



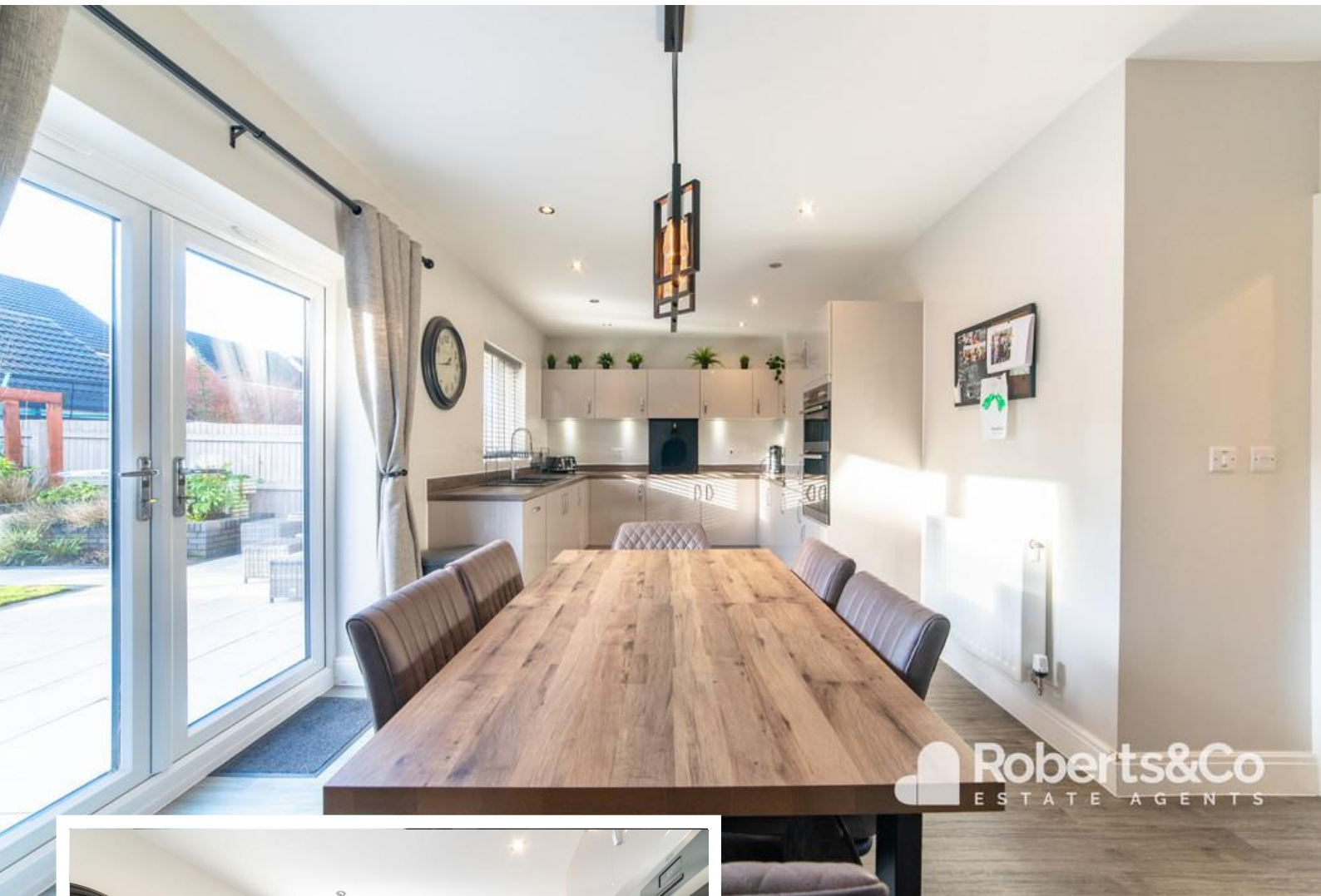
Pennington Drive
Farington Moss

- Immaculately Presented Throughout
- 4 Bedrooms
- 2 Ensuities & a Family Bathroom
- Modern Fitted Dining Kitchen

For Sale £340,000

EPC Rating 'B'





Property Description

Contemporary in design and immaculately presented throughout, this stunning family home, just five minutes from great transport connections.

Park outside with ease on the double driveway, complete with integral garage.

French doors in the capacious dining kitchen open wide and frame the beautiful garden outside. And it's here, in front of this tranquil vista, that you'll want to enjoy everything from a weekend brunch to family suppers. Contemporary, sleek grey cabinetry, wooden style worktops and a host of integrated appliances provide clean, uninterrupted lines.

Additionally, there is a utility room for added convenience.

The living room is flooded with natural light through its expansive front window. We can see you snuggled up on the sofa watching your favourite Netflix Series.



There is also a downstairs WC, that complete this floor.

Upstairs, discover four well-proportioned bedrooms, adorned with chic decor suitable for both family and guests. The principal bedroom boasts fitted wardrobes and an ensuite shower room. Bedroom two also includes an ensuite, while bedrooms 3 and 4 are bright and inviting.

