



29 HIGHGATE

PENWORTHAM, PRESTON, PR1 0HY

Offers Over

£400,000



Key Features

- Extended 1920's Semi Detached House
- Four Bedrooms & Two Large Reception Rooms
- Gas Central Heating & uPVC Double Glazing
- Spacious Sunny Rear Gardens
- Driveway Parking & Detached Garage
- Lots of Character and Original Features
- Outstanding School Catchment Area
- Most Sought After Location
- Close Proximity to A Vibrant District Centre Excellent Services & Amenities
- Viewing Essential

Property Summary

Occupying a sought-after position in the heart of Higher Penwortham, this charming and characterful detached family home offers an exceptional opportunity to acquire a spacious residence in one of the area's most desirable locations. Beautifully combining original period features with generous proportions, the property provides versatile accommodation perfectly suited to modern family living.

The accommodation boasts four well-proportioned bedrooms, two elegant reception rooms ideal for both everyday living and entertaining, together with a generous breakfast kitchen forming the heart of the home. Externally, the property benefits from driveway parking, a detached garage and delightful, fully enclosed rear gardens enjoying a sunny aspect, creating an ideal space for children, family gatherings and outdoor relaxation.

Further benefits include gas central heating, uPVC double glazing and an abundance of original features that enhance the property's warmth, charm and individuality.

Ideally positioned within easy walking distance of Higher Penwortham's vibrant village centre, the property is perfectly placed for highly regarded local schools, a wide range of independent shops, cafés and amenities, excellent public transport links and straightforward access into Preston City Centre and the surrounding motorway network.

Homes of this character, size and location are rarely available. Early viewing is highly recommended to fully appreciate everything this wonderful family home has to offer.

Entrance Hallway

A great first impression with a wooden part glazed door to the front large porch. Original staircase to the first floor, doors off.

Downstairs Cloaks W.C

With a contemporary two piece suite comprising, low suite W.C. wash hand basin set in vanity unit, heated towel rail and an opaque uPVC double glazed window to the side elevation.

Lounge/Second Reception Room

16'2" x 12'0" (4.93 x 3.66 (4.92 x 3.65))

A great sized family lounge room with double glazed patio doors to the rear elevation, wall mounted gas fire, ceiling light T.V aerial point, radiator.

Dining Room/Second Reception Room

15'7" x 12'10" (4.75 x 3.91)

With a uPVC double glazed nay window to the front elevation, ceiling and wall lights, gas fire with a granite effect inset and hearth and an ornate mantel surround, T.V. aerial point and radiator.

Kitchen/Breakfast Room

16'3" x 8'1" (4.95 x 2.46)

With a range of wall, drawer and base units with contrasting working surfaces, electric hob and canopied extractor hood, double electric oven, plumbed for washer, integrated fridge freezer and integrated dishwasher. There is a breakfast bar area, uPVC double glazed windows and door access to the rear.

First Floor Landing

With a large opaque double glazed window to the side elevation, original spindled gallery landing and doors off.

Bedroom One

14'5" x 11'6" (4.39 x 3.51)

With a good range of fitted wardrobes, central vanity

area, drawers and vanity lights, radiator, uPVC double glazed window to the front elevation, radiator.

Bedroom Two

14'3" x 11'7" (4.34 x 3.53)

Another generous double with a range of fitted wardrobes to one wall, with top boxes and a central vanity area, uPVC double glazed window to the rear elevation, ceiling light, radiator.

Bedroom Three

10'5" x 8'0" (3.18 x 2.44)

With a range of fitted wardrobes, dressing table and drawers, opaque uPVC double glazed window to the side, ceiling light and radiator.

Bedroom Four

8'7" x 8'1" (2.62 x 2.46)

Another good size bedroom with a uPVC double glazed window to the rear, ceiling light and radiator.

Family Bathroom

With a three piece suite comprising, low suite W.C. pedestal wash hand basin, paneled bath with shower over and glazed screening. Opaque uPVC double glazed window.

Outside

The front of the property is attractively enclosed by a feature brick-built boundary wall with matching gate pillars, leading to a paved driveway providing off-road parking. A neatly maintained lawn garden completes the attractive frontage.

Rear Garden

The rear garden has been thoughtfully landscaped to provide a paved patio seating area, a generous lawn bordered by well-stocked flower beds, and a delightful rose garden. A detached garage is situated to the rear and is conveniently accessed via the driveway.

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

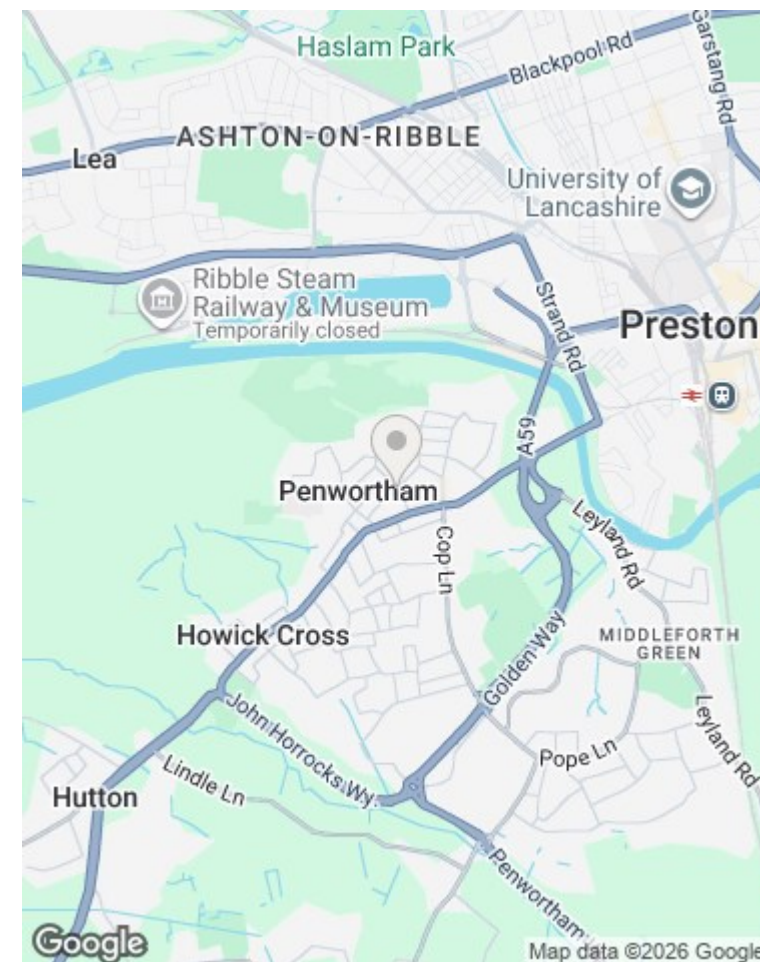
Council Tax – Band D

Viewings – By Appointment Only

Tenure – Freehold



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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		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 