



**McDonald**  
Estate Agents

Blackpool Office  
29 Whitegate Drive, Blackpool, FY3 9AA  
T: 01253 398 498  
E: blackpool@mcdonaldproperty.co.uk

Bispham Office  
81-83 Red Bank Road, Bispham, FY2 9HZ  
T: 01253 351 467  
E: bispham@mcdonaldproperty.co.uk

[www.mcdonaldproperty.co.uk](http://www.mcdonaldproperty.co.uk)

## The Sowerby, St Petersfield's, Preston Road, PR4 0TT

To book your viewing telephone  
McDonald Estate Agents.

Day/Date:

Time:

### £457,950

The Sowerby is a luxury five bedroom detached home, spread over 2.5 levels. An impressive entrance hall leads to a stunning family kitchen/dining area fitted with a German engineered designer kitchen by SieMatic, NEFF kitchen appliances and wine cooler included as standard and completed with stunning feature skylights. French doors lead out to a paved patio and a large garden.



The master bedroom occupies the entire top level of this stunning property with a walk through dressing area leading to a beautiful en-suite. The Sowerby also comes with a detached double garage to give that extra outside space to our largest house type.



- 10 minutes from Preston
- Close links to motorway
- SieMatic Kitchens
- NEFF Kitchen Appliances, double oven with combination microwave and 4 or 5 burner Induction Hob.
- Integrated fridge freezer and dishwasher
- American Oak effect internal doors



**Successfully selling property since 1948.**

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- Bi-Fold Doors
- USB sockets throughout
- Chrome polished downlighters

**About St Petersfield's** : Set within the peaceful location of Inskip and short distance from Preston, Garstang and Motorway Links, St Petersfield's offers the perfect balance of country living for a modern lifestyle.

All Create Homes combine traditional design features and contemporary home comforts, with interiors that are generously proportioned and boasting light, bright living areas.

It's the small things that make a big difference and that's why we've gone the extra mile and included a number of additional features to your Create Home as standard.

(Images are for reference purposes only)

**Directions:** Leave Poulton and travel East along Garstang Road. At the Singleton crossroads traffic lights continue straight ahead into Garstang New Road, and at the next traffic lights turn right into Fleetwood Road. Take the first left, and follow the signposts for the B5269 for 4 Miles to Inskip

**General Disclaimer** : Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements** : Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale. **Photography** : Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances** : Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.



**Are YOU thinking of selling?  
Call McDonald Estate Agents NOW, for your  
FREE market appraisal.**

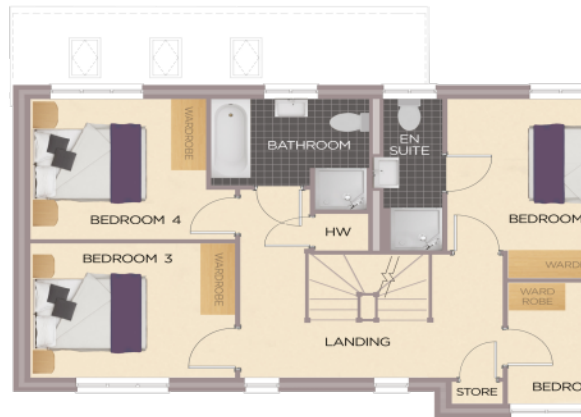
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**GROUND FLOOR**



**Please note:** The floorplan is provided free with our compliments as a guide and for your reference. It should only be used as a representation of the layout of the property. We do not guarantee that it has been drawn accurately to scale.