



LAWRENCE ROONEY
ESTATE AGENTS

Mortehoe, Marshalls Brow,
Penwortham, Preston, Lancashire

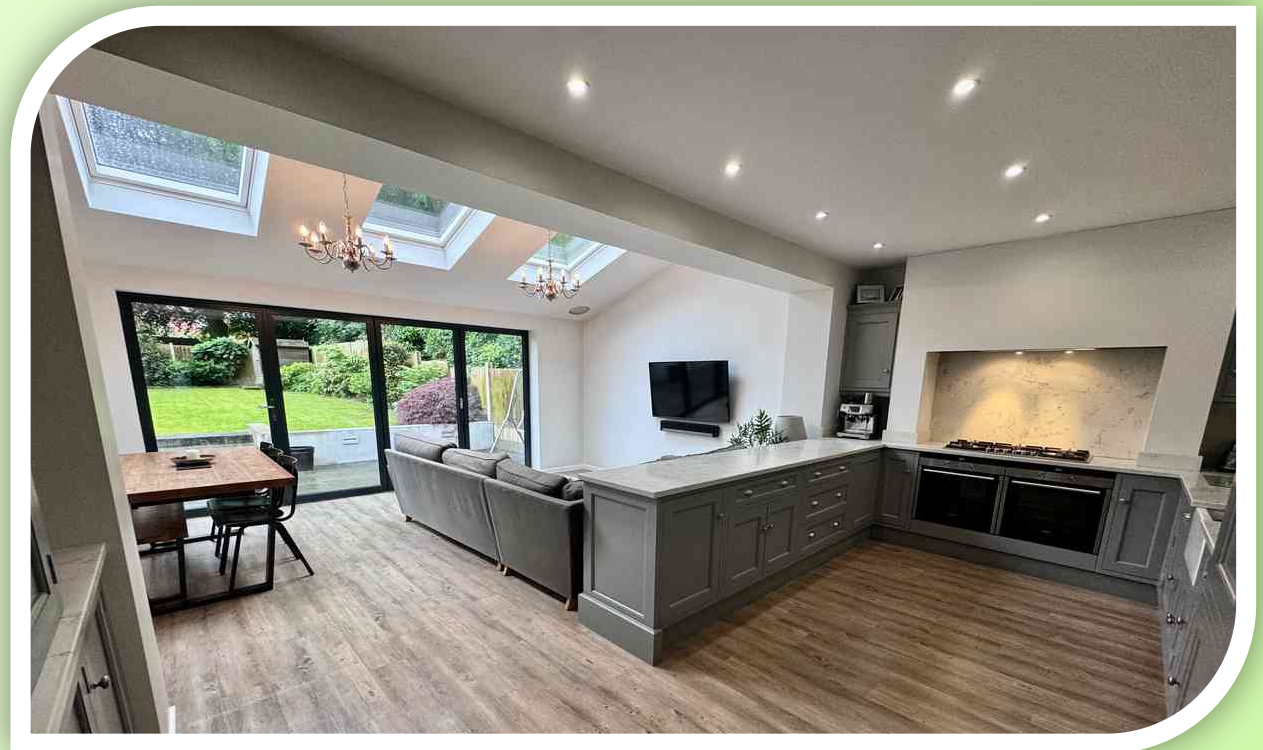
£295,000

**Mortehoe,
Marshalls Brow,
Penwortham,
Preston,
PR1 9JA**

This skilfully extended modern semi-detached property makes the perfect family home as boasts a stunning open plan living kitchen, home office and generous rear garden.

