



LAWRENCE ROONEY
ESTATE AGENTS

5 Clifford Avenue, Longton, Preston,

Lancashire PR4 5BH

£349,500

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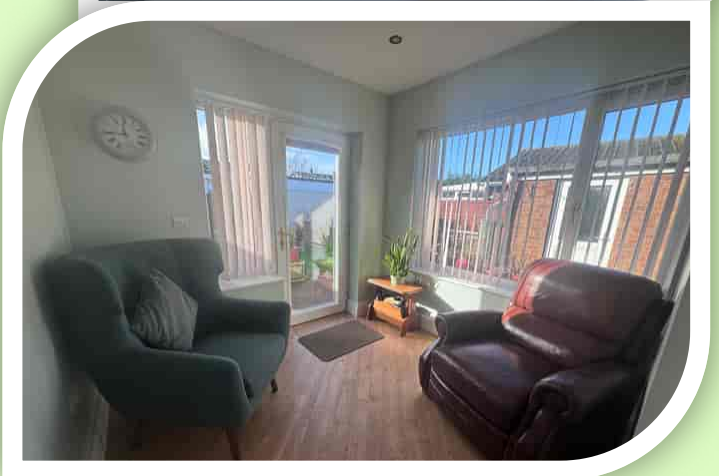
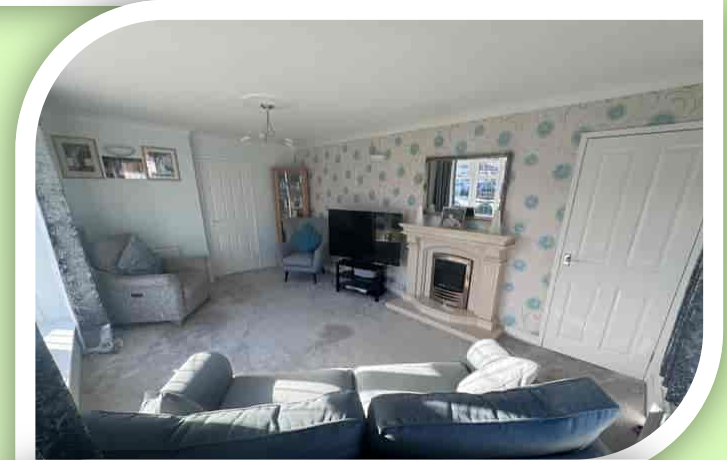
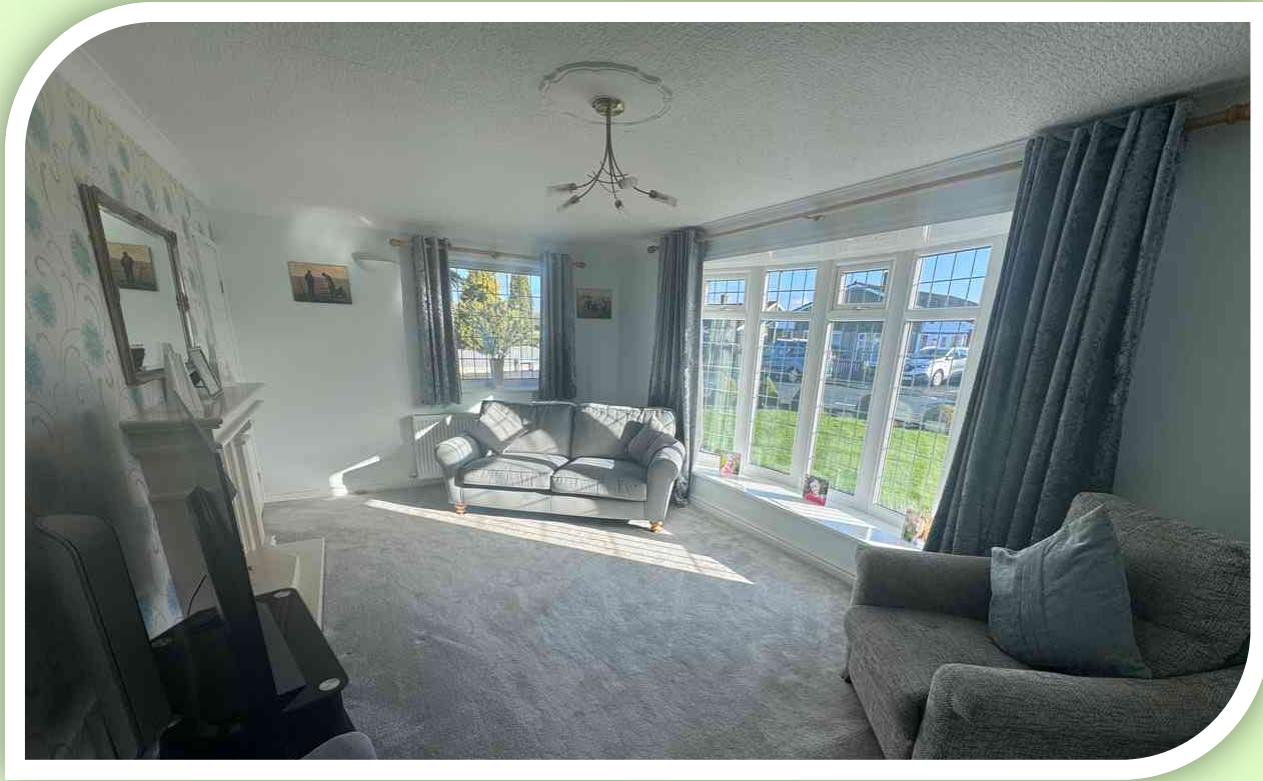
Delightful detached true bungalow sat on a generous corner plot offered for sale with NO CHAIN DELAY.

