

33 POPE LANE

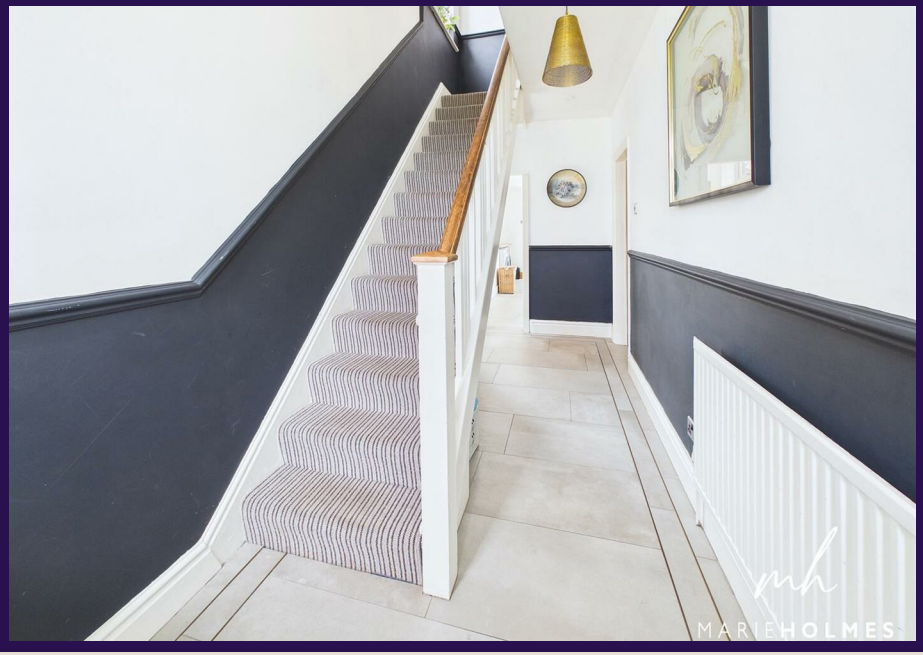
PENWORTHAM, PRESTON, PR1 9JN

£475,000

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Extended Traditional 1920s Detached Family Home
- Beautifully Renovated & Presented Throughout
- Highly Sought-After Pope Lane Location
- Superb Open-Plan Dining Kitchen
- Spacious Separate Living Room
- Four Generous Bedrooms
- Principal Bedroom With En-Suite Shower Room
- Attractive Wraparound Gardens & Patio Areas
- Versatile Garden Room/Home Gym & Off-Road Parking
- No Onward Chain Delay – Viewing Essential

Property Summary

Marie Holmes Estates are delighted to offer for sale this beautifully renovated and extended traditional 1920s detached family home, ideally situated along the highly sought-after Pope Lane in Penwortham. Occupying a generous plot and conveniently positioned for an excellent range of local amenities, highly regarded schools, transport links and easy access into Preston City Centre, this impressive property perfectly combines period character with stylish contemporary living.

Internally, the property has been thoughtfully extended and renovated to create spacious and versatile accommodation ideally suited to modern family life. The ground floor comprises a welcoming entrance hallway, comfortable living room and a superb open-plan dining kitchen providing a wonderful sociable heart to the home. A separate utility room and convenient cloakroom/WC complete the ground-floor accommodation.

To the first floor, the generous principal bedroom benefits from its own modern en-suite shower room, complemented by three further well-proportioned bedrooms and a contemporary three-piece family bathroom.

Externally, the property enjoys particularly attractive wraparound gardens extending to the front, side and rear, incorporating lawned and paved patio areas providing excellent spaces for outdoor dining, entertaining and family enjoyment. A substantial garden room is currently utilised as a home gym and offers superb versatility for those requiring a home office, studio or additional entertaining space, together with useful storage.

Further benefits include off-road parking to the rear and the significant advantage of no onward chain delay.

Viewing is highly recommended to fully appreciate the generous proportions, quality of finish and superb family accommodation this impressive home has to offer.

Entrance Hallway
5'11" X 15'11" (1.80 X 4.86)
Entrance by traditional hardwood front door with feature glazed leaded side panel allowing plenty of natural light to flood the hallway. Carpeted spindle balustrade staircase leads to all first for accommodation. Decorative dado rail. Radiator. Pendant light fitting. Tiled flooring.