- Skilfully Extended Semi-Detached
- Three / Four Bedrooms
- Generous & Enclosed Rear Garden
- Stunning Open Plan Kitchen & Family Room
- Useful Office
- Attached Garage
- Beautiful & Stylish Presentation Throughout

Very deceptive and skilfully extended modern semi-detached conveniently located for access to the schools and many amenities of Penwortham. This superb family home has living accommodation arranged over ground and first floors briefly comprising: entrance porch, lounge with log burner, Kevin Roper fitted kitchen open into a fantastic family room with bi-fold doors, useful utility room, cloakroom and perfect for those who work from home is a home office or possible a further bedroom. To the first floor there are three bedrooms and a stylish modern bathroom suite. Outside large driveway for parking and access to the attached garage, low maintenance front garden, to the rear generous garden is not directly overlooked and fully enclosed. This property benefits from double-glazing throughout and is warmed via a gas fired central heating system. Viewing is a must to fully appreciate.

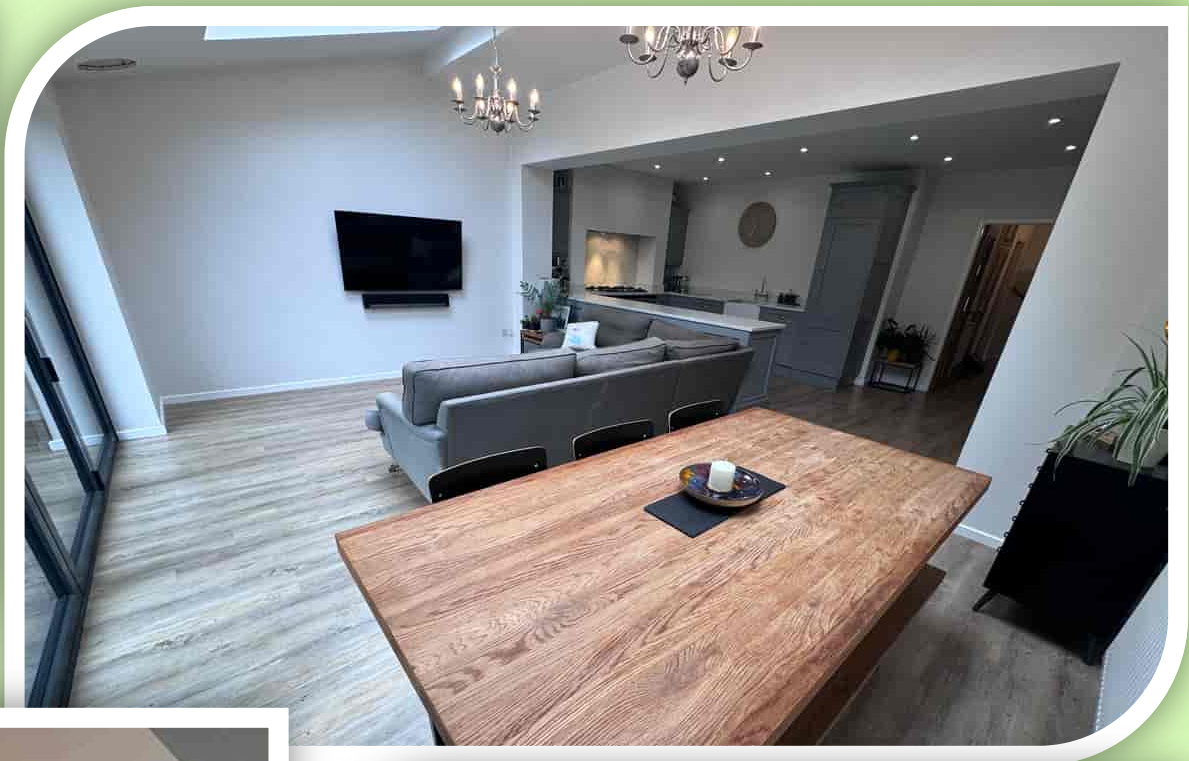


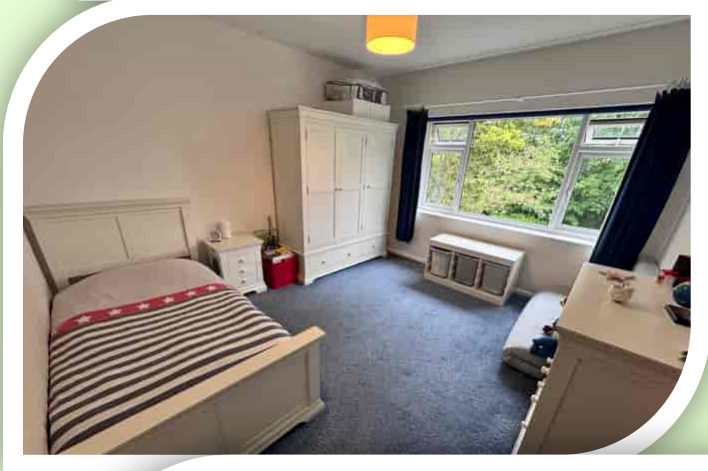


GROUND FLOOR

Access to the property is via the entrance porch and through into the hallway. Stairs with glass panel balustrade leads to the first floor, built in storage and Karndean flooring. To the right the main reception room is the lounge, this relaxing space has a front window, log burning