



## 5 PARK LANE

PENWORTHAM, PRESTON, PR1 9JB

**£550,000**

**FREEHOLD**

• Recently Refurbished Detached Family Residence • Situated on a Desirable Private Road • Two Reception Rooms & Modern Fitted Kitchen • Five Good Size Bedrooms Across Two Floors • Superb Modern Family Size Bathroom • Large Mature Rear Garden • Two Gated Driveways & Garage • Quiet Residential Location • Turnkey Condition • Viewing Comes Highly

Recommended

**MARIE HOLMES**

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## Introducing 5 Park Lane...

Nestled on Park Lane, one of Penwortham's most prestigious and sought-after addresses, this exceptional residence truly stands in a class of its own. Arranged over two beautifully appointed levels, the property showcases stunning living spaces that perfectly combine timeless character with luxurious modern living. Our clients have sympathetically and extensively modernised the home throughout, using only the finest quality materials, fixtures, and fittings, carefully restoring the warmth and elegance expected of a distinguished period property. This impressive detached family home offers an abundance of space and versatility, featuring five generously proportioned bedrooms and superb reception accommodation designed for both entertaining and everyday family life. The two elegant reception rooms provide inviting spaces to relax, host guests, or enjoy cosy evenings at home. The thoughtfully designed bathroom facilities cater perfectly to the demands of modern family living, while the property also benefits from parking for up to three vehicles, ensuring practicality and convenience for both residents and visitors. Situated within a peaceful and highly desirable location, the property enjoys close proximity to excellent local amenities, reputable schools, and beautiful parks, making it an ideal choice for families seeking both community and convenience. Combining character, sophistication, and an enviable location, this remarkable home presents a rare opportunity for discerning buyers.

### Entrance Hallway

36'5" X 6'9" (11.10 X 2.06)

Entrance via composite front door with feature glazed panel. UPVC double glazed window to the side elevation. Carpeted staircase leading to all first floor accommodation. Ceiling light fitting. Radiator. Tiled flooring. Decorative coving to ceiling. Cupboard housing utility meters. Open plan to kitchen and doors leading off to all ground floor accommodation.

### Kitchen

UPVC double glazed windows to the front and side elevations. Composite stable door to the side elevation. Features a range of modern eye and base level Shaker style units in Navy with contrasting marble effect work surfaces and upstand over. Inset Belfast sink with Gold mixer tap. Integrated NEFF appliances include electric oven and microwave grill, induction hob with extractor oven, dishwasher, wine fridge and tall larder

fridge freezer. Cupboard housing combination boiler. Part tiled elevations. Breakfast bar. Tiled flooring. Inset spotlights to ceiling and wall lights. Feature modern tall radiator.

### Living Room

12'9" X 12'3" (3.89 X 3.73)

UPVC double glazed leaded bay window to the front elevation with feature window seat. Two feature modern tall radiators. Ceiling light fitting. Walnut Herringbone effect flooring. Decorative coving to ceiling. TV aerial socket. Archway leading through to:-

### Dining Room/Second Reception

14'9" X 12'3" (4.50 X 3.73)

UPVC double glazed leaded window to the side elevation. UPVC double glazed sliding patio doors to the rear elevation. Features a bespoke media unit with LED lighting and cupboard storage. Modern radiator. Pendant light fitting. Walnut Herringbone



effect flooring. Decorative coving to ceiling. Door leading through to the kitchen.

### First Floor

#### Landing

UPVC double glazed leaded window to the side elevation. Carpeted panelled staircase leading to all second floor accommodation. Feature modern tall radiator. Ceiling light fitting. Carpeted. Doors leading off to all first floor accommodation.

#### Master Bedroom

12'10" X 12'4" (3.91 X 3.75)

UPVC double glazed leaded bay window to the front elevation. Decorative picture rail. Radiator. Ceiling light fitting. Wood effect laminate flooring.

#### Bedroom Two

14'12" X 10'4" (4.57 X 3.16)

UPVC double glazed leaded window to the rear elevation. Features plenty of fitted robe storage. Radiator. Ceiling light fitting. Wood effect laminate flooring.

