

20 BANK PARADE

PENWORTHAM, PRESTON, PR1 9HQ

£299,950

MARIE HOLMES

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Key Features

- Beautifully Refurbished Two Bedroom Semi-Detached True Bungalow
- Highly Sought-After Residential Location in Penwortham
- Fully Modernised Throughout to an Excellent Standard
- Brand-New Contemporary Fitted Kitchen with Integrated Appliances
- Spacious Lounge & Delightful Garden Room
- Two Generously Proportioned Double Bedrooms
- Stylish Newly Fitted Three-Piece Shower Room
- Versatile Loft Room with Additional Storage
- New UPVC Double Glazing & Recently Installed Worcester Combination Boiler
- Generous Enclosed Rear Garden, Off-Road Parking & No Onward Chain

Property Summary

Situated within a highly sought-after residential area of Penwortham, this impressive two-bedroom semi-detached true bungalow presents a wonderful opportunity for buyers seeking a stylish, low-maintenance home that has been comprehensively modernised throughout. Ideally positioned within easy reach of local amenities, reputable schools and excellent transport links, including convenient access to Preston City Centre and the wider motorway network, the property offers the perfect combination of comfort, convenience and contemporary living.

Having undergone an extensive programme of refurbishment, the property has been thoughtfully transformed to create a beautifully appointed home, finished with a fresh, neutral colour palette and newly fitted carpets throughout. The improvements include a brand-new contemporary kitchen complete with integrated appliances, a stylish three-piece shower room, new UPVC double glazing and a recently installed Worcester combination boiler, providing buyers with the reassurance of significant recent investment.

Internally, the spacious and versatile accommodation briefly comprises a welcoming entrance hallway, a bright and comfortable lounge, a beautifully appointed modern fitted kitchen and a delightful garden room overlooking the rear garden, offering an additional reception space in which to relax and unwind.

There are two generously proportioned double bedrooms, together with a contemporary three-piece shower room finished to a modern standard. A further standout feature is the spacious loft room, complemented by additional storage, providing valuable flexibility for a variety of uses, subject to any necessary consents.

Externally, the property continues to impress with off-road parking to the front, whilst to the rear lies a generously sized, fully enclosed garden, thoughtfully arranged for ease of maintenance and offering an excellent outdoor space for relaxation and entertaining.

Early viewing comes highly recommended.

Entrance Hallway

4'1" x 16'8" (1.24m x 5.08m)
Entrance via a modern composite front door with feature glazed panel. Doors leading off to all ground floor accommodation. Carpeted. Radiator. Two pendant light fittings. Access to the spacious loft room via a ceiling hatch with a convenient pull-down ladder.

Living Room

12'1" x 12'3" (3.68m x 3.73m)
UPVC double glazed window to the front and side elevations. Wall mounted electric modern fire. Pendant light fitting. Radiator. Carpeted.

Kitchen

9'8" x 14'5" (2.94m x 4.39m)
UPVC double glazed window to the rear elevation. Features a range of modern eye and base level handleless units in a high gloss finish with complimentary work surfaces and upstands over. Inset stainless steel single bowl sink and drainer unit with chrome mixer tap. Integrated appliances include fridge/freezer, dishwasher, washing machine, electric fan assisted oven and induction hob with modern extractor hood over. Modern splashback. LVT flooring. Inset spotlights to ceiling. Radiator. Cupboard housing Worcester combination boiler. Ceiling extractor.

Garden Room

6'6" x 20'3" (1.99m x 6.18m)
UPVC double glazed door to the side elevation. UPVC double glazed sliding patio doors lead out to the rear garden decking area. A roof lantern light allows plenty of natural light to flood the room. Two pendant light fittings. Carpeted. Radiator. A bright and versatile garden room, offering flexible accommodation ideal for use as a home office, study or dining area.

Shower Room

6'8" x 5'5" (2.03m x 1.64m)
UPVC double glazed obscured window to rear elevation. Features a modern three-piece suite in white comprising of a low flush W.C, wash hand basin with mixer tap set within a vanity unit with cupboard storage and a corner walk-in shower with thermostatic controlled mixer shower with rainfall head and handheld fitment. Glazed shower screen. Chrome towel ladder radiator. Vinyl flooring. Inset spotlights to ceiling. Extractor fan.

Bedroom One

9'1" x 12'3" (2.76m x 3.73m)
A spacious double bedroom with a UPVC double glazed window to the front elevation. Pendant light fitting. Radiator. Carpeted. Plenty of space for freestanding bedroom furniture.