stove and radiator. Across the rear of the property is a truly impressive open plan space with areas for cooking, relaxing, dining or entertaining having a continuation of the Karndean flooring. The Kevin Roper kitchen is fitted with an extensive range of units, Quartz work surfaces with matching up-stands and splash back to complement, recess has an inset six ring gas hob with extractor canopy over, built in twin ovens, Belfast sink, integrated appliances and larder cupboard. Open plan to a fabulous family room with bi-fold doors opening out onto the rear patio, Velux roof lights, two ceiling light points, radiator and Karndean flooring. Off the kitchen is a useful utility room with a external side door, central heating boiler, space for appliances, access to a two piece cloakroom and the office. Perfect for those who work from home or potentially a further bedroom having a rear window and expertly fitted desks.







FIRST FLOOR

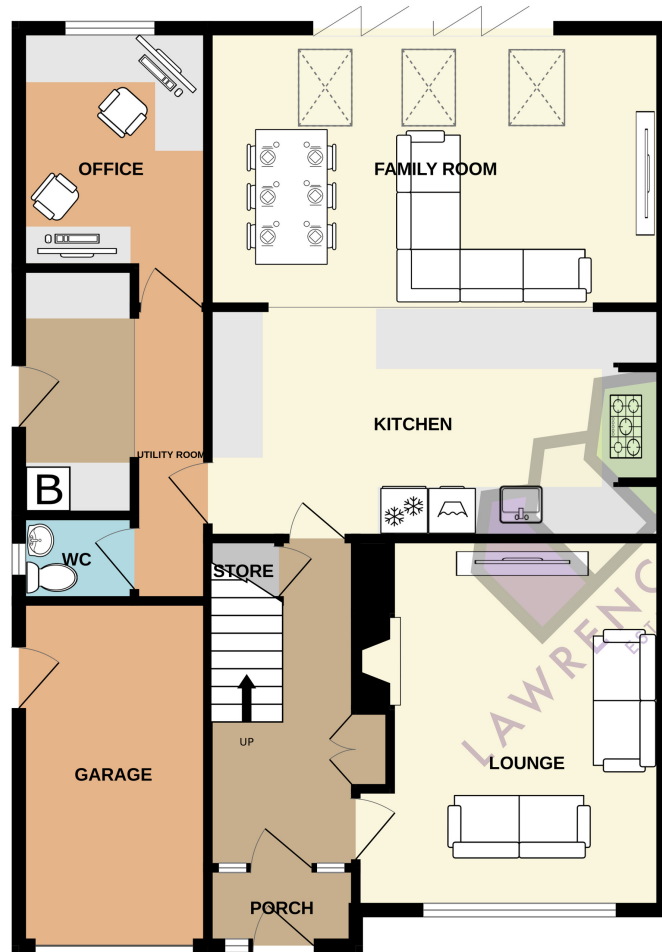
At the first floor the private spaces are accessed via the landing with a glass panel balustrade. The main bedroom is to the rear with a window, radiator and space for wardrobes. The second double bedroom has a front window with a radiator and the third bedroom also has a front window with a radiator. Expertly tiled the bathroom is fitted with a white three piece suite comprising: panelled bath with shower over, wall mounted wash hand basin and low level W.C. Frosted rear window and built in storage.