Lounge
11'12" X 25'9" (3.65 X 7.86)
An open plan to the dining kitchen with UPVC double glazed window to the front elevation. Feature focal Victorian fireplace with tiled inset and hearth. TV aerial socket. Oak wood flooring. Decorative coving to ceiling. Pendant light fitting and decorative ceiling rose. UPVC double glazed french doors to the rear elevation leading out to the rear garden. Column radiator.

Dining Kitchen
11'8" X 22'4" (3.55 X 6.80)
UPVC double glazed window to the front elevation. UPVC double glazed window to the side elevation. Aluminium bi-fold doors to the rear elevation leading out on to the rear garden. Features a range of modern eye and base level units in white 'Shaker' style with contrasting complementary Quartz work surfaces over and inset stainless steel sink with mixer tap. Integrated appliances include range style cooker and stainless steel chimney style extractor. Space and plumbing for dishwasher. Space for tall fridge freezer. Feature under cabinet lighting. Oak wood flooring. Inset spotlights to ceiling. Pendant light fitting. Wall mounted air conditioning unit. Space for dining table and chairs. Radiator.

Laundry Room
5'9" X 15'11" (1.76 X 4.86)
Two UPVC double glazed windows to side elevations. Features range of eye and base level unit units offering plenty of storage with contrasting work surfaces over. Inset stainless steel sink with mixer tap. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Two ceiling light fittings. Radiator.

Rear Porch
5'10" X 6'8" (1.78 X 2.02)
UPVC double glazed door and side window leading out to the rear garden. Features cupboard storage. Access to loft storage. Ceiling light. Tiled flooring. Door leading through to:-

Downstairs Cloaks W.C
5'9" X 2'9" (1.75 X 0.83)
UPVC double glazed obscured window to the rear. Features a two-piece suite and white comprising of a low flush WC and all mounted wash hand basin mixer tap. Ceiling light fitting. Tiled flooring.

First Floor Landing
3'1" X 8'8" (0.95 X 2.64)
UPVC double glazed window to the side elevation. Spindle balustrade landing. Carpeted. Access to the loft. Pendant light fitting. Decorative dado rail and coving to ceiling. Doors lead off wall first floor accommodation and open through to in the inner hallway.

Inner Hallway
11'11" X 3'3" (3.62 X 1.00)
Carpeted with decorative dado rail and inset spotlights to ceiling.

Master Bedroom
11'8" X 10'4" (3.55 X 3.15)
UPVC double glazed French doors to the rear elevation with a Juliette balcony. Column radiator. Carpeted. Vaulted ceiling with inset spotlights and two Velux roof lights. Mezzanine storage. Door leading through to:-

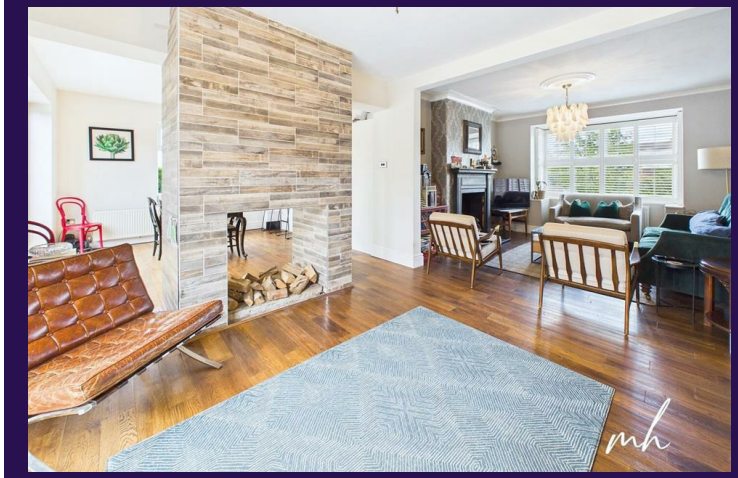
En-Suite
8' X 4'7" (2.44 X 1.40)
Features a modern three-piece suite in white comprising of a low flush WC, feature marble wash hand basin with splashback and vanity drawer storage and walk-in shower with thermostatic controlled mixer shower with rainfall head. Part tiled elevations. Towel ladder radiator. Wall lights. Inset spotlights to ceiling. Extractor fan.

