



LAWRENCE ROONEY
ESTATE AGENTS

8 Moorside Drive, Penwortham,
Preston, Lancashire PR1 0XF

£450,000

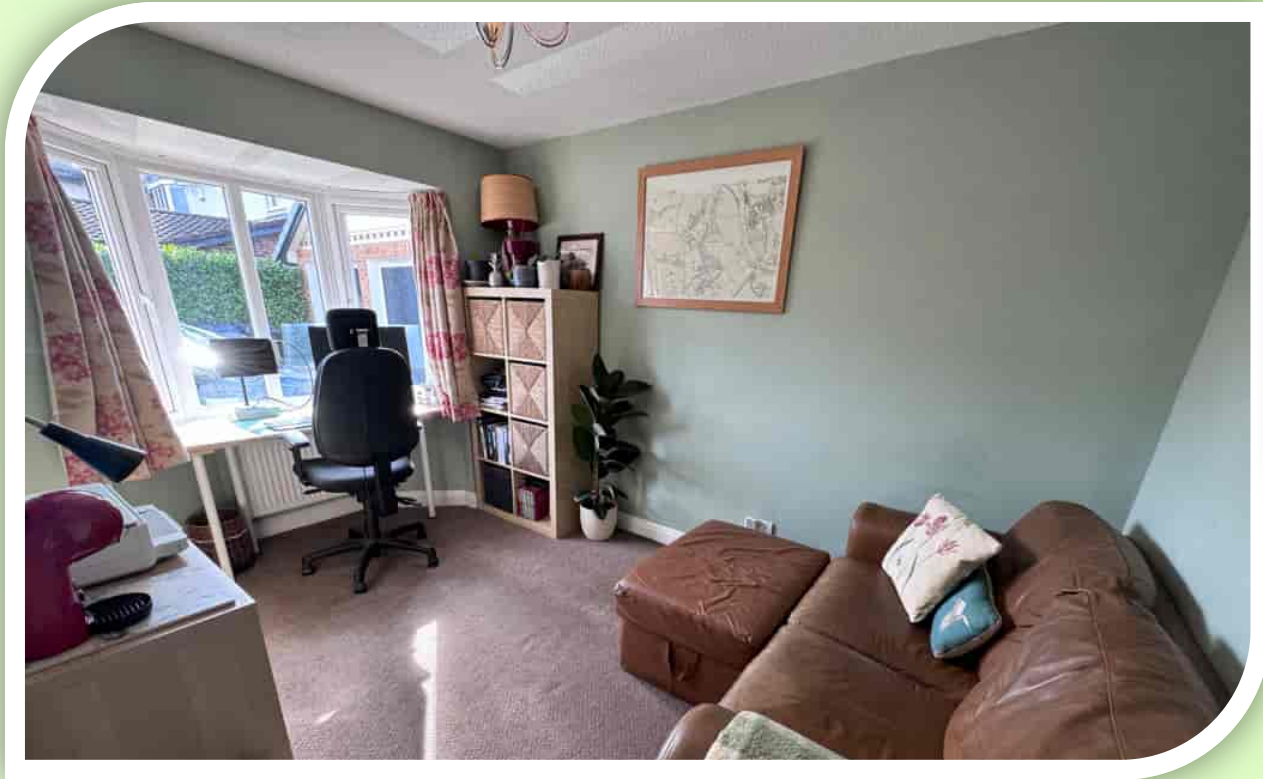
8 Moorside Drive, Penwortham, Preston, Lancashire, PR1 0XF

Well presented modern detached family home offering four bedrooms, two stylish shower rooms, open plan family room and an extensive driveway.

- Modern Detached Family Home
- Four Bedrooms
- Modern Shower Rooms
- Open Plan Dining Kitchen & Sitting Space
- Extensive Driveway
- Detached Double Garage
- Peaceful Cul-de-Sac Location

Modern detached family home tucked away in a secluded corner of a peaceful cul-de-sac forming part of this highly sought after development. Affording a convenient location for access to the amenities, reputable schools and transport links, the living accommodation is arranged over ground and first floors in a flowing floorplan just perfect for modern day family life. Across the ground floor there is a bay fronted lounge, open plan family space with modern fitted kitchen and areas to relax or dine in, useful utility room cloakroom and a bay fronted sitting room currently utilised as home office. To the first floor the principal bedroom has a bay window and an stylish en-suite shower room, a three further double bedrooms and modern shower room. Outside there is an extensive block paved driveway leading up to a detached double garage and a fully enclosed rear garden. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout. An internal inspection is highly advised to fully appreciate this superb family home.



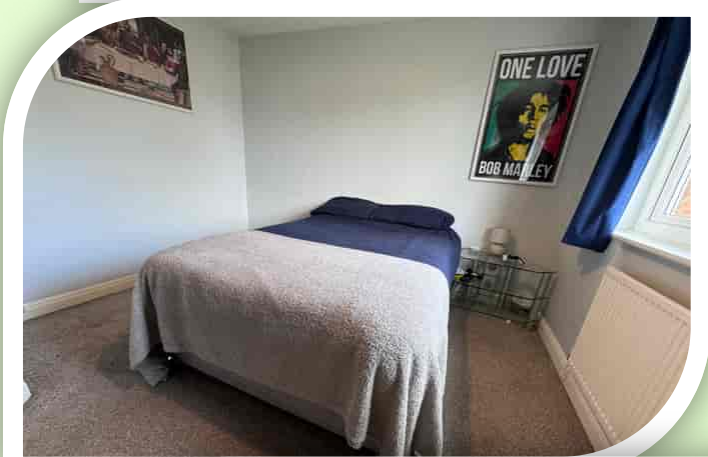


GROUND FLOOR

Accessed to the property is via a open canopy porch and into the entrance hallway having stairs up to the first floor. To the right the bay fronted lounge is the principal reception room with a gas fire set into a surround, covings and radiator. A set of sliding doors open into an open plan family room with areas for dining, relaxing and cooking having a rear window and a set of French doors opening out onto the rear garden. The kitchen comprises a modern range of units with Corian work surfaces and upstands to complement, underset sink/drainer, range style cooker with extractor over and feature tiled splashback, built in micro oven, integrated dishwasher, rear window, radiator and under stairs store. Door leads back onto the hallway passing a useful utility room and cloakroom. Also to the ground floor is a bay fronted sitting room ideal for a wide variety of uses, currently a home office.







FIRST FLOOR

To the first floor the private spaces comprise four double bedrooms, en-suite shower room and a family bathroom. The principal bedroom has a bay window to the front elevation and access to a luxury en-suite shower room that is fitted with a white three piece suite, contrasting black fittings and beautifully tiled. Second double bedroom has a front window and space for wardrobes, bedrooms three and four have rear windows and built in wardrobes. A beautifully tiled shower room has a three piece suite.



OUTSIDE

The extensive block paved driveway can easily accommodate several vehicles and leads to a detached double garage with two front doors and a side door. A front garden area is laid to lawn with planted borders. Gated access to a side pathway to access the rear garden. The fully enclosed rear garden has the advantage of not being directly overlooked featuring paved patio areas, lawn, planted borders and fencing to the boundaries.



GROUND FLOOR

1ST FLOOR

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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