



**LAWRENCE ROONEY**  
ESTATE AGENTS

19 Sibley Drive, Penwortham,  
Preston, Lancashire PR1 9RY

£310,000

# **19 Sibley Drive, Penwortham, Preston, PR1 9RY**

**Modern detached family home positioned within a cul-de-sac conveniently placed for access to amenities, schools and transport networks.**

- Modern Detached Property
- Well Presented Throughout
- Four Bedrooms
- En-Suite & Bathroom
- Garage & Driveway
- Cul-de-Sac Location
- Enclosed Rear Garden & Attached Garage
- Open Plan Living Kitchen

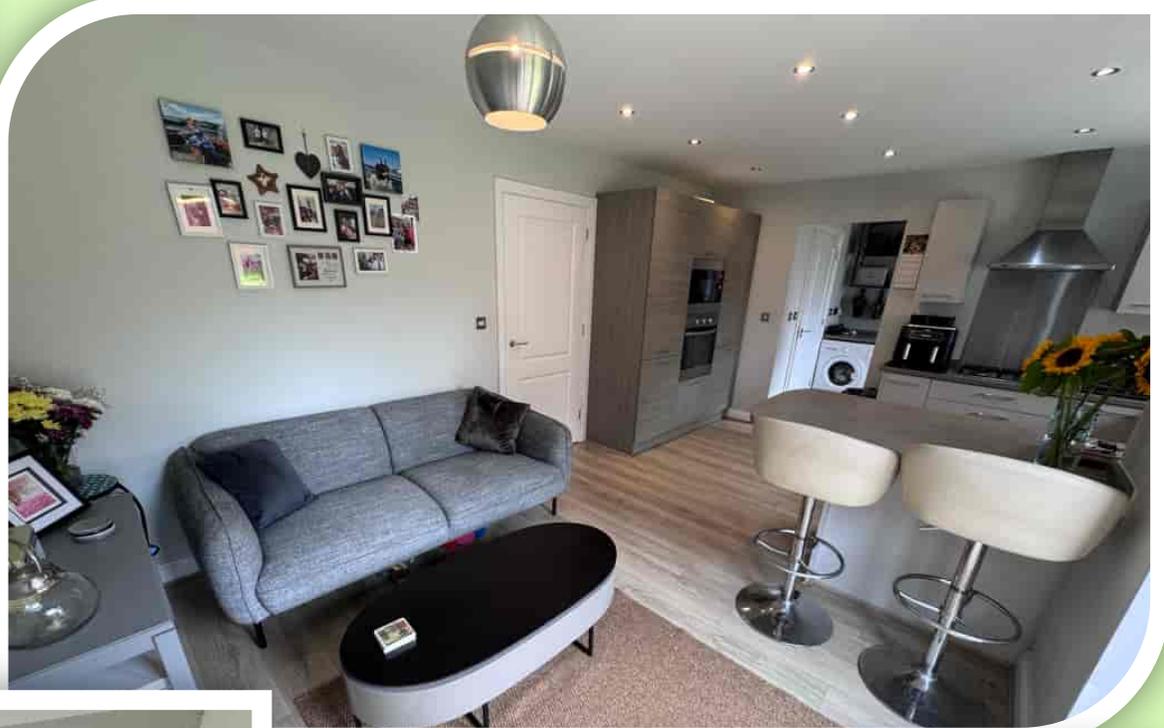
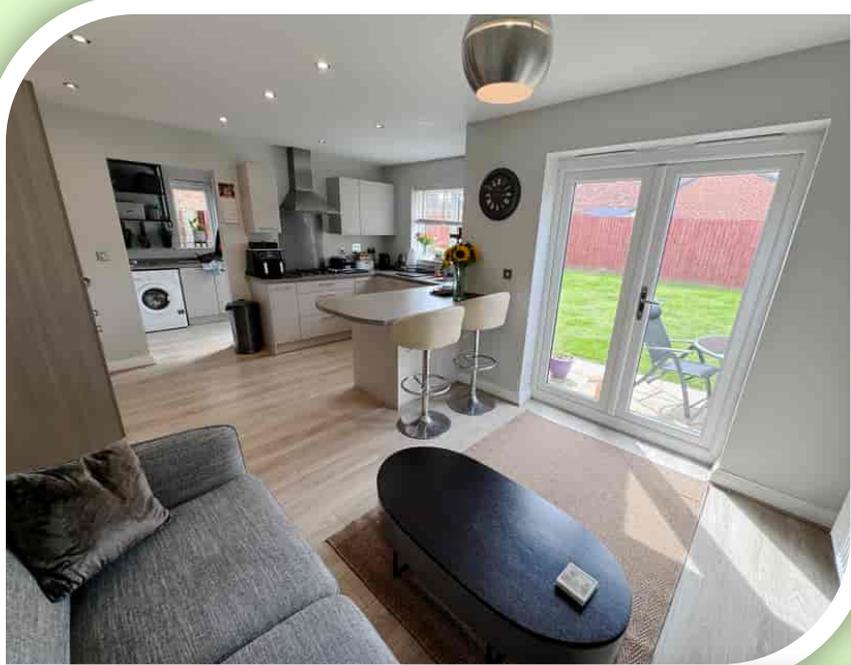
Modern detached property positioned within a cul-de-sac conveniently placed for access to amenities, schools and transport networks. This well presented family home offers living accommodation arranged over ground and first floors briefly comprising: open storm porch, hallway, lounge, open plan living kitchen with spaces for relaxing, cooking, eating and entertaining, utility room, W.C, main bedroom has a three piece en-suite shower room, a further two double bedrooms, single fourth bedroom or study and a three piece family bathroom. Outside driveway can accommodate two/three cars and has access to the garage and to the rear is a fully enclosed garden area. This property benefits from double-glazing throughout and is warmed via a gas fired central heating system.





