



LAWRENCE ROONEY
ESTATE AGENTS

School Lane, Longton, Preston,

Lancashire

£234,950

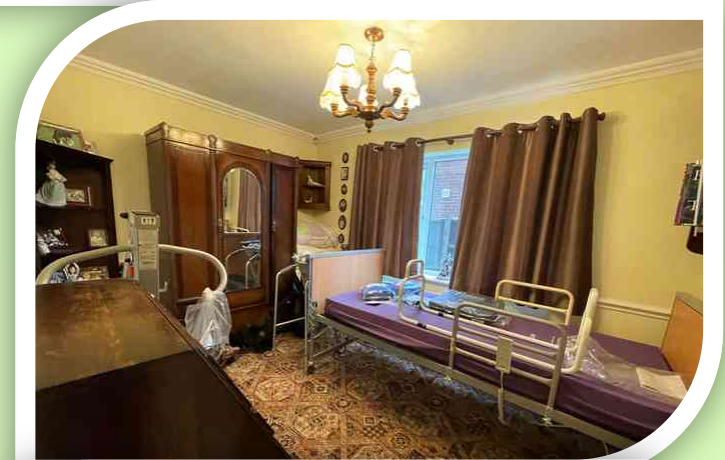
**80 School Lane,
Longton,
Preston,
Lancashire,
PR45ZA**

**Very deceptive and versatile
semi-detached offered for sale
with NO CHAIN DELAY.**

- Extended & Versatile Semi-Detached
- Close To Village Centre & Schools
- Two /Three Bedrooms
- Conservatory
- Detached Garage & Workshop
- Spacious & Deceptive Accommodation
- NO CHAIN DELAY

Very deceptive and versatile semi-detached offered for sale with NO CHAIN DELAY. Positioned within easy reach to Longton village centre, local schools and the 'Brickcroft' nature reserve, this superb family home comprises: entrance hall, lounge, dining room, kitchen, garden room, inner hallway, ground floor bedroom or sitting room and a bathroom. To the first floor second double bedroom, master bedroom with a dressing area and en-suite W.C. Outside driveway at the front has off road parking for two cars, enclosed rear garden, detached single garage with a useful work shop attached to the rear. The property is warmed via a gas fired central heating system and benefits from double-glazing. An internal inspection is a must to fully appreciate this spacious family home.

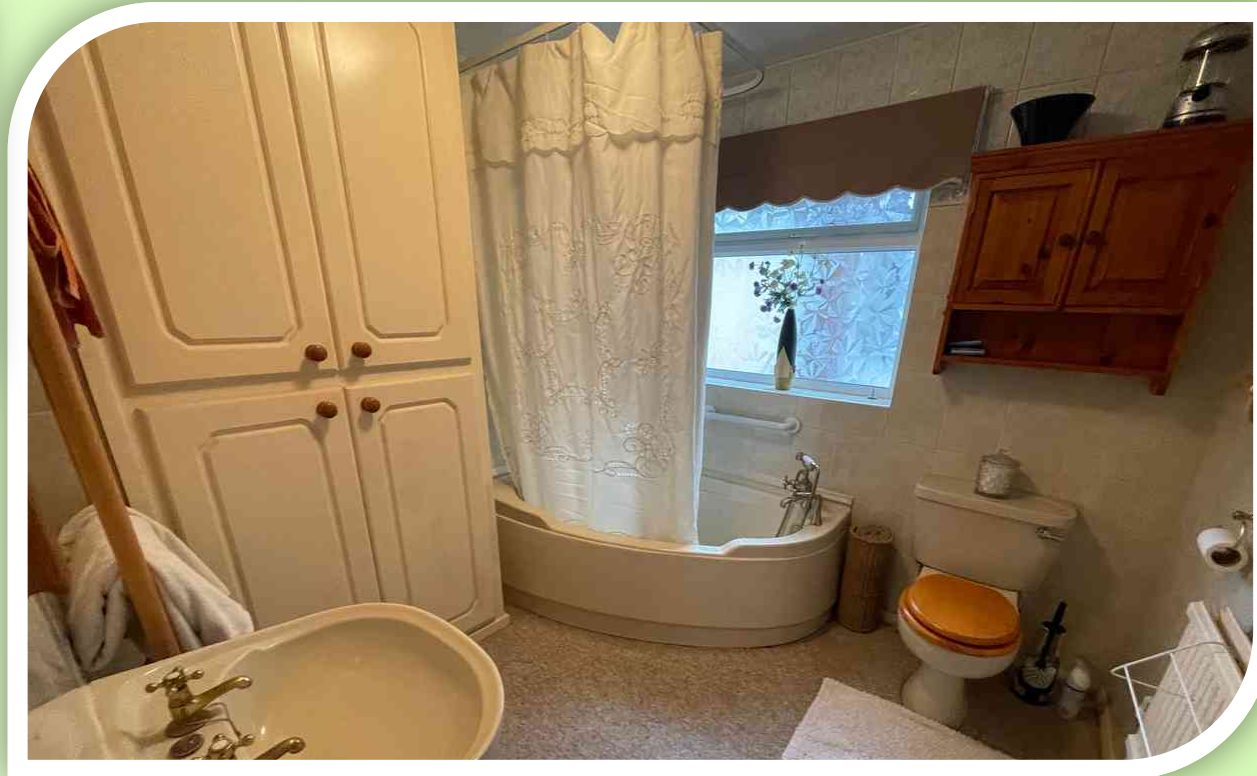




GROUND FLOOR

The accommodation begins with the entrance hallway with built in storage and an inner door into: the spacious lounge has an oriel style front window, brick fireplace, wall light points, door into the inner hallway and open through into the dining room. From the dining room doorway leads back into the inner hallway, feature internal window and door way into the kitchen. The kitchen is fitted with a range of units with inset sink/drainers, work surfaces to complement, built in oven, gas hob, space for appliances, double-glazed side window and sliding patio doors into the garden room. Off the inner hallway a ground floor bedroom or sitting room and the family bathroom.





FIRST FLOOR

Double-glazed side window to the half landing, the master bedroom has built-in wardrobes, double-glazed front window, an open arch leads into a dressing area and en-suite W.C. A further double bedroom has a double-glazed side window.



OUTSIDE

At the front driveway has off road parking for two cars, lawn with planted borders, gated access to further driveway and access to the garage. To the rear the fully enclosed garden is laid to lawn with planted borders, fencing to the boundaries, decking and access to the garage. Attached to the rear of the garage is a useful workshop.

GROUND FLOOR



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