



Park Lane
Penwortham

- **Detached Family Home**
- **Penwortham location**
- **Corner Plot**
- **Four/Five Bedrooms**

For Sale £259,500
EPC Rating 'C'





Property Description

Roberts and Co are delighted to bring to the market For Sale this spacious four / five bedroom detached family home situated on a spacious corner plot on an exclusive private road. The location of this property is second to none being in Penwortham close to local amenities, schools and transport links. To the ground floor this property comprises of hallway with storage cupboard, large lounge, dining room, breakfast kitchen, two ground floor bedrooms and shower room. To the first floor there are 2/3 bedrooms and bathroom. The house is equipped with UPVC double glazing throughout and gas central heating system with NEW boiler fitted January 2018. There are private gardens to the front, side and rear, double driveway providing ample off street parking and second driveway ideal for caravan / motor home storage. If you are looking for a large family home which offers versatility, in an excellent location this is one not to be missed!





HALLWAY

* UPVC external door * Radiator * Storage Cupboard * Carpet to floor * Ceiling Light *

LOUNGE

11' 0" x 21' 1" (3.37m x 6.44m) * Incredibly spacious * Feature Gas Fire Place * Four Wall Lights * Bay Window plus additional window (both UPVC) * Carpet * Radiator *

DINING ROOM

11' 0" x 9' 2" (3.37m x 2.8m) * Ceiling Light * UPVC Double Glazed Window * Carpet * Radiator * Ceiling Light



KITCHEN

12' 9" x 9' 2" (3.89m x 2.8m) * UPVC double glazed window * Radiator * Fitted wall and base cupboard units * Contrasting work surface * Integrated gas hob * Single electric oven * Extractor hood * Space for fridge freezer * Space and plumbing for dishwasher * Tiled Splash Backs * Tiled flooring * Ceiling spot lights *

UTILITY PORCH

4' 6" x 7' 10" (1.38m x 2.4m) * UPVC double glazed external door * Ceiling light * Space and plumbing for washing machine and dryer *



GROUND FLOOR SHOWER ROOM

8' 2" x 8' 2" (2.5m x 2.5m) * UPVC double glazed window * Shower cubicle * WC * Wash basin * Tiles to walls * Extractor fan * Ceiling light * Towel radiator * Tiles to floor

BEDROOM 3 (GROUND FLOOR)

19' 3" x 7' 10" (5.88m x 2.4m) * UPVC double glazed windows * Central heating radiator * Ceiling light * Carpet to floor *



BEDROOM 4 (GROUND FLOOR)

12' 9" x 7' 4" (3.89m x 2.26m) * Double glazed French Doors leading out to garden * Central heating radiator * Ceiling light * Carpet to floor * Storage cupboard *



LANDING

* Double glazed window to the side * Storage cupboard *

BEDROOM 1 (FIRST FLOOR)

15' 6" x 11' 10" (4.73m x 3.63m) * UPVC double glazed window * Central heating radiator * Ceiling light * Carpet to floor * Fitted Wardrobes * Storage to eaves *

BEDROOM 2 (FIRST FLOOR)

7' 6" x 10' 0" (2.31m x 3.05m) * UPVC double glazed window * Central heating radiator * Ceiling light * Carpet to floor *



BEDROOM 5 (FIRST FLOOR)

7' 7" x 10' 0" (2.32m x 3.05m) * UPVC double glazed window * Central heating radiator * Ceiling light * Carpet floor * Currently leading off bedroom two however configuration could be easily changed *

BATHROOM

7' 7" x 8' 1" (2.32m x 2.48m) * UPVC double glazed window * Standard bathtub * WC * Wash basin * Tiles to floor/and walls * Extractor fan * Ceiling spot lights * Radiator *



OUTSIDE

* Double driveway to the side for numerous vehicles * Additional gated driveway ideal for caravan / motor home * Private mature gardens to the front, side and rear with paved patio and lawn areas * Mature shrub borders * Outside tap and lighting *