Bedroom Two

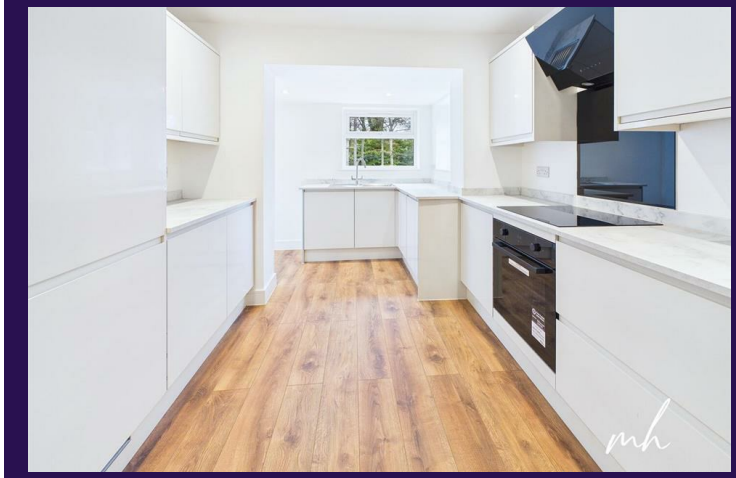
9'2" x 9'4" (2.79m x 2.84m)
A good size double bedroom with a UPVC double glazed window to the rear elevation. Pendant light fitting. Radiator. Carpeted. Plenty of space for freestanding bedroom furniture.

Loft Room

17'1" x 10'10" (5.20m x 3.30m)
A further benefit to this superb property is this additional loft room space, with a UPVC double glazed window to the side elevation. Pendant light fitting. Radiator. Carpeted. Door leading through to further loft storage with radiator. A versatile room ideal for a variety of uses.

Front External

The property enjoys an attractive frontage, set behind a low-level brick boundary wall with decorative wrought iron gates opening onto a generous, block-paved forecourt, providing ample off-road parking for several vehicles. The frontage is complemented by established shrubs and mature greenery, offering a pleasant degree of privacy, whilst a pathway to the side provides access to the rear of the property.













Rear Garden

The property enjoys a generously proportioned, fully enclosed rear garden, thoughtfully designed with low maintenance in mind. A substantial raised decked terrace provides the perfect setting for outdoor dining, entertaining and relaxing, with direct access from the property via UPVC double glazed sliding patio doors. Beyond the decking lies an extensive gravelled garden area, offering a versatile outdoor space with scope for further landscaping or personalisation. The garden is enclosed by timber fencing and enjoys a delightful woodland backdrop, with an abundance of mature trees creating a peaceful and picturesque setting.

