



LAWRENCE ROONEY
ESTATE AGENTS

5 Ridge Way, Penwortham, Preston,

Lancashire PR1 9XW

£429,950

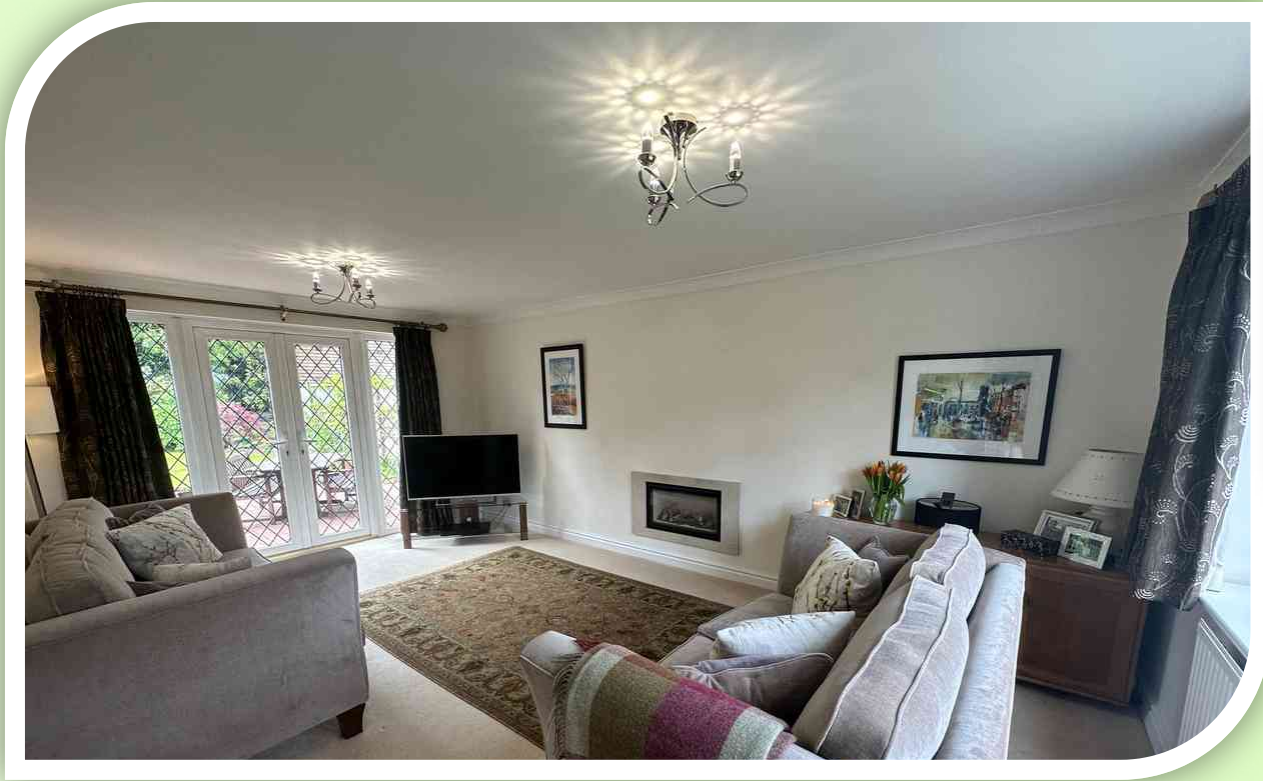
5 Ridge Way, Penwortham, Preston, PR1 9XW

Spacious modern detached family home set within a cul-de-sac with a detached double garage.

- Modern Detached Family Home
- Four Bedrooms
- En-Suite & Bathroom
- Extended & Flexible Accommodation
- Private Rear Garden
- Close To Reputable Schools
- Easy Access To City Centre & Transport Networks
- Council Tax Band F

Very spacious and well presented modern detached property set within a peaceful cul-de-sac. Conveniently positioned for access to reputable schools and access to the city centre, this superb family home offers extended living accommodation arranged over ground and first floors briefly comprising: entrance hallway, cloakroom, office, front to back lounge, sitting/dining room, fitted kitchen, family room, utility room, main bedroom with an en-suite shower room, a further three bedrooms and family bathroom. Outside driveway has off road parking, detached double garage and enclosed and private rear garden. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout.





