



LAWRENCE ROONEY
ESTATE AGENTS

69 Kingsway, Penwortham, Preston,

Lancashire PR1 0ED

£595,000

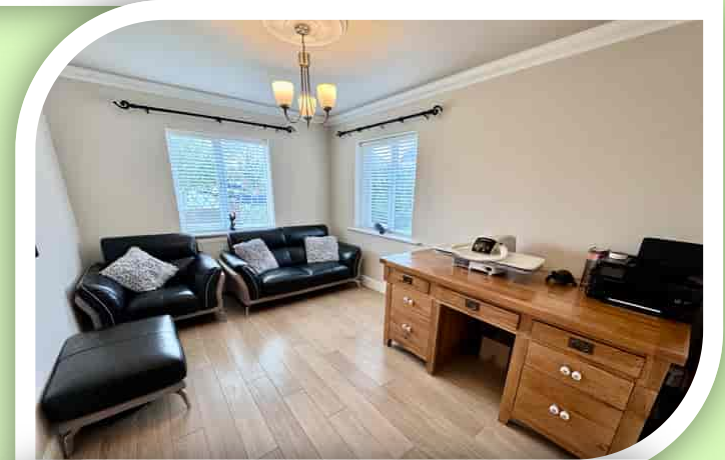
69 Kingsway, Penwortham, Preston, Lancashire, PR1 0ED

**Outstanding family home
offering highly versatile living
accommodation in a sought after
address.**

- Versatile & Spacious Accommodation
- Outstanding Detached Property
- Sought After & Prestigious Location
- Four/Five Bedrooms
- Integral Double Garage
- Extensive Gated Driveway
- Two En-Suites & Bathroom
- Council Tax Band F
- Two / Three Receptions

