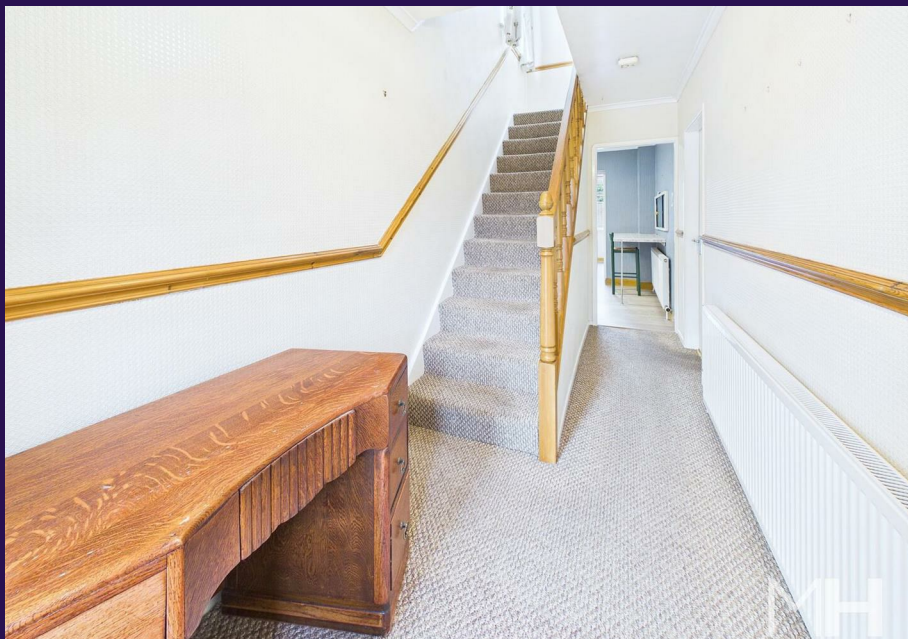




76 MANOR LANE

PENWORTHAM, PRESTON, PR1 0QS

£349,950



Key Features

- Extended Three Bedroom Detached Family Home
- Situated in a Popular Residential Location in Higher Penwortham
- Close to all Local Amenities, Schools & Transport Links
- Two Reception Rooms & Sun Room
- Snug & Downstairs Cloaks W.C
- Three Good Sized Bedrooms & Family Size Shower Room
- Front & Rear Gardens with Driveway Parking
- Single Garage with Power & Light
- Ideal for Growing Families
- Early Viewing Comes Highly Recommended

Property Summary

Marie Holmes Estate Agents are delighted to present to the market this deceptively spacious and extended three-bedroom detached family home, occupying a highly sought-after position on Manor Lane in the heart of Higher Penwortham.

Perfectly situated within easy walking distance of an excellent range of local amenities, including highly regarded schools, shops, cafés, bars and restaurants, the property enjoys the convenience of village life whilst being tucked away in a quiet and popular residential setting.

Offering generous and well-proportioned accommodation throughout, the property would benefit from a degree of cosmetic modernisation, presenting an excellent opportunity for a purchaser to create a superb family home tailored to their own taste and style. The accommodation briefly comprises an inviting entrance hallway, spacious lounge, separate dining room, sun room, fitted kitchen, snug and downstairs cloaks/W.C. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys an attractively landscaped front garden with a driveway providing off-road parking and leading to a single attached garage. To the rear is a private, south-westerly facing, low-maintenance enclosed garden with paved seating areas, providing the perfect space for relaxing or entertaining family and friends.

Early viewing is highly recommended to fully appreciate the generous accommodation, superb location and outstanding potential this fantastic family home has to offer.

Entrance Hallway

14'6" x 5'8" (4.42 x 1.72)

Entrance via UPVC double glazed door with glazed side panel into the hallway. Carpeted spindle balustrade staircase leads to all first floor accommodation. Double panel radiator. Pendant light fitting. Carpeted. Feature Dado rail.

Living Room

17'11" x 12'2" (5.46 x 3.70)

UPVC double glazed window to the front elevation. Features a modern living flame effect electric fire with marble effect hearth and ornate surround. Ceiling light fitting. Carpeted. Coving to ceiling. Leading through to:-

Dining Room

8'10" x 12'1" (2.69 x 3.68)

UPVC double glazed window to the side elevation. Glazed double doors lead through into the sunroom. Serving hatch through to kitchen. Carpeted. Ceiling light fitting. Coving to ceiling.

