



Park Lane
Penwortham

- Individually Designed 5 Bedroom Home
- Set Over Three Floors
- Situated on a Private Road in a Great Location
- Built in 2012 for the Modern Family

For Sale £490,000
EPC Rating 'B'





Property Description

- * Individually Designed 5-Bedroom Detached Residence
- * Set on a Private Road
- * Built in 2012, Benefiting From Advanced Insulation Tech
- * Ideal For Modern Family Living

Perfectly situated for convenient access to the city centre, well-regarded local amenities, extensive transport links, and a range of highly rated schools, this home provides an ideal base for families and professionals alike.

Accommodation Overview

Spanning three thoughtfully arranged floors, the home combines functional design with elegant finishes:

Ground Floor

A welcoming open storm porch leads into a spacious entrance hallway featuring excellent understairs storage. The bay-fronted living room offers a bright and relaxing space. At the heart of the home is a



stunning open-plan family dining kitchen, fitted with a premium Schüller kitchen suite. Appliances include an integrated dishwasher, two refrigerators, a freezer, and state-of-the-art Siemens WiFi-controlled ovens. A rear porch provides direct access to the garden and outdoor spaces. The entire ground floor benefits from energy-efficient underfloor heating for optimal comfort.

First Floor

Three generously proportioned double bedrooms occupy the first floor, including one with a stylish en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, finished with modern fixtures and fittings.

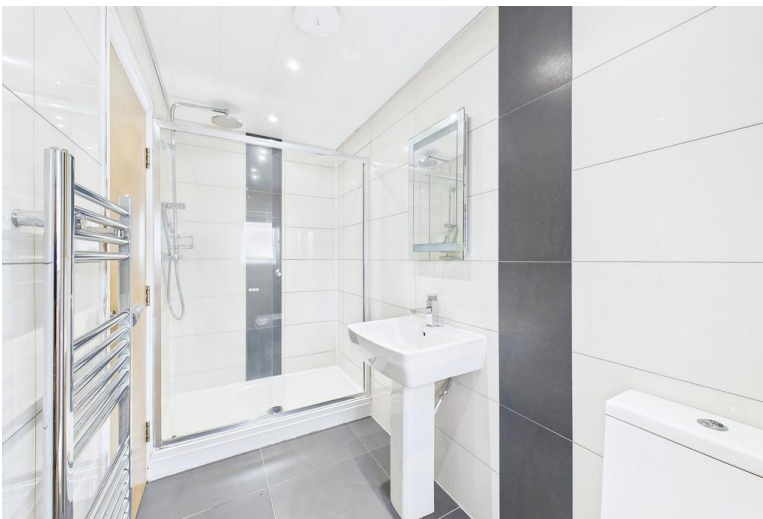


Second Floor

The top floor hosts an impressive principal bedroom, showcasing a vaulted ceiling and two large Velux windows that flood the space with natural light. A dedicated dressing area with fitted wardrobes leads to a private en-suite shower room. This floor also includes an additional versatile room, perfect as a fifth bedroom or home office.

External Features

Externally, the property provides ample off-road parking via a convenient roll-in, roll-out driveway, complemented by an integral garage and a useful carport. The fully enclosed rear garden is ideal for children or pets and includes a secure storage area and garden shed, enhancing the home's practicality.



LOCAL INFORMATION

ENTRANCE HALL

LIVING ROOM 18' 8" x 10' 8" (5.69m x 3.25m)

OPEN PLAN FAMILY DINING KITCHEN 12' 9" x 25' 3" (3.89m x 7.7m)

BOOT ROOM 4' 7" x 8' 7" (1.4m x 2.62m)

WC

FIRST FLOOR

BEDROOM TWO 15' 9" x 10' 9" (4.8m x 3.28m)

ENSUITE 4' 7" x 10' 7" (1.4m x 3.23m)

BEDROOM THREE 16' 4" x 8' 5" (4.98m x 2.57m)

BEDROOM FOUR 8' 6" x 12' 4" (2.59m x 3.76m)

BATHROOM 7' 2" x 10' 7" (2.18m x 3.23m)





SECOND FLOOR

BEDROOM ONE 19' 2" x 9' 6" (5.84m x 2.9m)

DRESSING ROOM 5' 7" x 6' 1" (1.7m x 1.85m)

ENSUITE 7' 7" x 6' 0" (2.31m x 1.83m)

BEDROOM FIVE/OFFICE 10' 6" x 8' 6" (3.2m x 2.59m)

OUTSIDE

INTEGRAL GARAGE 17' 6" x 8' 10" (5.33m x 2.69m)

CAR PORT 14' 9" x 9' 7" (4.5m x 2.92m)

SHEDS 7' 7" x 11' 2" (2.31m x 3.4m)

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

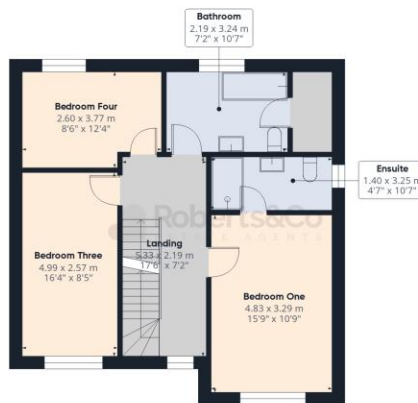
Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area[®]

196 m²

2110 ft²

Reduced headroom

5 m²

54 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		