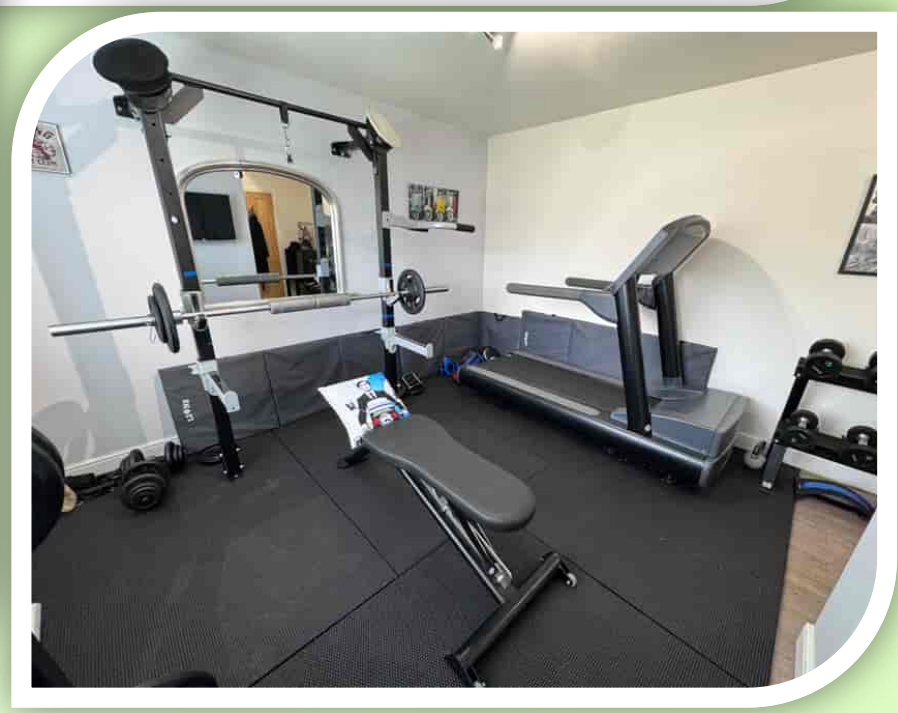
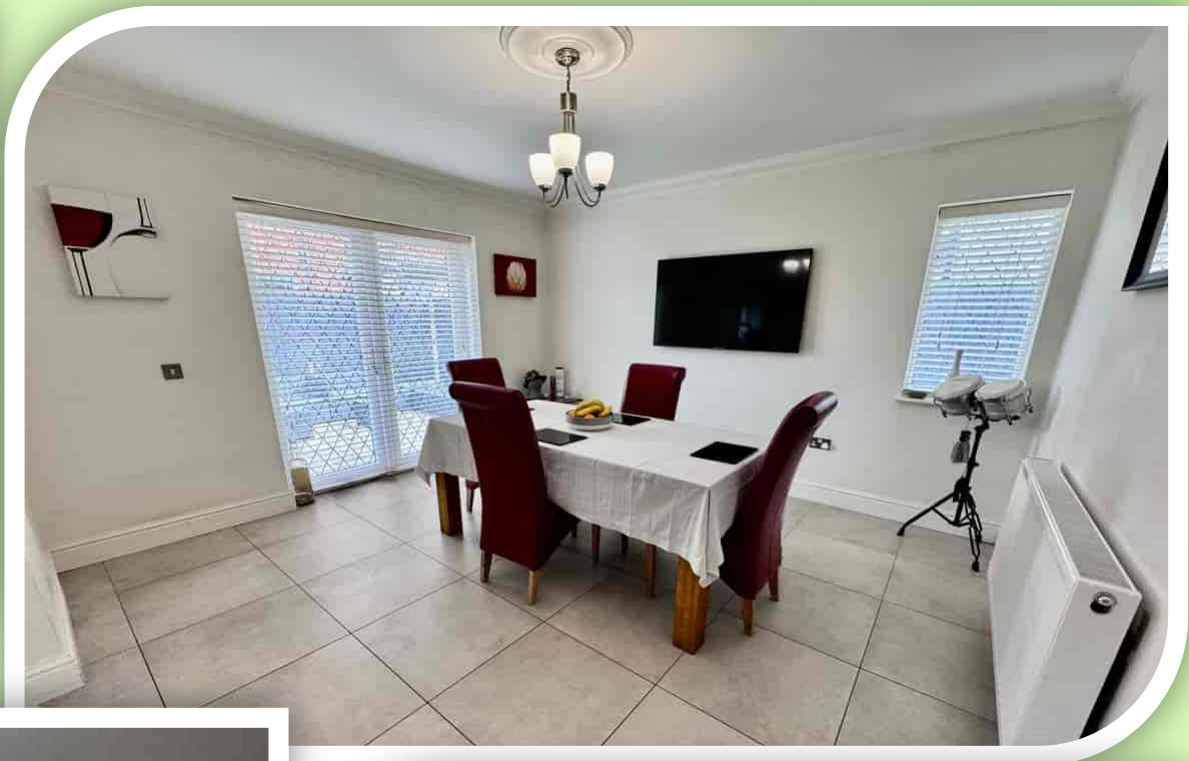
Outstanding family home offering highly versatile living accommodation in a sought after address. Positioned on a generous corner plot within a short walk to the many amenities and services that Penwortham has to offer but also reputable schools and transport links. The well presented living accommodation is arranged over two inviting levels comprising: impressive entrance hallway with galleried landing above, ground floor double bedroom with an en-suite shower room currently utilised as a gym, down the hallway is a reception space ideal as a sitting room or home office or even a further double bedroom, spacious lounge with feature gas fire, formal dining room partially open into a stylish fitted kitchen which is open into a useful utility room that provides access to the integral double garage. At the first floor the galleried landing has built in storage, the main bedroom has fitted wardrobes and an en-suite shower room, there are a further two double bedrooms and modern bathroom. Outside established garden area to the front, side driveway accessed via a remote control gate off Kingsway offers ample off road parking and paved rear garden area. This impressive property is warmed via a gas fired central heating system and benefits from double-glazing throughout.