Sun Room

8'8" x 11'3" (2.63 x 3.43)

UPVC double glazed sunroom with sliding patio doors leading out onto the rear garden. Tiled flooring. Wall light fitting. Double panel radiator. Hardwood glazed door leading through to:-

Snug

9'12" x 9'11" (3.04 x 3.01)

UPVC double glazed window to the rear elevation. Pendant light fitting. Wood effect laminate flooring. Double panel radiator. Door leading through to:-

Downstairs Cloaks W.C

UPVC double glazed obscured window to the rear elevation. Features a low flush WC and stainless steel sink with cupboard storage. Wood effects laminate flooring. Part tiled elevations. Radiator. Two ceiling light fittings.

Kitchen

8'5" x 14'4" (2.57 x 4.36)

Glazed window to the rear elevation. Features a range of eye and base level units with contrasting complementary work surfaces over. Inset stainless steel one and a half bowl sink and drainer unit with mixer tap. Space for cooker with extractor hood over. Space and plumbed for dishwasher. Space for tall fridge freezer. Wood effect laminate flooring. Breakfast bar. Double panel radiator. Glazed door leading through to utility room.

First Floor Landing

9'4" x 4' (2.85 x 1.23)

UPVC double glazed obscured window to the Side elevation. Airing cupboard storage. Access to the loft. Carpeted. Coving to ceiling. Doors leading off to all first floor accommodation.

Bedroom One

12'10" x 10'5" (3.91 x 3.17)

UPVC double glazed window to the front elevation. Features range of fitted robe and drawer storage. Double panel radiator. Carpeted. Ceiling fan light fitting.

Bedroom Two

10' x 9'3" (3.05 x 2.82)

UPVC double glazed window to the rear elevation. Features range of fitted mirrored robe and drawer storage. Double panel radiator. Carpeted. Ceiling fan light fitting.

Bedroom Three

7'10" x 7'1" (2.40 x 2.17)

UPVC double glazed window to the front elevation. Double panel radiator. Wood effect laminate flooring. Ceiling light fitting.

Family Bathroom

5'5" x 8'8" (1.66 x 2.65)

Two UPVC double glazed obscured windows to the





rear elevation. Features a modern three piece suite in white comprising of a low flush W.C with concealed cistern, wash hand basin set with a vanity unit with plenty of cupboard and drawer storage and step in double shower enclosure with mixer shower. Wall mounted vanity mirror with top lights. Fully tiled elevations. Double panel radiator. Wood effect laminate flooring.

External

Externally, the property benefits from a driveway providing off-road parking for two vehicles, leading to the attached single garage. The front garden is attractively landscaped with mature planted borders featuring a variety of shrubs, bushes and established planting, together with paved pathways providing convenient side access to the rear garden. Mature privacy hedging enhances the frontage and creates a pleasant degree of screening.

To the rear, the enclosed garden has been designed with ease of maintenance in mind, featuring paved patio seating areas and well-stocked planted borders. Fully enclosed by perimeter fencing, it provides a private and inviting space, ideal for relaxing or entertaining family and friends outdoors.

Garage

16'12" x 8'4" (5.17 x 2.53)

Attached a single garage with up and over style 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 offices.