## GROUND FLOOR

The property is accessed via the hallway that has stairs to the first floor accommodation and internal door into the lounge. This spacious reception space has a front window, under stairs storage, radiator and wood effect flooring. Across the rear of the property the perfect space for modern day family life, the multi functional open plan living kitchen features a fitted kitchen with breakfast bar and integrated appliances, sitting area with French doors out onto the rear garden and opening through to a useful utility room and ground floor W.C.





## FIRST FLOOR

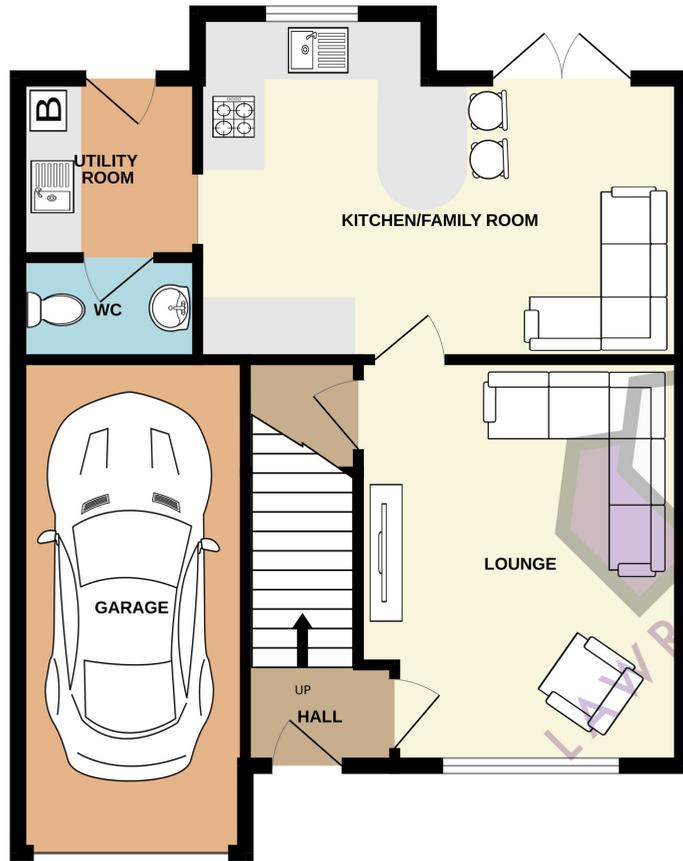
Across the first floor the private spaces comprise: main bedroom with a rear window and access to a white three piece en-suite shower room, two further double bedrooms, single bedroom or study and a three piece family bathroom.



