

## Property Particulars

### Leyland Road, Penwortham.



- **Immaculate Character Family Home**
- **Arranged Over Three Floors**
- **Three Reception Areas**
- **Fabulous Open Plan Contemporary Kitchen**
- **Most Sought After Location**
- **Excellent Stylish Finish Throughout**
- **Three Bedrooms & A Great Loft Room**
- **Four Piece Bathroom Suite**

**£270,000**

An immaculate, stylish and superbly designed family home, in the most sought after location of Penwortham within a great local community. This wonderful extended home offers, three good bedrooms and the added benefit of an exceptional loft room, perfect for a quiet space. There are three spacious reception areas and a modern well fitted open plan kitchen. There is a four piece bathroom suite, double glazing and gas central heating. Cleverly arranged over three floors this traditional characterful home has been beautifully designed throughout, enhancing the many original and stylish features. There is driveway parking and a fabulous rear garden. The garden has been planned and executed with privacy and relaxation in mind, there is also a great outbuilding perfect for a home office or a garden room. Viewing is essential to fully appreciate the size, setting, and gorgeous interior features and design this amazing home has to offer. Close to outstanding local schools, excellent amenities, bus routes and handy for lovely walks by the river or Preston's award winning parks.

**Entrance Vestibule -**

Being accessed by a solid wooden door with beautiful leaded light stained glass panels, door to entrance hall

**Entrance Hall -**

With stunning tiled flooring, stairs to first floor and doors off.



**Front Lounge - 16' 2" x 11' 9" (4.92m x 3.58m)**

A great front lounge room with a double glazed bay window to the front with quality colonial style shutter blinds, wooden flooring, original coving to ceiling, gas fire with a mantels surround, ceiling light and radiator.



**Dining Room -**

With large marble effect porcelain tiled flooring, ceiling light, mantel surround, concealed radiator and open plan to kitchen and further sitting area.



**Breakfast Kitchen - 15' 9" x 14' 3" (4.80m x 4.34m)**

A very well designed an installed contemporary kitchen with a range of wall drawer and base units with quartz working surfaces, space for an American fridge freezer, cooking range with extractor above, integrated dishwasher and washing machine, breakfast bar peninsula open plan to sitting area.

**Family Sitting Area -**

Being adjacent to the kitchen and overlooking the lovely private rear garden, porcelain tiled flooring, double doors and glazed roof panel,



**Pantry Room -**

Providing further storage.

**First Floor Landing -**

A stunning staircase with spindled balustrade gallery landing and staircase to the second floor. sky light window and doors off.

**Family Bathroom - 14' 2" x 8' 8" (4.31m x 2.64m)**

With a four piece bathroom suite comprising, free standing roll top claw foot bath, with a mixer tap shower attachment, enclosed glazed shower compartment. linen cupboard housing central heating boiler, pedestal wash hand basin and low suite WC. Two opaque double glazed windows, linen cupboard housing central heating boiler, tiled flooring.



**Bedroom One - 14' 4" x 9' 0" (4.37m x 2.74m)**

With fabulous natural light from uPVC double glazed French doors to a Juliet balcony, cast iron feature fireplace, radiator and ceiling light, original built-in wardrobes. wooden flooring.



**Bedroom Two - 13' 5" x 7' 3" (4.09m x 2.21m)**

With a great selection of built-in wardrobes, double glazed, window to the front, ceiling light, cast iron feature fireplace and radiator.



**Bedroom Three - 10' 0" x 7' 3" (3.05m x 2.21m)**

A good size third bedroom with a spacious built-in cupboard, double glazed window to the front, radiator and ceiling light.

**Loft Room -**

A fabulous addition to this amazing home, currently utilised as a spacious TV room with Velux window and great under eaves storage.



**Outside -**

To the front there is driveway parking.

**Rear Garden -**

Being very well designed and of a sunny and private aspect. The immediate patio area has brick built feature walls, access to the brick built garden WC and garden store and paved area to the main garden area. The main garden has artificial lawn and a lovely flower and shrub area with a water feature, there is external lighting, on the patios and externally over garden area. To the rear of the garden there is a great outbuilding approached by a raised decked area, perfect as a home office or garden room. To the rear of the outbuilding the decked patio continues to provide a secluded area with outside power, where previously our client has had a hot tub located.



**Disclaimer –**

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing –** Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property –** If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours**

**Monday Friday 9.00am till 5.30pm Saturday 9.00am till 4.00pm**