



**2 OLD WOOD ROAD**

**PENWORTHAM, PRESTON, PR1 9AR**

**£325,000**



## Key Features

- Modern Three Bedroom Detached Family Home
- Quiet End of Cul-de-Sac Position in Penwortham
- Turnkey Condition Throughout
- Downstairs Cloaks W.C & Spacious Lounge Diner
- Modern Fitted Kitchen with Integrated Appliances
- Principal Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms & Modern Family Size Bathroom
- Front & Rear Landscaped Gardens
- Driveway Parking for Two Vehicles & Single Integral Garage
- Early Viewing Comes Highly Recommended

## Property Summary

Introducing Old Wood Road, an exceptional three-bedroom detached residence, perfectly positioned within comfortable walking distance of the village centre whilst enjoying a wonderfully peaceful setting that feels a world away from the pace of everyday life. Tucked away at the end of an exclusive cul-de-sac just off Cop Lane, the property benefits from minimal passing traffic and a small collection of neighbouring homes, creating a private and highly desirable environment.

Thoughtfully designed with modern family living in mind, the accommodation has been carefully planned to maximise both space and natural light. The ground floor offers a superb flowing layout, with each room seamlessly connecting to the next, creating an inviting and sociable living environment that is ideal for both everyday family life and entertaining. Bright, spacious and impeccably presented throughout, this is a home that perfectly combines comfort, practicality and contemporary style.

The remainder of the accommodation continues to impress. Upon entering, you are welcomed by a spacious hallway with doors leading to the downstairs cloakroom/W.C, generous lounge diner, contemporary fitted kitchen and integral garage. The thoughtfully designed ground floor layout provides a practical yet flowing arrangement, perfectly suited to modern family living.

To the first floor, the property offers three well-proportioned bedrooms, including an impressive principal bedroom with en-suite shower room. The remaining bedrooms are served by a stylish family bathroom, with the entire home presented in tasteful neutral décor, allowing any prospective purchaser to move straight in and make the house their own.

Externally, the property enjoys beautifully landscaped front and rear gardens, providing attractive outdoor spaces to relax and entertain. A private driveway offers driveway parking for two vehicles and leads to the integral single garage, providing additional parking or useful storage.

### Entrance Hallway

11'1" x 3'2" (3.39 x 0.96)

Entrance via a modern hardwood glazed front door into the spacious hallway. Carpeted staircase leads to all first floor accommodation. Ceramic tiled flooring. Double panel radiator. Pendant light fitting. Doors leading off to all ground floor accommodation.

### Downstairs Cloaks W.C

6'4" x 3'3" (1.92 x 0.99)

UPVC double glazed obscured window to the side elevation. Features a two piece suite in white comprising of a low flush WC and pedestal wash hand basin with mixer tap and tiled splashback. Ceramic tiled flooring. Ceiling light fitting. Double panel radiator. Wall mounted extractor fan.

### Lounge Diner

22'9" x 10'1" (6.93 x 3.08)

UPVC double glazed window and UPVC French doors to the rear elevation leading out onto the rear garden. A bright and airy spacious room. TV aerial socket. Two ceiling light fittings. Carpeted. Two double panel radiators.

### Kitchen

8'7" x 8'8" (2.61 x 2.65)

UPVC double glazed window to the front elevation. Features a range of modern eye and base level units in Oak Wood effect with complementary work surfaces over and feature under cabinet lighting. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include a electric fan assisted oven, four burner gas hob, chimney style stainless steel extract canopy, dishwasher and fridge freezer. Part tiled elevations. Ceramic tiled flooring. Ceiling light fitting. Double panel radiator.

### First Floor Landing

4'9" x 7'9" (1.46 x 2.36)

UPVC double glazed window to the side elevation.

Feature turned spindle balustrade staircase leads to the landing area with doors leading off to all first floor accommodation. Access to the loft. Ceiling light fitting. Carpeted.

### Principal Bedroom

12'11" x 11'11" (3.93 x 3.62)

UPVC double glazed window to the rear elevation. Features fitted robe storage with top boxes. Carpeted. Double panel radiator. Pendant light fitting.

### En-Suite

9'7" x 4'11" (2.91 x 1.49)

UPVC double glazed obscured window to the rear elevation. Features a three-piece suite in white comprising of a low flush WC, pedestal wash hand basin with mixer tap and corner step in shower cubicle with mixer shower and handheld fitment. Fully tiled elevations. Wall mounted vanity mirror. Chrome towel ladder radiator. Ceiling light fitting.

