



Park Lane | Penwortham | Preston | PR1 9JB

Asking Price £490,000



LAWRENCE ROONEY
ESTATE AGENTS

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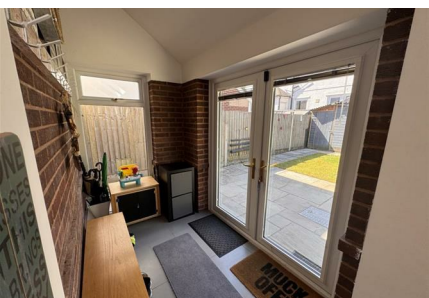
Individually designed detached residence positioned on a private road in desirable area. This stunning family home is conveniently located for access to the city centre, local amenities, transport networks and many reputable schools. Constructed in 2012 with some of the latest insulation technology this home scores an impressive efficiency rating therefore lower running costs. The beautifully appointed accommodation is arranged over three inviting levels offering versatile living and private spaces comprising: open storm porch, entrance hallway, bay fronted lounge, open plan living kitchen/family room, boot room and an integral garage. At the first floor a double bedroom with en-suite shower room, two further bedrooms and a modern family bathroom, the second floor has an outstanding principal bedroom with a vaulted ceiling, dressing area leading to an en-suite shower room and further bedroom/home office/dressing room. Outside ample parking to the roll in roll out driveway, integral garage, useful carport and a fully enclosed rear garden. This property is warmed via a gas fired central heating system, underfloor heating to the ground floor and benefits from double-glazing throughout. An internal inspection is highly recommended.

- Individually Designed Detached Property
- Five Bedrooms & Two En-Suites
- Integral Garage & Carport
- Impressive Efficiency Rating
- Sought After Private Road
- Open Plan Living Kitchen Suites
- Fully Enclosed Rear Garden

Ground Floor

Access to the property is via the open storm porch through into the entrance hallway with stairs to the first floor. To the right the spacious lounge featuring a bay window is the ideal space for relaxing in. Spanning across the rear of the property is an impressive open plan living kitchen with a partially vaulted ceiling being fitted with three Velux roof lights making this a light and airy space just perfect for modern day family life. The kitchen is fitted with an excellent range of 'Schuller' units, breakfast bar and work surfaces to complement, integrated appliances, hob with extractor over, twin Siemens ovens, insert sink/drain, tiled floor. Open to a utility area with fitted units and access to the garage and also open to the useful boot room having French doors out onto the rear garden and a side window. The garage has a remote control sectional front door and space for laundry appliances





First Floor & Second Floor

At the first floor there are three bedrooms, en-suite and family bathroom accessed via the landing that has a full height feature front window. The largest of the bedrooms has a front window, ceiling coffer with LED lighting, ample space for wardrobes and access to a modern three piece en-suite shower room with double step in shower cubicle. A second double bedroom also has a front window and mood lighting to a ceiling coffer, third bedroom is to the rear of the property and can easily accommodate a double bed. The family bathroom is fitted with a modern white suite featuring a double end bath, vanity unit with wash hand basin, W.C, airing cupboard, frosted rear window and expertly tiled to complement. The spacious principal bedroom is to the second floor, having a vaulted ceiling to add interest, natural light floods in via two large rear facing Velux roof lights, an abundance of built in storage/wardrobes, dressing area that leads to an en-suite shower room. Across the landing a further bedroom with front facing Velux roof light would as be ideal as a home office or even a dressing room.

Outside

To the front a roll in roll out driveway can accommodate several vehicles having access to the garage and a carport. The fully enclosed rear garden is laid to lane, paved patio area, timber storage shed and to the rear of the carport a useful all weather store area.

