

Property Particulars

Fairhaven Road, Penwortham.



- **1900's Mid Terraced House**
 - **Great Size Home**
 - **Two Generous Reception Rooms**
 - **Lots of Character**
- **Most Sought After Location**
- **Two Large Double Bedrooms**
- **Two Wood Burning Stoves**
- **Stunning Replaced uPVC Sash Windows To The Front**

£149,950

A stylish character filled 1900's mid terraced house set in the most sought after location of Penwortham. There are two large double bedrooms, two very generous reception rooms, well equipped kitchen and a four piece bathroom suite. Having recently replaced stunning uPVC double glazed sash windows to the front, both ground floor and first floor and a gorgeous contemporary 'welcoming' composite front door. There is original coving, ornate corbels in the hall and lounge rooms and the property has gas central heating. There is a good size enclosed rear courtyard, with a private aspect and gate access to the rear lane. Close to excellent local schools and amenities, walking distance to Preston's prize winning parks and riverside walks. Viewing is essential to fully appreciate the size, presentation and location of this wonderful home.

Entrance Vestibule -

With a stunning composite door to front elevation, gorgeous tiled Minton flooring, part glazed wooden framed door to the Entrance Hall.

Entrance Hall -

With wooden flooring and concealed radiators, original coving to ceiling and ornate ceiling corbels, stairs to first floor, doors off.



Front Lounge - 13' 3" x 12' 9" (4.04m x 3.88m)

With two quality uPVC double glazed sash windows to the front elevation, cast iron log burner with a lovely tiled inner, cast iron inset, tiled hearth and a wooden mantel surround, radiator, original coving, radiator and wall lights.



Back Lounge/Dining Room - 13' 9" x 13' 5" (4.19m x 4.09m)

A great size with wooden flooring, cast iron wood burning stove set in mantelpiece, radiator, ceiling light, double glazed patio doors with a feature triangular sky light, opens to enclosed courtyard.



Kitchen - 11' 0" x 7' 10" (3.35m x 2.39m)

With a walk in area housing space under the stairs for an upright fridge freezer. The Kitchen has a range of wall, drawer and base units with contrasting working surfaces, part tiled elevations, stainless steel sink unit, plumbed for washer and dishwasher, integrated gas hob and canopied extractor hood, electric oven, uPVC double glazed window and door accessing courtyard

First Floor Landing -

With a spindled balustrade gallery landing, sky light and doors off.

Bedroom One - 17' 1" x 13' 3" (5.20m x 4.04m)

A fabulous size double bedroom with two stunning uPVC double glazed sash windows to the front, radiator, built in cupboard and ceiling lights. I believe similar properties have adapted this into two separate rooms.



Bedroom Two - 13' 4" x 10' 0" (4.06m x 3.05m)

Another generous double bedroom with a uPVC double glazed window to the rear, built in cupboard, ceiling light and radiator.



Bathroom - 11' 4" x 8' 0" (3.45m x 2.44m)

A very generous bathroom with a four piece suite comprising step in shower area with glazed screening and a mains shower with two shower heads, one fixed rainwater effect and a second adjustable head, contemporary roll top bath, low suite W.C. wash hand basin set in a vanity unit, two uPVC double glazed opaque windows to the side, heated towel rail and tiled flooring, panelled ceiling with spot lights.

Outside -

With on street parking.

Rear Courtyard -

Being partially decked, fully enclosed and of a sunny aspect.



Disclaimer –

The information displayed about this property within these particulars 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