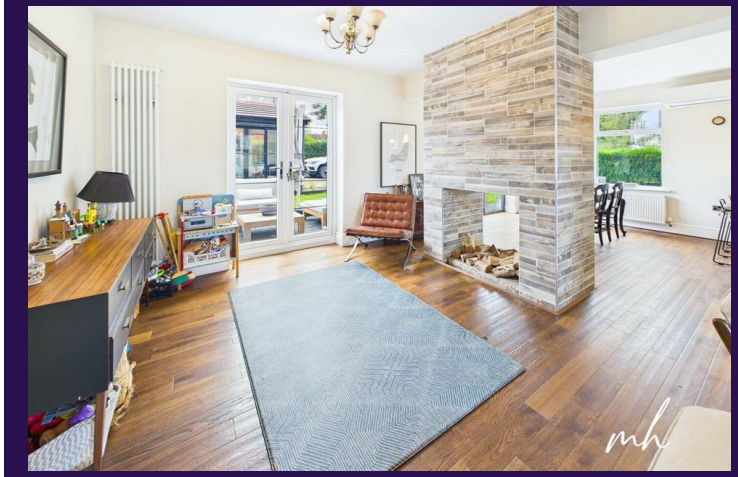
Dressing Room
9'8" X 6'7" (2.94 X 2.00)
UPVC double glazed window to the front elevation. Features fitted robe storage. Radiator. Carpeted. Space for dressing table. Inset spotlights to ceiling.

Bedroom Two
11'12" X 11'9" (3.65 X 3.58)
UPVC double glazed window to the rear elevation. Feature Victorian cast iron fireplace. Radiator. Pendant light fitting. Herringbone effect flooring.

Bedroom Three
11'11" X 7'10" (3.64 X 2.39)
UPVC double glazed window to the front elevation.Feature Victorian cast iron fireplace. Radiator. Herringbone effect flooring. Pendant light fitting. Decorative coving to ceiling.

Bedroom Four
5'11" X 6'12" (1.81 X 2.13)
UPVC double glazed window to the front elevation. Radiator. Herringbone effect flooring. Pendant light fitting.













Family Bathroom

5'11" X 7'3" (1.80 X 2.22)
UPVC double glazed obscured window to side elevation. Features a modern three-piece suite in white comprising of low flush W.C, wash hand basin set within vanity unit with drawer storage and panelled bath with thermostatic controlled mixer shower, rainfall head and handheld fitment. Tiled flooring. Part tiled elevations. Inset spotlights to ceiling. Extractor fan. Towel ladder radiator.

Garden Room

11'5" X 9'6" (3.48 X 2.89)
Currently utilised as a home gym with aluminium windows to the side and rear elevations and aluminium crittal style sliding patio doors. Vinyl flooring. Wall mounted air-conditioning unit. Inset spotlights to vaulted ceiling. TV aerial socket.

Storage Room

7'8" X 9'9" (2.34 X 2.97)
Positioned adjoining the garden room with inset spotlight and pendant light fitting. Accessed via a UPVC door.

Front External

The property is approached through a wrought-iron pedestrian gate with steps leading through a well-established front garden, attractively landscaped with mature hedging, lawned areas and a variety of planted shrubs and borders. A paved pathway leads to the main entrance, which is complemented by an attractive covered porch and bay window. The generous corner position provides gardens extending around the front and side of the property, enclosed by mature hedging to create a pleasant degree of privacy.

Rear Gardens

The property enjoys a generous and established rear garden, offering an excellent combination of lawned and paved areas ideal for outdoor entertaining and family life. A substantial paved patio provides plenty of space for garden furniture and alfresco dining, with further seating areas positioned immediately to the rear of the property. Mature hedging provides a good degree of privacy, while established planting adds greenery throughout. A particular feature is the substantial detached garden room, providing a highly versatile additional space suitable for use as a home office, gym, studio or entertaining room.

Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact our offices.