Additional Information

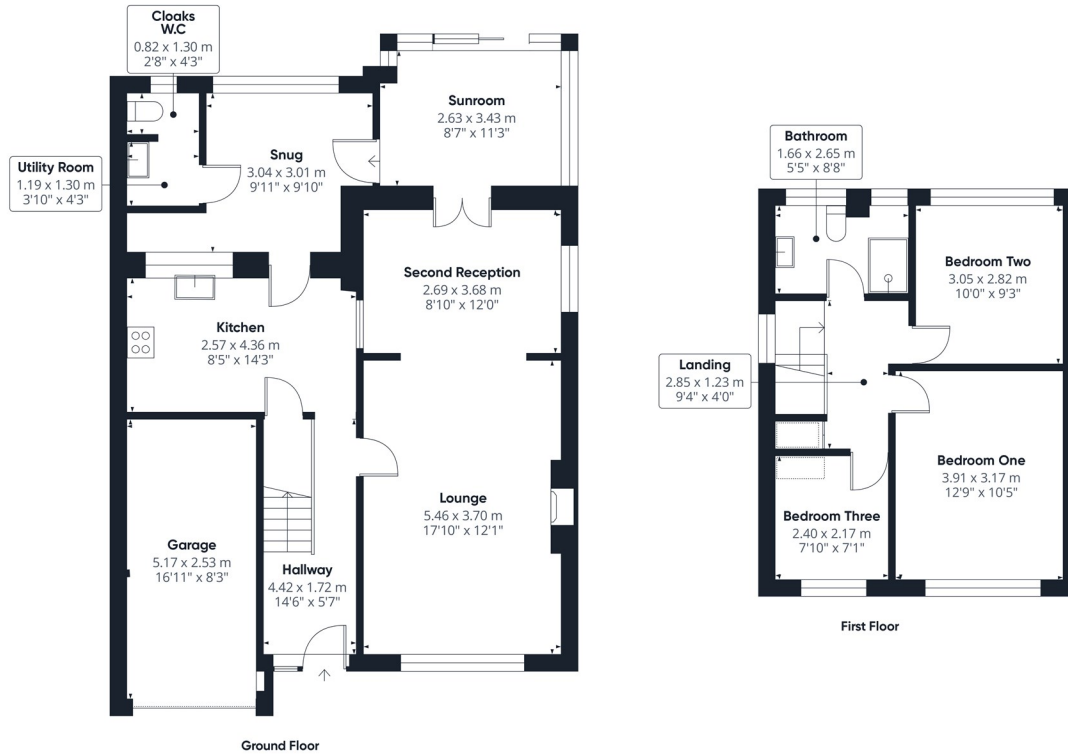
Local Authority – South Ribble Council

Council Tax – Band D

Viewings – By Appointment Only

Tenure – Freehold



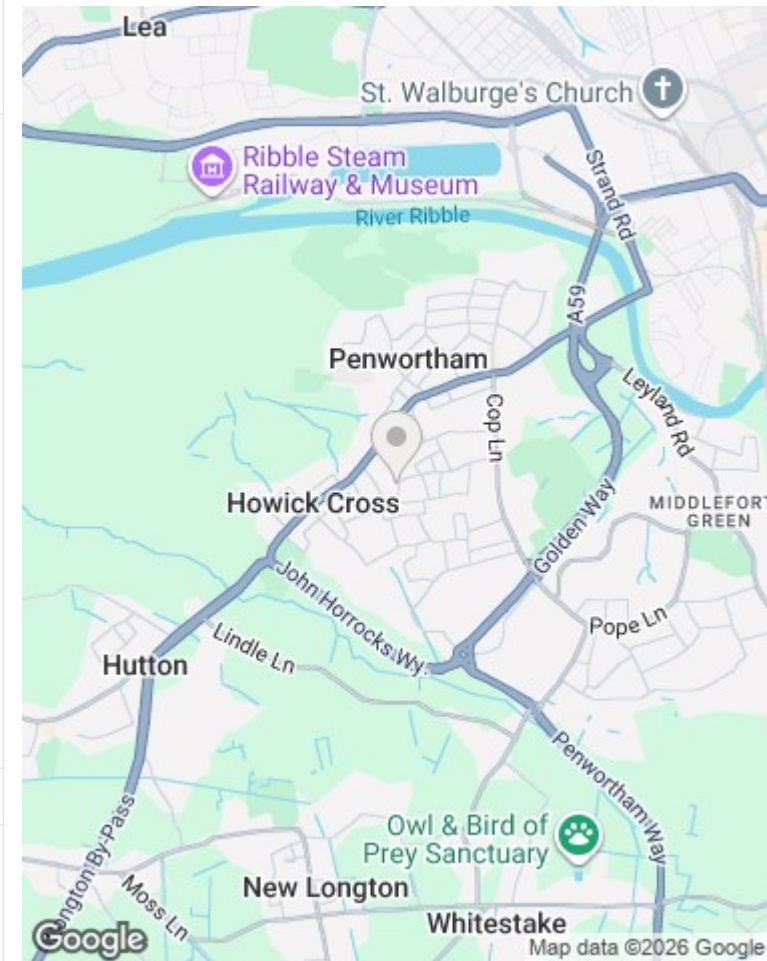


Approximate total area^m
119.9 m²
1291 ft²

(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 	