#### Bedroom Three

7'1" X 6'10" (2.15 X 2.09)

UPVC double glazed leaded window to the front elevation. Ceiling light fitting. Radiator. Wood effect laminate flooring.

#### Family Bathroom

8'4" X 7'2" (2.55 X 2.18)

UPVC double glazed obscured lead windows to the side and rear elevations. Features a three-piece modern suite in white comprising of low flush WC, wash hand basin with mixer tap set within vanity unit with drawer storage and walk-in shower with mains power shower and waterfall head. Fully tiled elevations and flooring. Heated towel ladder radiator. Wall mounted illuminated vanity mirror. Inset spotlights to ceiling. Extractor fan..

### Second Floor

#### Landing

7'1" X 6'3" (2.17 X 1.90)

UPVC double glazed lead window to the side elevation. Carpeted. Ceiling light fitting. Doors leading off to both second floor bedrooms.

#### Bedroom Four

14'8" X 7'11" (4.46 X 2.42)

UPVC double glazed leaded window to the side elevation. Woody fit laminate flooring. Spotlight tractor ceiling. Radiator. Under eaves storage.

#### Bedroom Five

12'8" X 15'1" (3.87 X 4.59)

UPVC double glazed leaded window to the side elevation. Ceiling light fitting. Wood effect laminate flooring. Radiator. Under eaves storage.

#### Exterior

Two separate driveways providing off road parking, one leading to an attached single garage, the other leads through gated access to the side, mainly laid to lawn with a low brick wall to front aspect.

To the rear of the property is a well presented matured garden with established trees and shrub borders, raised stone beds, mainly laid to lawn with gated access to both sides and access to single garage.

The property benefits from a single attached garage with power and light, door leading to rear garden.

#### Agents Notes

##### VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

##### INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers



instructions.

#### PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

#### MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

#### WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

#### GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

#### NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

#### THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.







## 5 PARK LANE

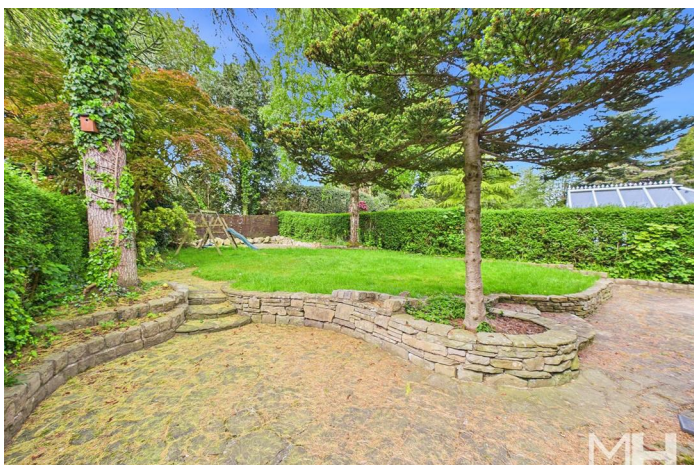
### ADDITIONAL INFORMATION

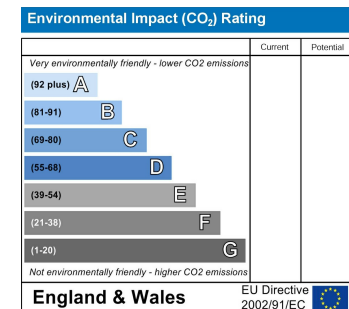
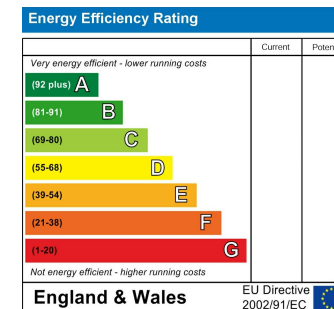
**Local Authority** – South Ribble Council

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Tenure** – Freehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements.

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