

# GUILDHALL

SALES & LETTINGS



## 21 Hollywood Avenue Penwortham, Preston, PR1 9AS

**\*\*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.

£1,695

# 21 Hollywood Avenue

Penwortham, Preston, PR1 9AS



- Desirable Five Bedroomed Detached Property
- Contemporary Features Throughout
- 2 Bedrooms With En Suite
- Tenure: Freehold
- Highly Sought After Location
- Off Road Parking and Garage
- Ground Floor WC
- Set Over Three Floors
- No Chain Delay
- EPC Rating: B

## 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

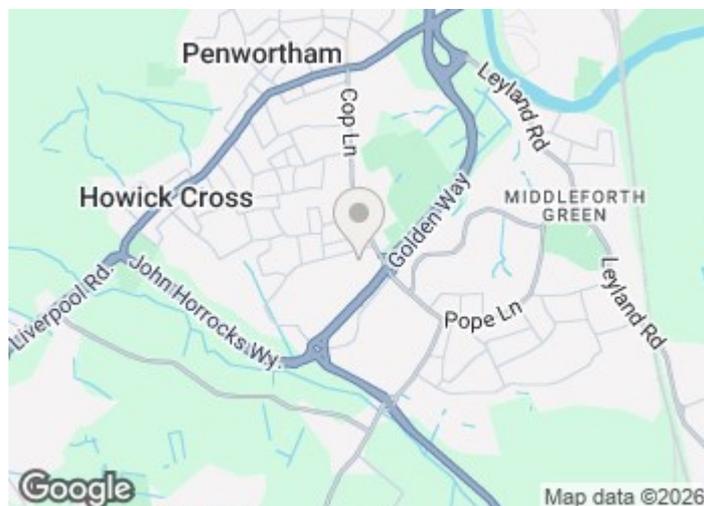
11'0 x 11'5 (3.35m x 3.48m)

### Bedroom Five

8'9 x 11'4 (2.67m x 3.45m)

## WC

6'10" x 2'9" (2.09 x 0.86)



## Directions



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	