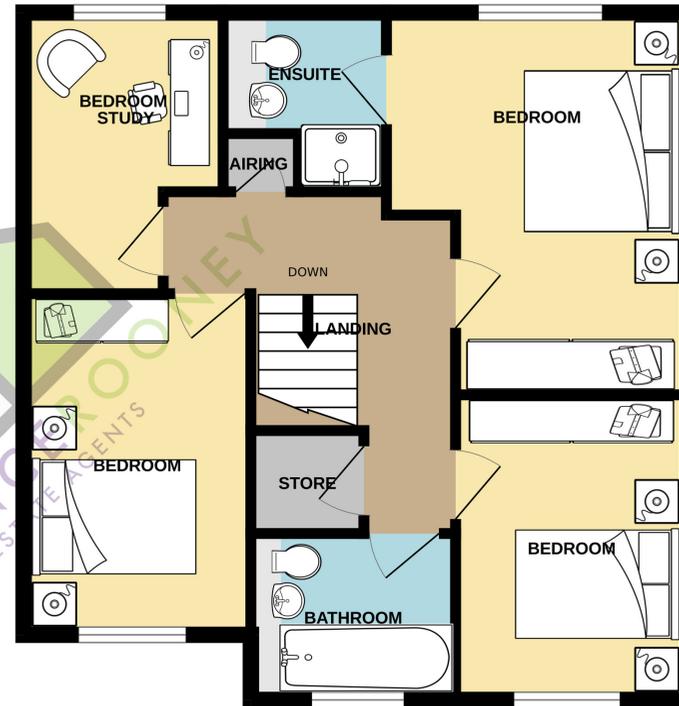
## OUTSIDE

To the front the driveway can accommodate three cars and provides access to the attached garage. At the rear the fully enclosed garden is laid to lawn, paved patio area and fencing to the boundaries.

GROUND FLOOR



1ST FLOOR

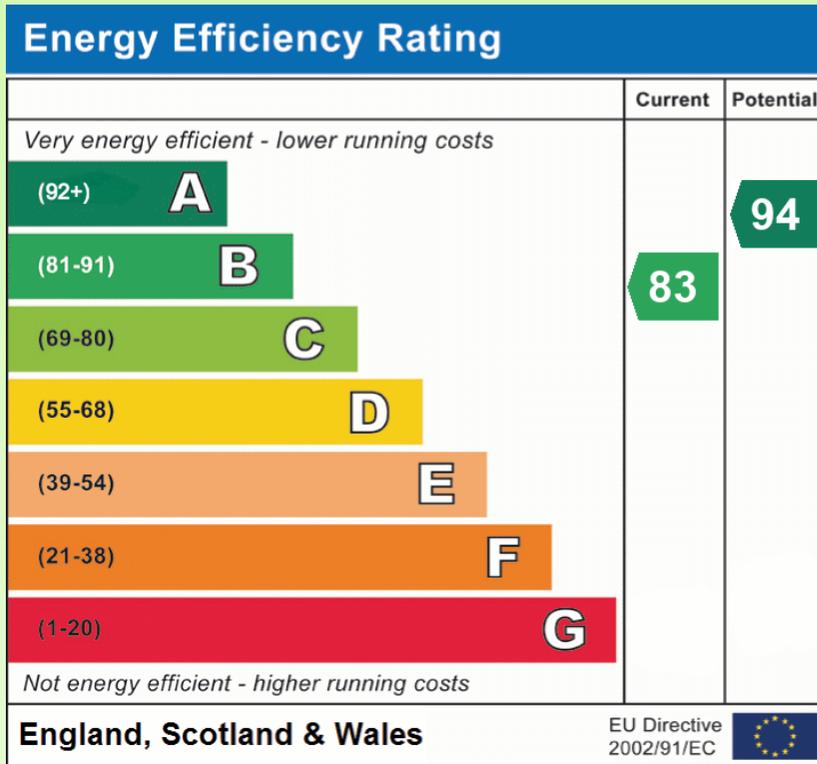


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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