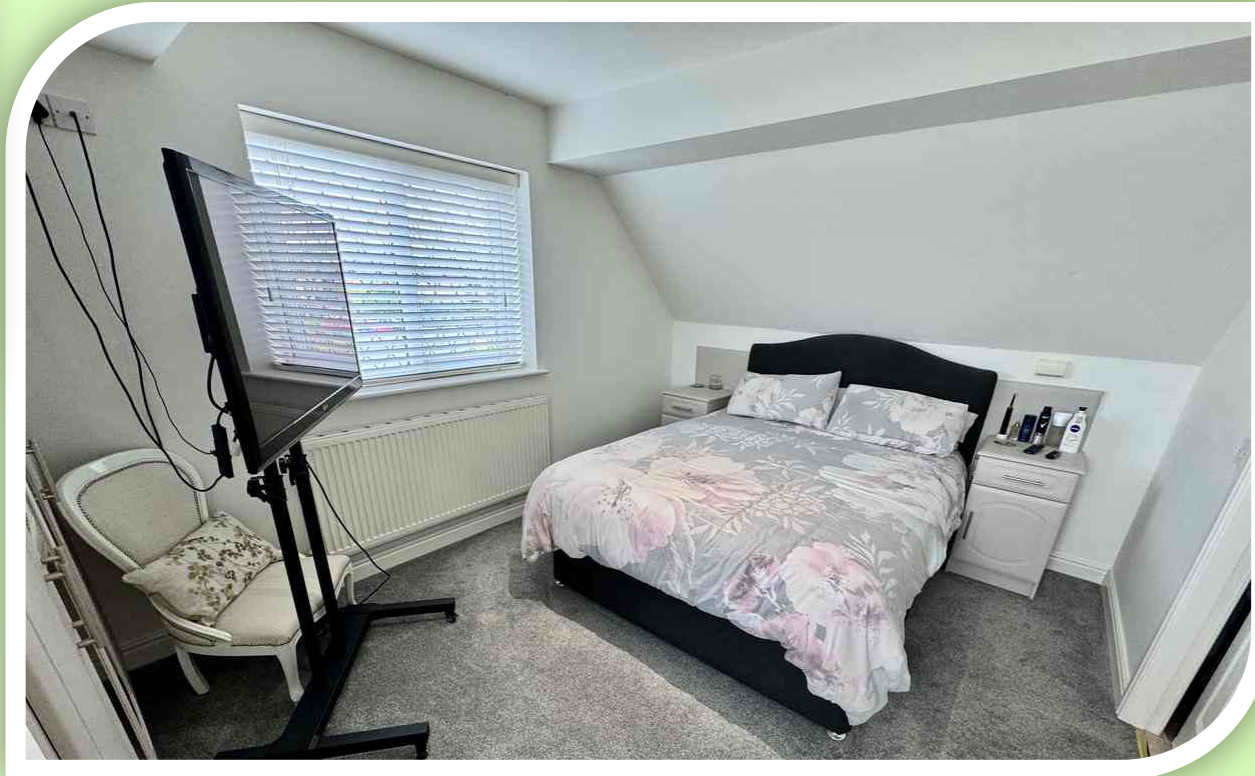
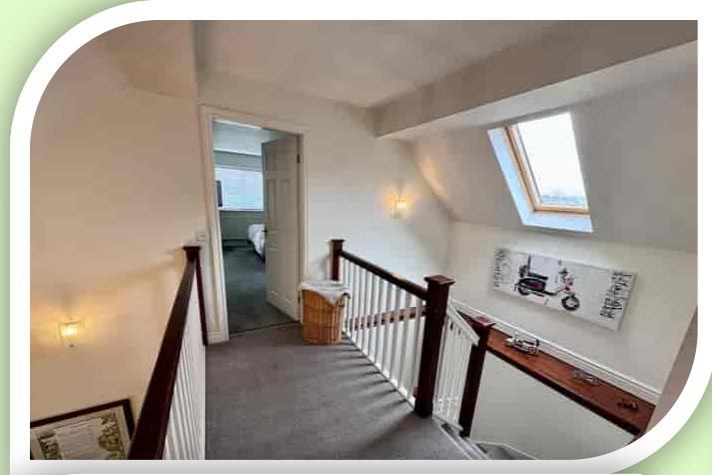




GROUND FLOOR

The accommodation is accessed via the entrance hallway with a stunning Amtico floor and a return staircase ascends to the first floor to a galleried landing above. To the left a ground floor double bedroom with an en-suite shower room is currently utilised as gym. Heading down the hallway, the next room offers a multitude of uses, perfect as a home office, sitting room or even a further ground floor bedroom. The main reception room is the spacious lounge having dual elevation windows and an attractive real flame effect gas fire. A formal dining room has a set of French doors opening out onto the rear patio and a tiled floor, partially open to the modern kitchen that comprises: range of fitted units with Quartz work surfaces to complement, five ring gas burner, inset sink/drain, built in double oven with warming drawer and integrated appliances. Open through to a useful utility room fitted with matching units to that of the kitchen and door leads into the integral double garage.





FIRST FLOOR

Spanning across the first floor are three double bedrooms, em-suite and a stylish modern family bathroom. These private spaces are accessed from the spacious galleried landing that has built in storage and a Velux skylight. The main bedroom affords a range of built in wardrobes, dual elevation windows, radiator and access into a three piece en-suite shower room. Double bedrooms two and three have space for wardrobes, radiators and windows. Between bedrooms two and three is a recently updated family bathroom fitted with a modern white three piece suite, expertly tiled to complement and a Velux skylight.



OUTSIDE

At the front the property the grounds are enclosed with brick wall, access is via a wrought iron gate, the front garden has a lawn and paved pathways, extensive side driveway offers ample off road parking that is accessed via a remote controlled sliding gated off Kingsway. To the rear courtyard, fully enclosed with fencing.

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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Lawrence Rooney Estate Agents
3 Oak Gardens, Longton, Lancashire PR4 5XP
01772614433 info@lawrencerooney.co.uk

www.lawrencerooney.co.uk



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