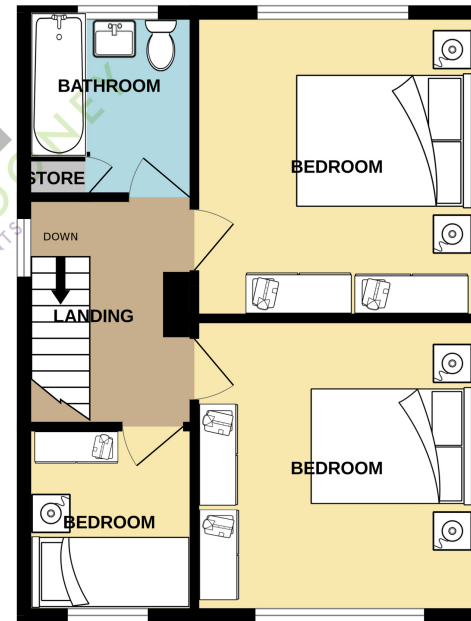
OUTSIDE

To the front the driveway can accommodate three cars and provides access to the attached garage with a remote control roller shutter door. The front also has an artificial lawn, fencing or established hedging to the boundaries. The generous rear garden is fully enclosed featuring a paved patio with low level lighting, lawn with planted border, fencing or mature hedging to the boundaries and is not directly overlooked.

GROUND FLOOR



1ST FLOOR



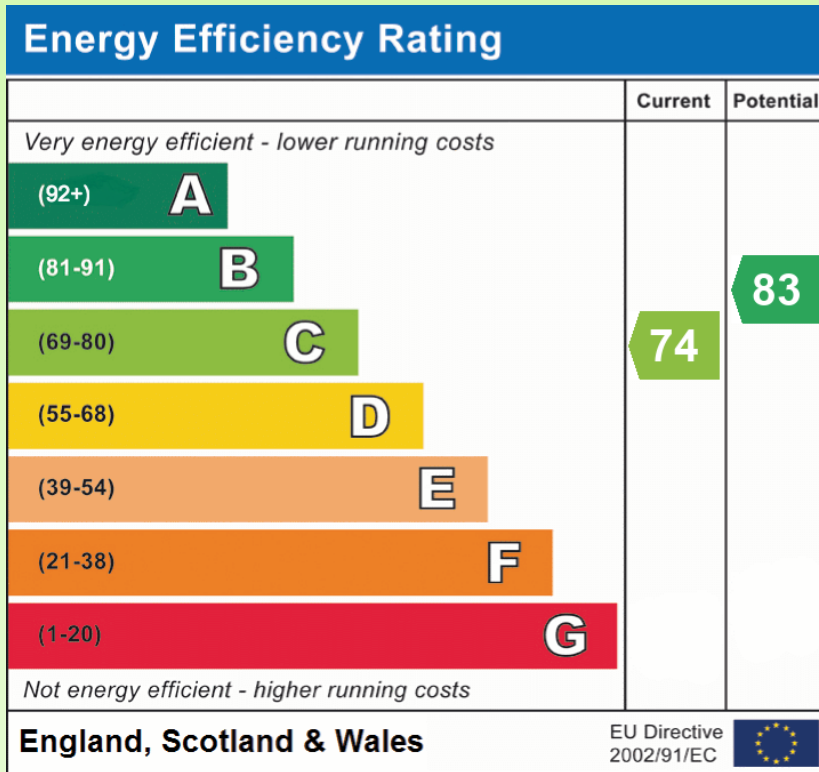
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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