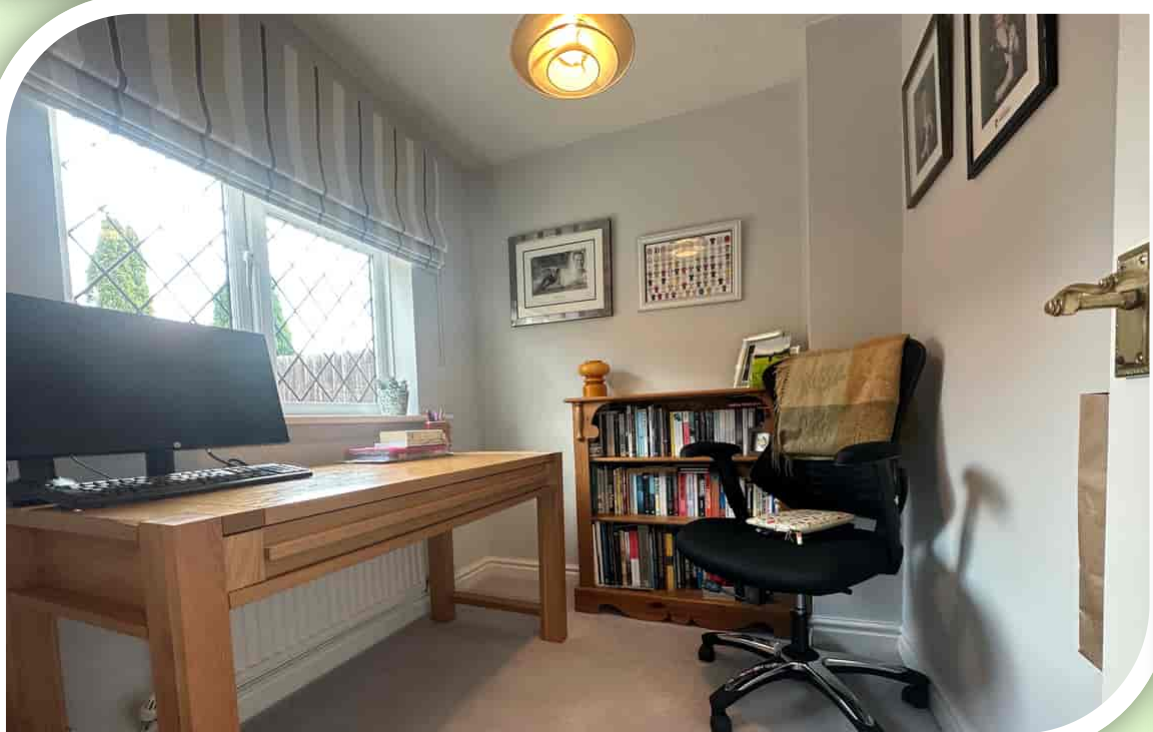
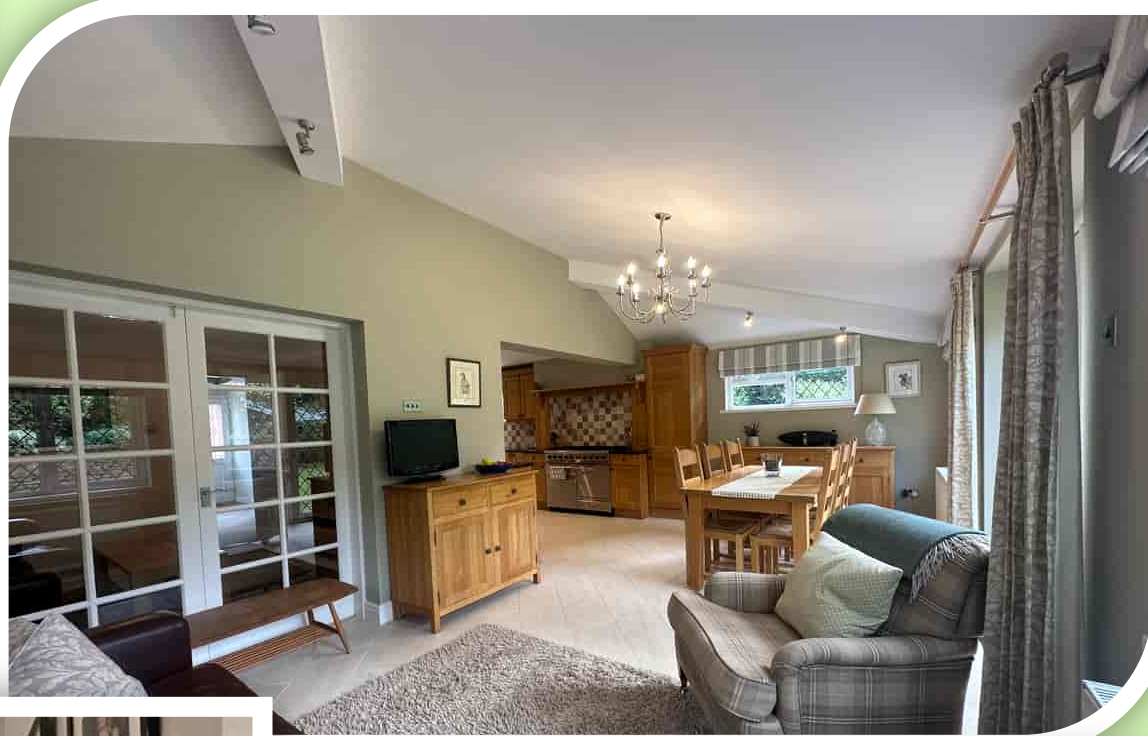
GROUND FLOOR