Open Storm Porch

Entrance Hallway

Lounge

10'6 x 16'9 (3.20m x 5.11m)

Cloakroom

Family Room/Kitchen

27'2 x 12'6 (8.28m x 3.81m)

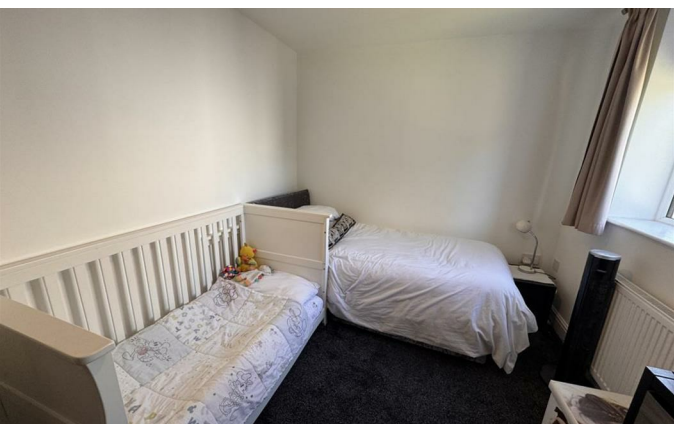
Integral Garage

8'6 x 17'3 (2.59m x 5.26m)

First Floor Landing

Bedroom

10'6 x 15'7 (3.20m x 4.75m)



En-Suite Shower Room

Bedroom

8'4 x 16'2 (2.54m x 4.93m)

Bedroom

12'3 x 8'5 (3.73m x 2.57m)

Bathroom

Second Floor Landing

Principal Bedroom

9'4 x 19'3 (2.84m x 5.87m)

Dressing Area

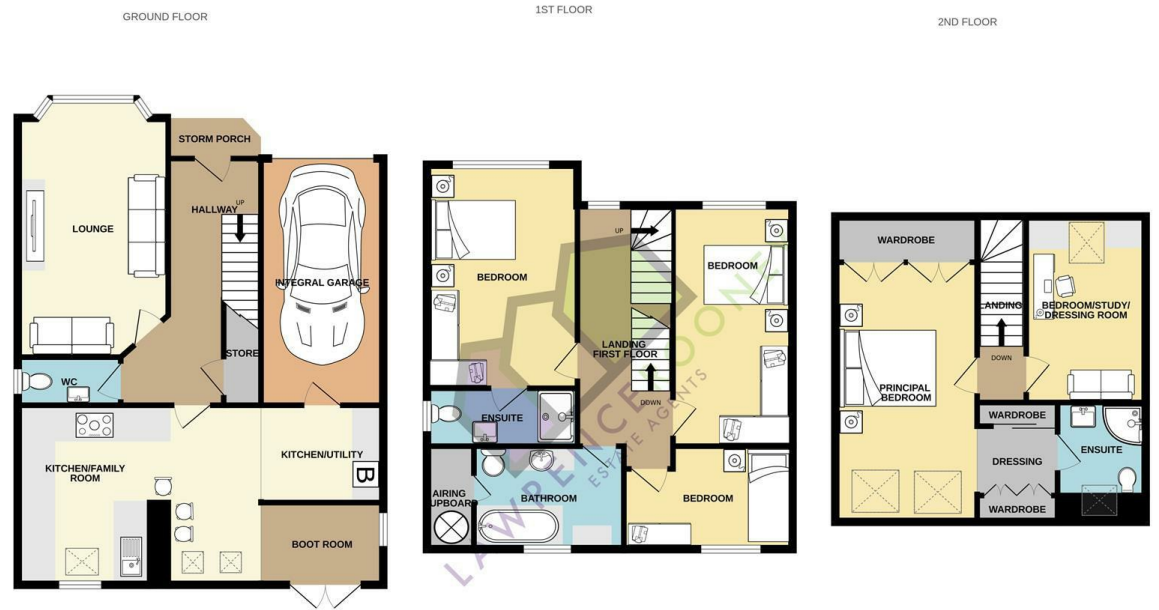
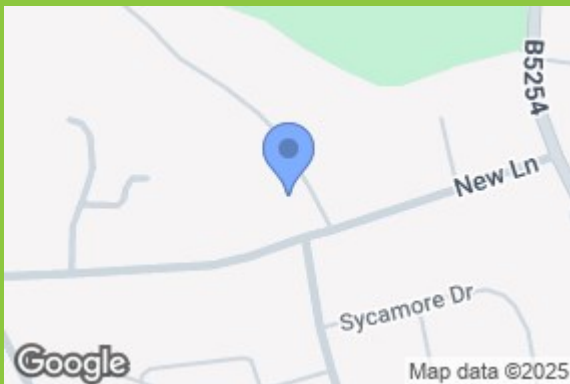
En-Suite Shower Room

Bedroom/Study/Dressing Room

8'5 x 13'0 (2.57m x 3.96m)

Garden





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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