The family bathroom showcases a contemporary suite.

The delights of this family home extend outdoors, where a fantastic garden plot awaits you. The rear garden has been thoughtfully landscaped, incorporating raised borders, composite patio areas perfect for entertaining guests, a lush lawn for outdoor play.



LOCAL INFORMATION

FARINGTON is a small village in South Ribble, Lancashire. Situated immediate north of Leyland. Farington consists of villages, farms and moss land, modern residential development and an industrial area around Leyland Trucks headquarters and assembly plant. Within easy reach of the local amenities and highly regarded local primary and secondary schools, as well as colleges - whilst being particularly well-placed for transport and commuter links with M6 nearby.



ENTRANCE HALL

DOWNSTAIRS WC

LIVING ROOM

18' 4" x 10' 8" (5.59m x 3.25m)

KITCHEN DINER

10' 1" x 22' 1" (3.07m x 6.73m)

UTILITY ROOM

6' 1" x 5' 10" (1.85m x 1.78m)

LANDING

BEDROOM ONE

14' 6" x 10' 11" (4.42m x 3.33m)

ENSUITE

BEDROOM TWO

10' 5" x 13' 8" (3.18m x 4.17m)

ENSUITE

BEDROOM THREE

9' 6" x 10' 0" (2.9m x 3.05m)

BEDROOM FOUR

9' 2" x 10' 11" (2.79m x 3.33m)

BATHROOM

5' 8" x 6' 6" (1.73m x 1.98m)





OUTSIDE

INTEGRAL GARAGE

19' 6" x 9' 9" (5.94m x 2.97m)

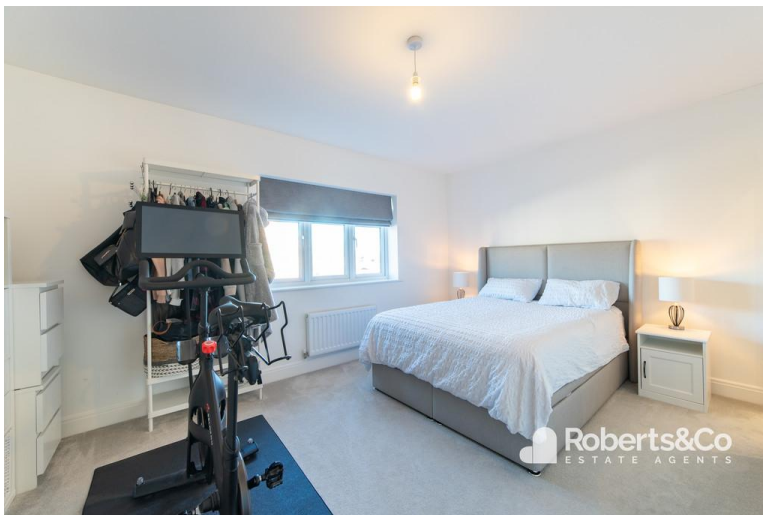
We must advise that under Section 21 of the Estate Agents Act 1979 our vendor meets the definition of being a 'connected person' to our agency.

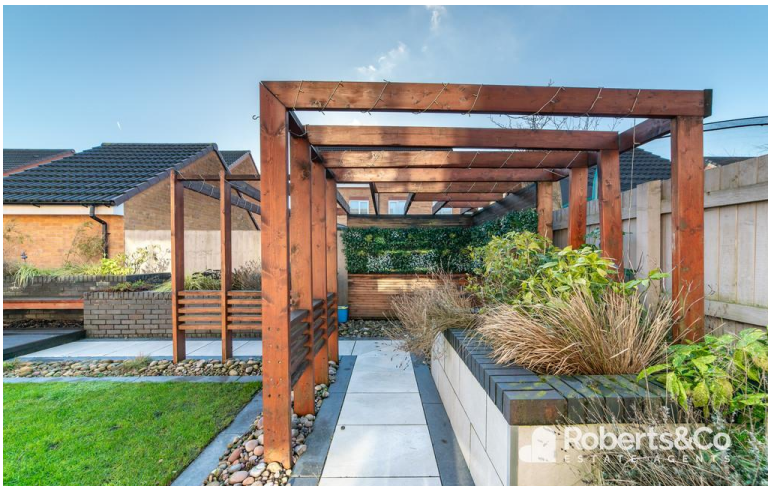
Please note that this property is being sold by a connected person as defined by the Estate Agents Act 1979. The property is currently owned by a family member of Amy McKinlay, is one of our Senior Property Marketing Consultants at our Penwortham branch. We are legally obliged to inform you of this in writing so please accept this as formal notification. I would like to reassure you that Amy is entirely separate from any negotiations with this property and will not be looking after any aspect of the sale going forwards.

We are informed this property is Council Tax Band E For further information please check the Government Website

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



Floor 1

Roberts&Co
ESTATE AGENTS

Approximate total area²

141.53 m²
1523.44 ft²

Reduced headroom

0.17 m²
1.82 ft²

Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. And whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.