Access to the property is via the entrance hallway with stairs up to the first floor and access to the reception spaces. To the left is a useful office/study ideal for those who work from home. The principal reception room is the spacious lounge that spans front to the back of the property having a front window, French doors to the rear open out onto the rear garden, hole in the wall style gas fire and coving. The kitchen is fitted with an extensive range of Solid Oak units with granite work surfaces to complement, under set sink, integrated appliances, a Falcon range cooker and access to a useful utility room. Open plan to the kitchen is a large family room with a vaulted ceiling, perfect for the modern family this room has French doors out onto the rear garden and a set of double doors open into a versatile Snug or Playroom.

FIRST FLOOR

Across the first floor there are four bedrooms, stylish en-suite shower room, and a family







bathroom fitted with Villeroy & Boch fittings. The main bedroom is to the rear of the property with a rear window, space for wardrobes and access to a modern three piece en-suite shower room. There are a further three bedrooms, two doubles and a single. The family bathroom is fitted with a three piece suite in white comprising: double end bath, pedestal wash hand basin and low level W.C.

OUTSIDE

To the front paved driveway has off road parking and access to the detached double garage, lawn with shrub border paved pathways and steps up the the front door. The enclosed rear garden offers a high degree of privacy being mainly laid to lawn, block paved patio, stone wall with raised shrub border and mature hedging or timber fencing to the boundaries.

ENTRANCE HALLWAY

CLOAKROOM



OFFICE

7' 9" x 6' 5" (2.36m x 1.96m)

LOUNGE

12' 0" x 18' 5" (3.66m x 5.61m)

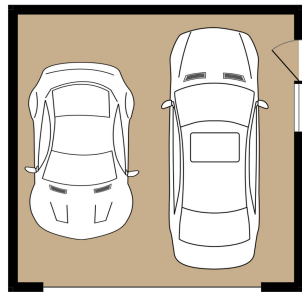
SITTING/DINING ROOM

FAMILY ROOM

21' 1" x 10' 6" (6.43m x 3.20m)

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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PLEASE NOTE: Lawrence Rooney Estate Agents have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			82
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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