### Bedroom Two

12'10" x 8'8" (3.91 x 2.64)

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

### Bedroom Three

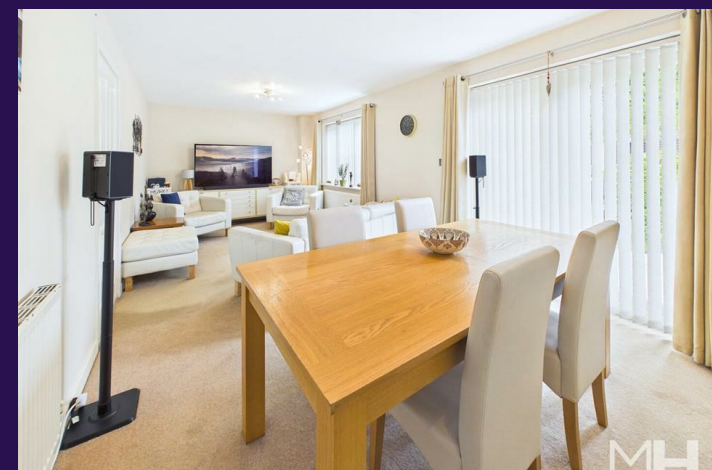
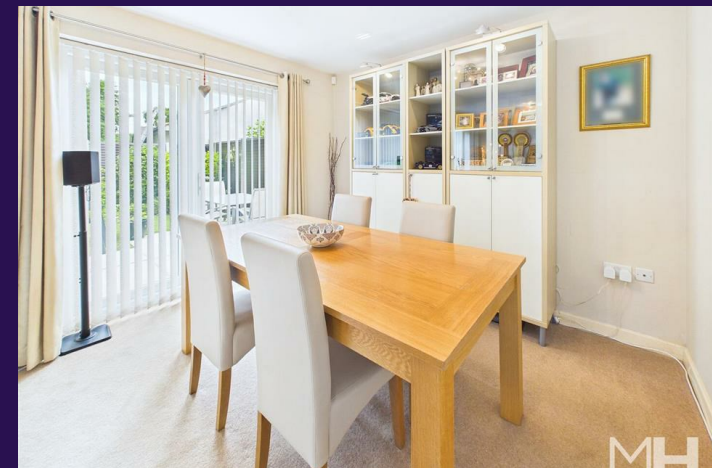
9'6" x 12'6" (2.89 x 3.80)

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

### Family Bathroom

9'7" x 5'1" (2.91 x 1.55)

UPVC double glazed obscured window to the side elevation. Features a modern three-piece suite in white comprising of a low flush WC, pedestal wash hand basin with mixer tap and panelled bath with handheld fitment. Part tiled elevations. Vinyl flooring. Chrome towel ladder radiator. Wall mounted vanity mirror. Ceiling light fitting.





### **Integral Garage**

9'11" x 16'4" (3.01 x 4.97)

Access via and up and over door to the front, alongside an integral door leading from the hallway. Power and light.

### **External**

The front garden is predominantly laid to lawn and bordered by mature hedgerows, creating an attractive approach to the property. A driveway provides off-road parking for up to two vehicles and leads to the integral garage. A pathway to the side of the property gives access via a gated entrance to the beautifully landscaped rear garden. Fully enclosed by perimeter fencing, the rear garden is mainly laid to lawn with well-stocked borders featuring a variety of mature shrubs and established planting. A paved patio provides the perfect space for outdoor dining and entertaining during the warmer months.

