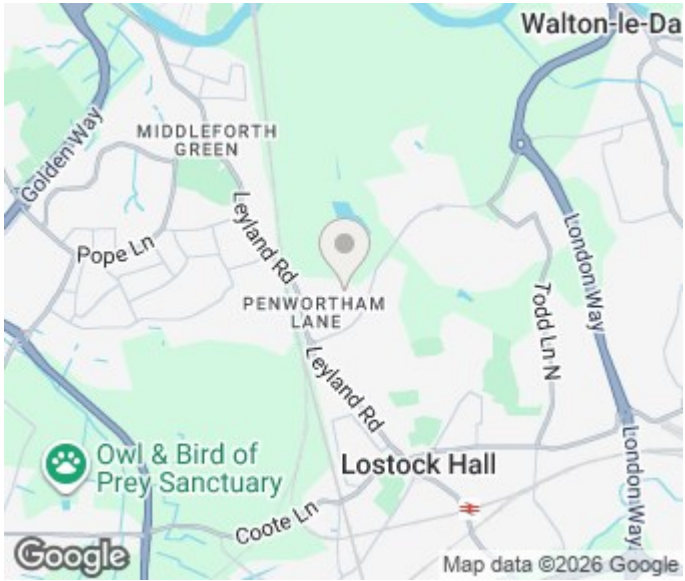
Council Tax – Band C

Viewings – By Appointment Only

Tenure – Leasehold – 250 years from 30th
September 2005

EPC Rating – C





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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