



LAWRENCE ROONEY
ESTATE AGENTS

87 Chapel Lane

Longton

Preston

Lancashire

PR4 5WA



A delightful detached true bungalow located in the village of Longton offered for sale with NO CHAIN DELAY. Positioned within easy reach to the village amenities and transport links, the extended accommodation briefly comprises: central entrance hall, lounge, dining room, breakfast kitchen, two double bedrooms and a bathroom. Outside an attached single garage has driveway access and the generous rear garden backs onto fields featuring an extensive patio. The property is warmed by a gas fired central heating system and benefits from double-glazing throughout. An ideal opportunity for those wanting to downsize their accommodation and an internal inspection is strongly advised.

£260,000

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

Entrance Hallway

External front door recessed spotlights and radiator.

Lounge

12' 4" x 11' 3" (3.76m x 3.43m)

Double-glazed bay window to the front elevation, gas fire with a marble hearth and radiator.

Bedroom One

12' 4" x 11' 3" (3.76m x 3.43m)

Double-glazed bay front window, two wall light points, alcove lighting and radiator.

Bedroom Two

12' 4" x 11' 0" (3.76m x 3.35m)

Double-glazed french doors to the rear elevation and radiator.

Bathroom

A modern white three piece suite comprising: a panelled shower bath, vanity unit incorporates a wash hand basin and a concealed cistern W.C. Double-glazed frosted rear window, radiator, recessed spotlights, panelled walls to complement and a heating mirror.

Dining Room

10' 9" x 10' 4" (3.28m x 3.15m)

Shaped double-glazed rear window, tiled floor, built in storage cupboard and four wall light points. Step down and open to:

Kitchen

11' 5" x 8' 4" (3.48m x 2.54m)

Fitted with wall and base units with breakfast and work surfaces to complement. Glazed peninsula unit, inset sink/drain, built in oven, inset gas hob with extractor over, double-glazed side and rear windows, recessed spotlights, radiator, tiled floor and external side door.

Garage

9' 11" x 13' 5" (3.02m x 4.09m)


A single attached garage having an up and over front door, power and light points, side window and central heating boiler.

Gardens

To the front, fence to the front boundary, driveway and gated access to the rear. The generous rear garden has open fields beyond the rear boundary, being laid to lawn with an extensive paved patio ideal for outdoor entertaining. Mature planted borders are planted with shrubbery and trees for screening. Fencing to the boundaries.

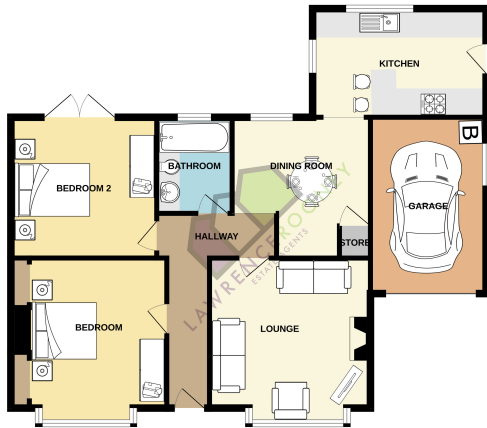


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall and ceiling heights and room areas are approximate and are not intended to be used for any purpose other than a guide. The floor plan is intended to provide a general impression of the layout and is not intended to be used for any purpose other than a guide. The floor plan is intended to provide a general impression of the layout and is not intended to be used for any purpose other than a guide. The floor plan is intended to provide a general impression of the layout and is not intended to be used for any purpose other than a guide.

L A W R E N C E R O O N E Y



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