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

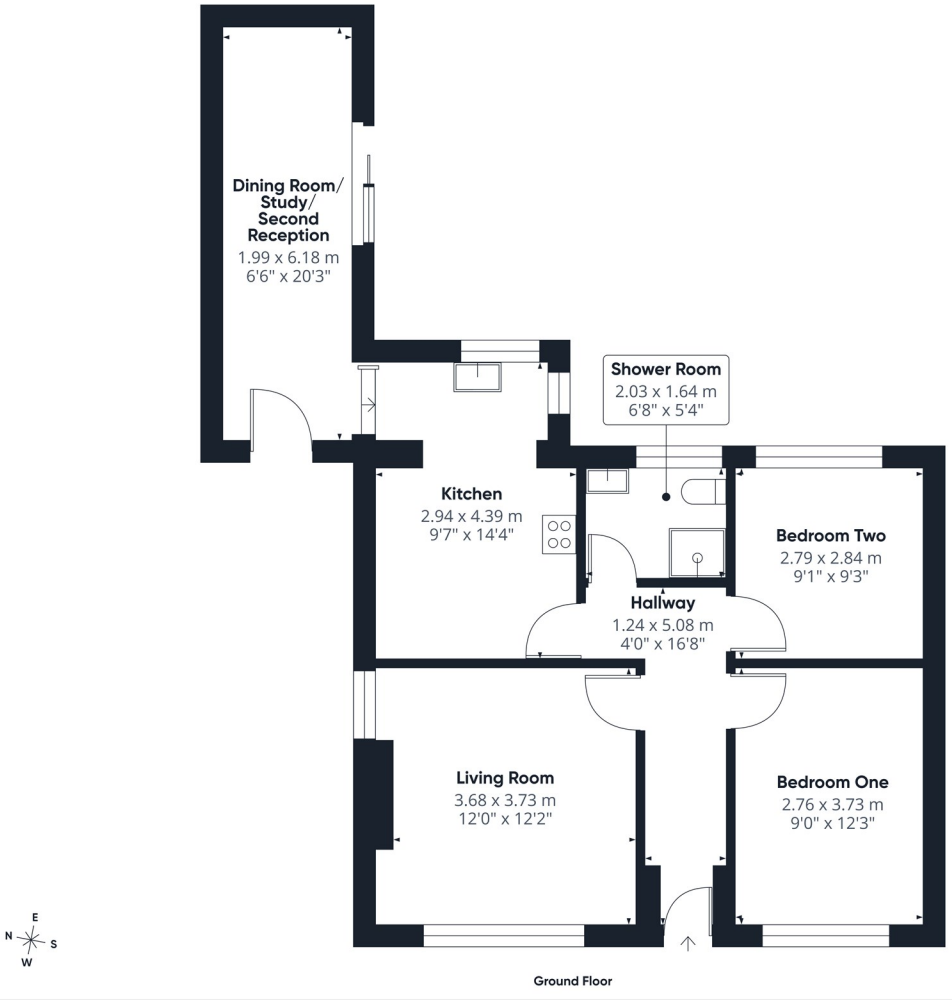
Local Authority – South Ribble Council

Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold

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Approximate total area(1)

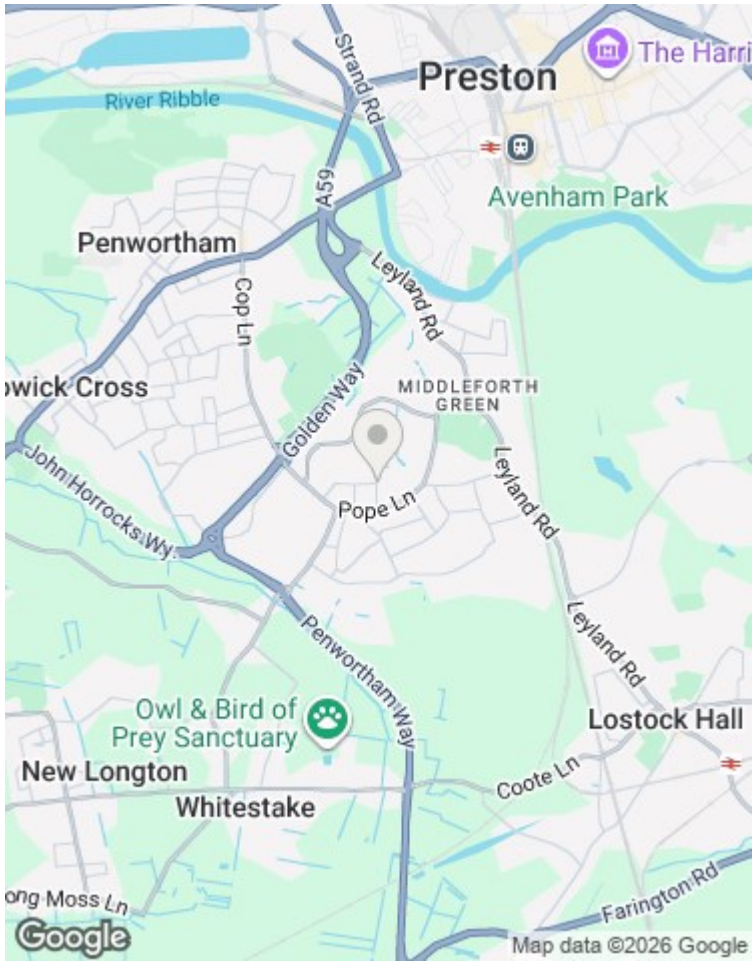
68.7 m²

739 ft²

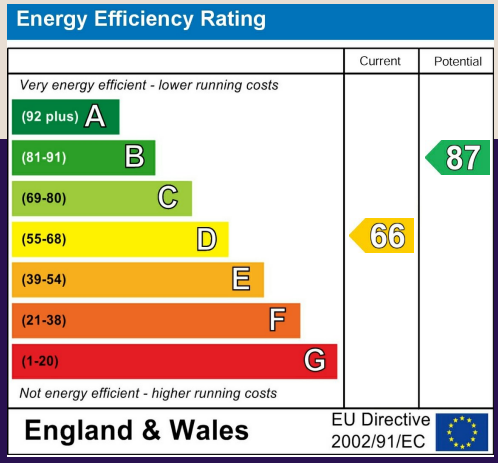
(1) Excluding balconies and terraces

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

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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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