

GUILDHALL

SALES & LETTINGS



21 Hollywood Avenue
Penwortham, Preston, PR1 9AS
£550,000



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****OUTSTANDING FIVE BEDROOMED DETACHED PROPERTY WITHIN A HIGHLY SOUGHT AFTER LOCATION****

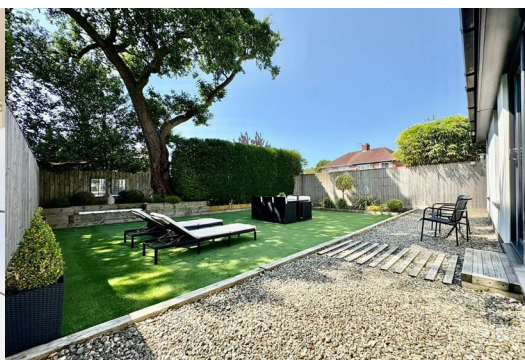
Situated within the highly sought after area of Higher Penwortham, this beautifully presented five bedroomed contemporary detached property offers spacious and stylish living across three floors, ideal for growing families.

The ground floor features a bright and airy entrance hallway housing the staircase to the first floor and doors providing access to the lounge with a wall mounted TV and feature fireplace providing a cosy retreat, and the modern open plan living kitchen diner with high end integrated appliances and bi-folding rear entrance doors, perfect for both everyday living and entertaining. From the living kitchen diner is access to the utility room which leads to the ground floor WC and the garage, adding practicality and convenience.

To the first floor are three generously sized bedrooms, with the main bedroom boasting a dressing room and en-suite and the second bedroom also benefitting from an en suite. A contemporary family bathroom completes this floor.

The second floor offers two further spacious bedrooms and an additional WC.

Externally, the property boasts a low maintenance, south facing rear garden with artificial grass, planted bedding areas and a stone chipped seating area - perfect for al fresco dining in the summer! To the front of the property is a driveway providing off road parking for numerous vehicles and access to the garage.



Ground Floor

- Lounge 10'11" x 18'3" (3.33 x 5.57)
- Open Plan Living Kitchen Dining Area 27'4 x 17'1 (8.33m x 5.21m)
- Utility Room 8'8" x 6'11" (2.66 x 2.11)
- Ground Floor WC 4'11" x 3'4" (1.5 x 1.04)
- Garage 8'9" x 18'10" (2.69 x 5.75)

First Floor

- Bathroom 8'10" x 5'6" (2.71 x 1.69)
- Bedroom One 11'0" x 14'9" (3.36 x 4.52)
- Dressing Room 7'0" x 6'3" (2.14 x 1.92)
- En Suite 7'0" x 5'6" (2.15 x 1.7)
- Bedroom Two 8'9" x 15'5" (2.68 x 4.70)
- En Suite 6'10" x 6'4" (2.10 x 1.94)
- Bedroom Three 11'0" x 11'5" (3.36 x 3.48)

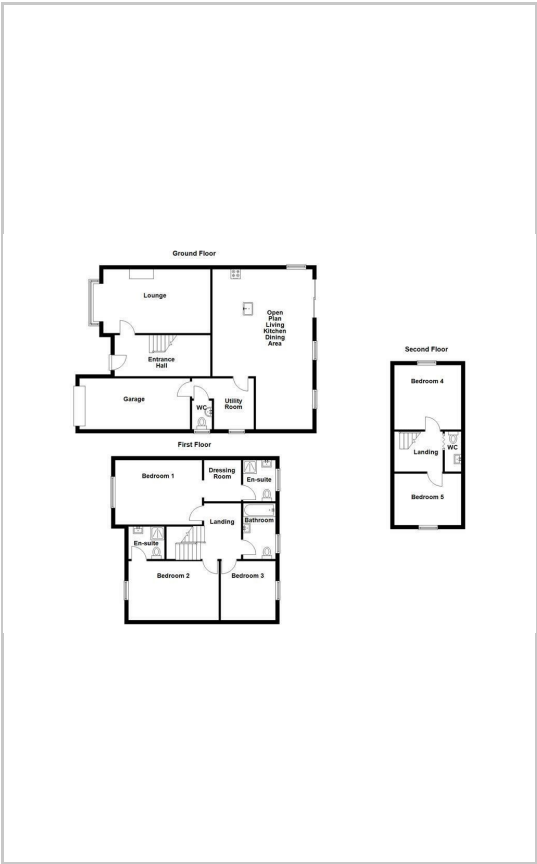
Second Floor

- Bedroom Four 11'0 x 11'5 (3.35m x 3.48m)
- Bedroom Five 8'9 x 11'4 (2.67m x 3.45m)
- WC 6'10" x 2'9" (2.09 x 0.86)

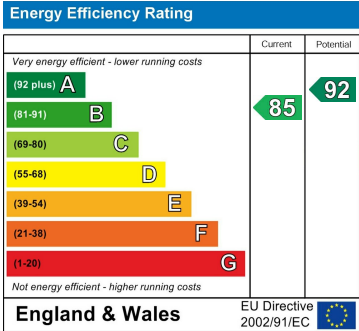
Area Map



Floor Plans



Energy Efficiency Graph



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