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

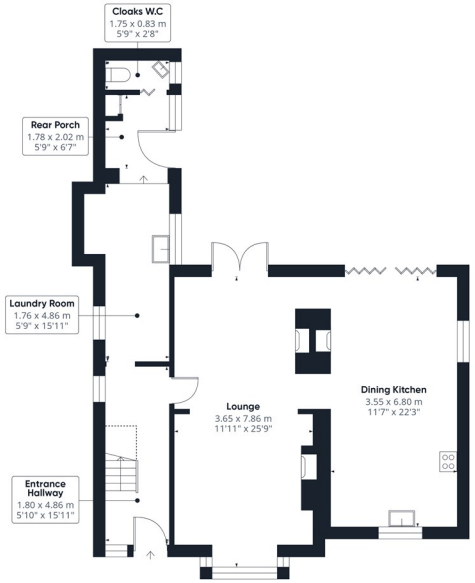
Local Authority – South Ribble Council

Council Tax – Band C

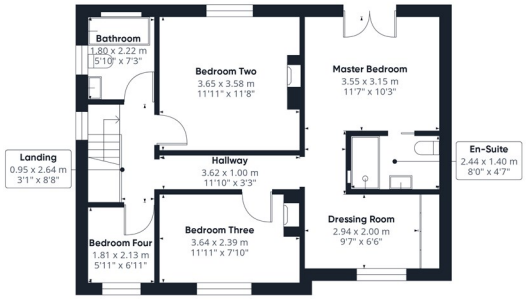
Viewings – By Appointment Only

Tenure – Freehold

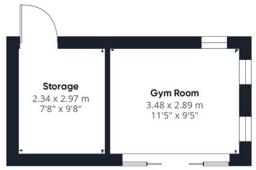
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Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area(1)

153.5 m²
1652 ft²

Reduced headroom

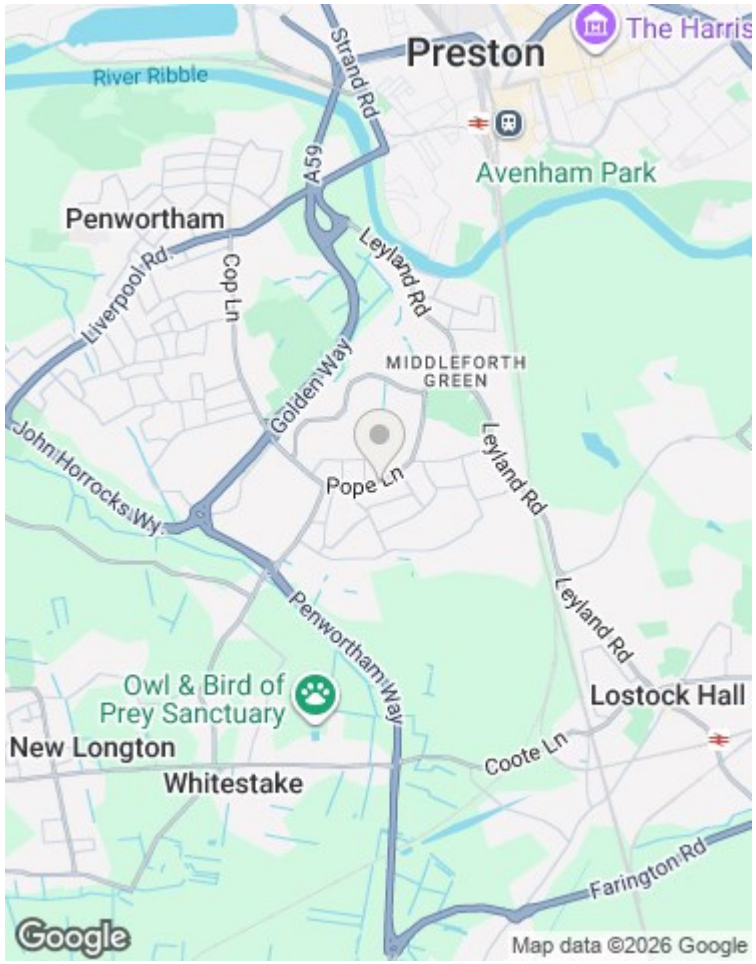
1.1 m²
11 ft²

(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.

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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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