### **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

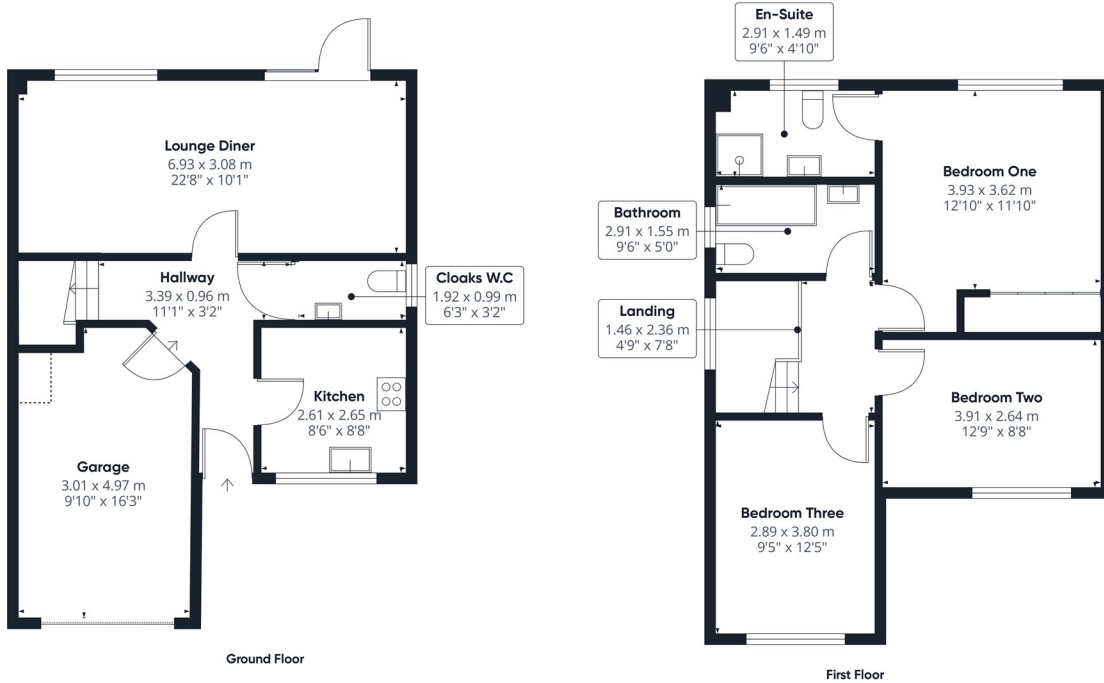
**Local Authority** – South Ribble Council

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Tenure** – Freehold





Approximate total area<sup>m</sup>  
105.3 m<sup>2</sup>  
1133 ft<sup>2</sup>

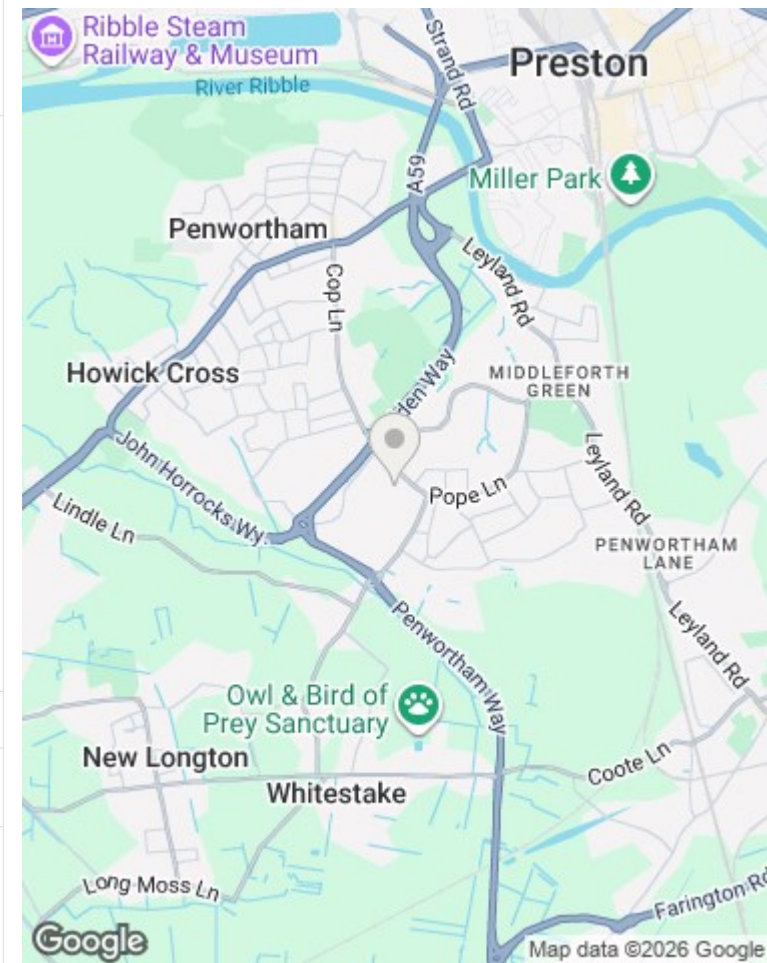
Reduced headroom  
0.5 m<sup>2</sup>  
5 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



**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.

Marie Holmes Estate Agents  
36d Liverpool Road  
Penwortham  
Preston  
Lancashire  
PR1 0DQ

01772 750777  
penwortham@marieholmes.co.uk  
www.marieholmes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>75</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	