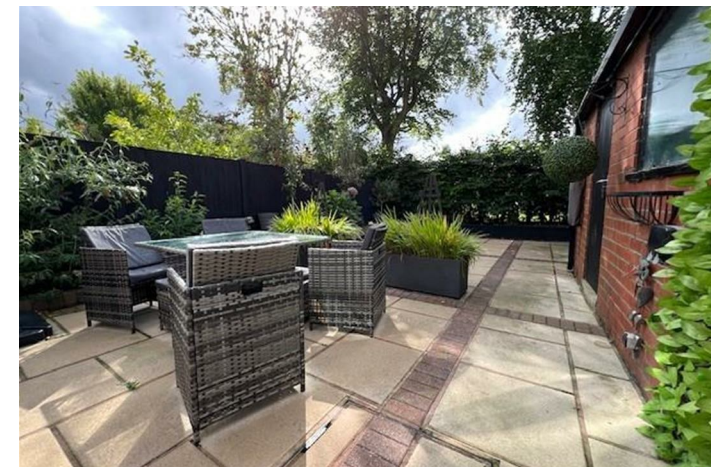




## 11 WHITEFIELD ROAD

PENWORTHAM, PRESTON, PR1 OXJ

**ASKING PRICE £249,950**  
**FREEHOLD**

A lovely traditional semi detached house set in the most desirable area of Higher Penwortham. There are three bedrooms, spacious lounge, well equipped dining kitchen and a useful rear breakfast room with room for utilities. There is gas central heating and uPVC double glazing as well as beautifully kept and designed gardens to the front and rear. There is a great size driveway and a detached garage. Close to outstanding local schools, services and amenities and in close proximity to Penwortham's vibrant district centre. Viewing is essential to fully appreciate this beautiful home.

**MARIE HOLMES**

SALES | LETTINGS | MORTGAGES



# 11 WHITEFIELD ROAD

- Traditional Semi Detached House • Most Sought After Location • Three Bedrooms • Spacious Lounge • Dining Kitchen • Breakfast Room With Useful Utility Area • Contemporary Shower Room • Gas Central Heating • Boiler Recently Replaced & Annually Serviced • uPVC Double Glazing



## Entrance Hall

With uPVC double glazed door to front, ceiling light and doors off.

## Lounge

14'10" x 11'0" (4.52 x 3.35)

With uPVC double glazed bay window to the front, gas fire on raised marble inset, laminate flooring, ceiling light and radiator.

## Kitchen/Diner

17'1" x 8'8" (5.21 x 2.64)

With a range of wall, drawer and base units with contrasting working surfaces, cupboard housing central heating boiler, electric cooker point with extractor above, space for white goods and plumbed for dishwasher, sink unit with drainer, ceiling light and door to breakfast room.

## Breakfast Room/Utility Area

10'9" x 5'5" (3.28 x 1.65)

A handy additional space being uPVC double glazed and brick built construction with door accessing rear, plumbed for washer and space for dryer.

## First Floor Landing

With a spindled balustrade gallery landing, uPVC double glazed window to the side and door off, loft access with ladder being part boarded with light.

## Bedroom One

14'10" x 10'7" (4.52 x 3.23)

With uPVC double glazed bay window to the front, fitted wardrobes, ceiling light and radiator.

## Bedroom Two

10'9" x 8'9" (3.28 x 2.67 (3.27 x 2.66))

With uPVC double glazed window to the rear, radiator and ceiling light.

## Bedroom Three

7'4" x 6'1" (2.24 x 1.85)

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

## Shower Room

With a three piece suite comprising low suite W.C. wash hand basin and quadrant glazed shower compartment with electric shower and opaque uPVC double glazed window.

## Outside

To the front of the property there are well established plants and shrubs to the borders and central artificial lawn, driveway parking on approach to detached garage.

## Rear Garden

A stylishly designed rear garden with lovely paved patio and being fully enclosed.

## 11 WHITEFIELD ROAD











| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

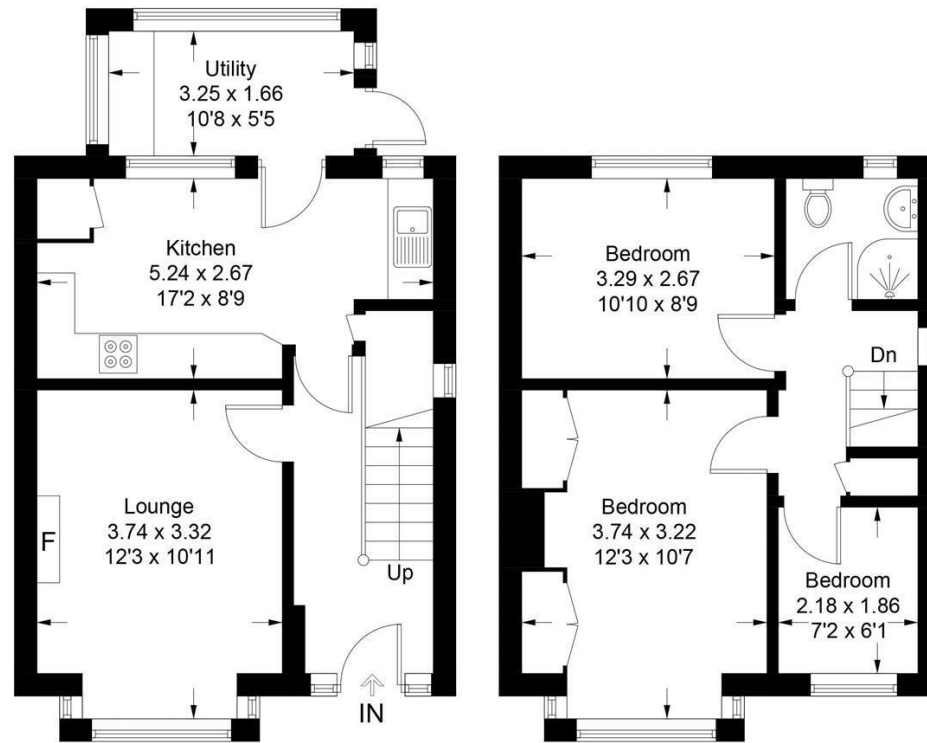
# 11 WHITEFIELD ROAD

## ADDITIONAL INFORMATION

- Local Authority –
- Council Tax – Band C
- Viewings – By Appointment Only
- Floor Area – sq ft
- Tenure – Freehold
- EPC Rating –

## Whitefield Road

Approximate Gross Internal Area = 77.8 sq m / 837 sq ft



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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# MARIE HOLMES

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