



LAWRENCE ROONEY
ESTATE AGENTS

351 Leyland Road, Penwortham,
Preston, Lancashire PR1 9ST

£374,950

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Penwortham,
Preston,
PR1 9ST**

**Truly exceptional and unique
cottage boasting three bedrooms,
three receptions, two bathrooms
and a summer house.**

- Four Bedrooms
- Three Receptions Spaces
- Family Bathroom & En-Suite
- Enclosed Gardens & Driveway
- Summer House & Deck
- Beautiful & Stylish Presentation Throughout
- Council Tax Band C
- Unique & Interesting Cottage

Truly exceptional and unique cottage boasting three bedrooms, three receptions, two bathrooms and a summer house. Presented to an impeccable standard throughout this stunning family home is conveniently positioned for access to the city centre, local amenities, schools and the transport networks having skilfully extended accommodation arranged over ground and first floors comprising: entrance hall with a vaulted ceiling and study area, lobby area or reception space with a panelled wall concealing built in storage, cloakroom, front living room/playroom or further bedroom, rear lounge, impressive fitted kitchen with island counter open to a dining/sitting room, utility room, three bedrooms, en-suite shower room and a family bathroom. Outside enclosed rear patio area, attached garden store, low maintenance and landscaped garden, summer house and useful store to the rear. Off road parking for three vehicles is accessed via the private and gated driveway for Charnock Gardens. An internal inspection is a must to fully appreciate this captivating family home





GROUND FLOOR

Access to the property is via the entrance hallway having a vaulted ceiling and a study space, open into a lobby area or reception space with clever storage solutions concealed to a panelled wall, stairs to the first floor and Amtico flooring that also flows into the the kitchen family space at the rear. To the front of the property a living/playroom could also be a further bedroom. The rear lounge is the ideal space to relax in, this cosy room has a wall mounted electric fire, spotlights and double-glazed French doors with matching side screens open out on the the rear patio. Open from the lobby, passing more storage and the ground floor cloakroom/W.C, the stunning modern kitchen with sitting area is the heart of this beautiful home. Fitted with an excellent range of modern high gloss units with contrasting work surfaces to complement, three Velux roof lights flood the kitchen with natural light, gas hob, built in and integrated appliances, double-glazed French doors to the side open out onto the patio area, vertical radiator and open into a sitting or dining area with two Velux roof lights and French doors out onto the the rear garden.





FIRST FLOOR

To the first floor the landing has built in storage and a Velux Roof light. The principal bedroom has a double-glazed front window, fitted wardrobes across one wall and access to a en-suite shower room fitted with a modern three piece suite and a Velux roof light. There are a two further bedrooms, family bathroom fitted with a three piece suite that comprises: panelled double end bath with shower over, wall mounted vanity unit with wash hand basin and a low level W.C. Attractive tiling to complement, Velux roof light and feature illuminated niche.

OUTSIDE

To the front a terraced style and low maintenance area with railway sleepers, slate pathway leads down to a paved path and the front door. To the rear a paved and enclosed patio area, gated access to a low maintenance and landscaped garden featuring an artificial lawn, fully enclosed with fencing, raised planter borders, paved pathway, garden store, lighting and access to the summer house, deal for relaxing or even a home office. Secure gated access to a driveway, that is accessed via the gated





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GROUND FLOOR
1153 sq.ft. (107.1 sq.m.) approx.

1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



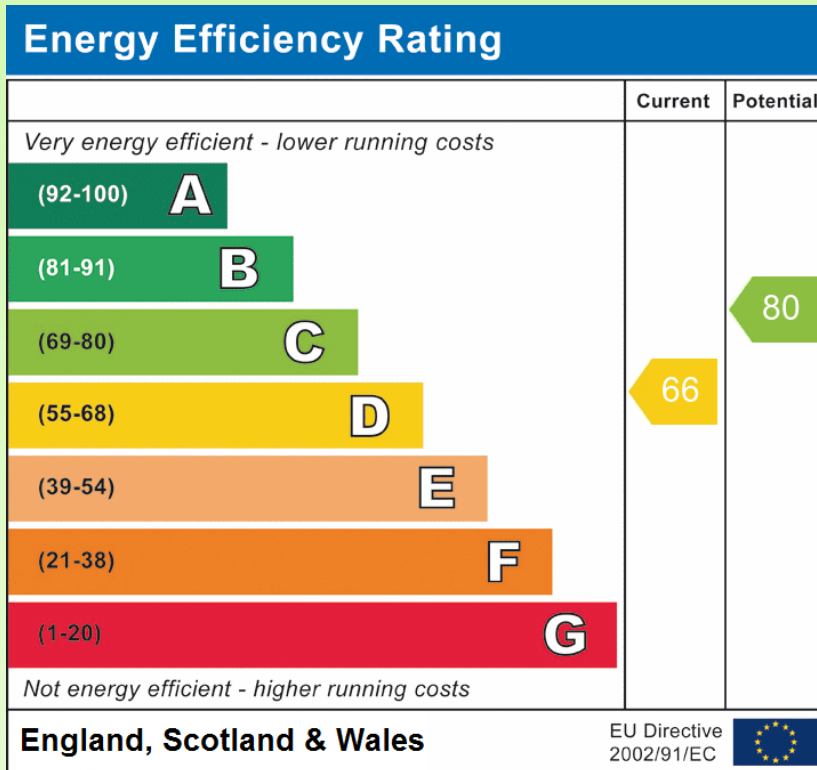
TOTAL FLOOR AREA : 1721 sq.ft. (159.9 sq.m.) approx.

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