- Detached True Bungalow
- Three Bedrooms
- Convenient Village Location
- Extended & Flexible Accommodation
- Open Plan Dining Kitchen
- Garden Room
- Beautiful & Established Gardens
- NO CHAIN DELAY
- Generous Corner Plot
- Council Tax Band C

Delightful detached true bungalow sat on a generous corner plot offered for sale with NO CHAIN DELAY. Beautifully presented and maintained this superb bungalow is all but a short walk from Longton village centre and the many shops and services it offers, the accommodation comprises: entrance porch, hallway, spacious lounge with feature oriel window, dining room open plan into a modern fitted kitchen, garden room, main bedroom has fitted wardrobes, second double bedroom, modern shower room and a third bedroom could also be utilised as an office. Outside there are two driveways, established front and side garden areas, enclosed rear garden and a detached single garage. This bungalow is warmed via a gas fired central heating system and benefits from double-glazing throughout. Early viewing is highly advised to fully appreciate.

(In accordance with the 1979 Estate Agent Act we declare the vendor of this property is a family member of Lawrence Rooney Estate Agents)

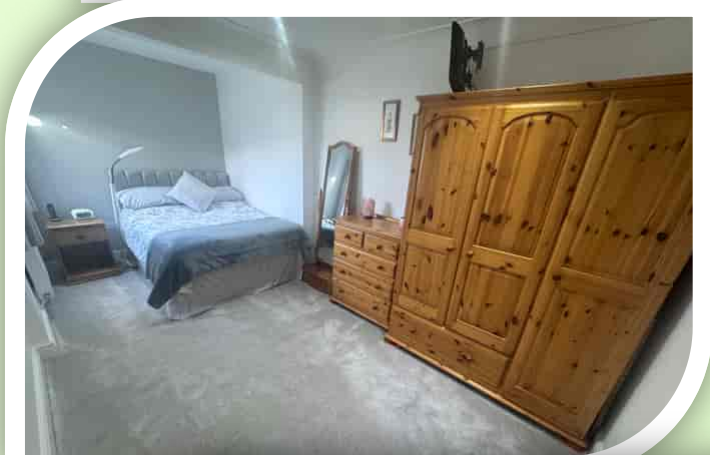
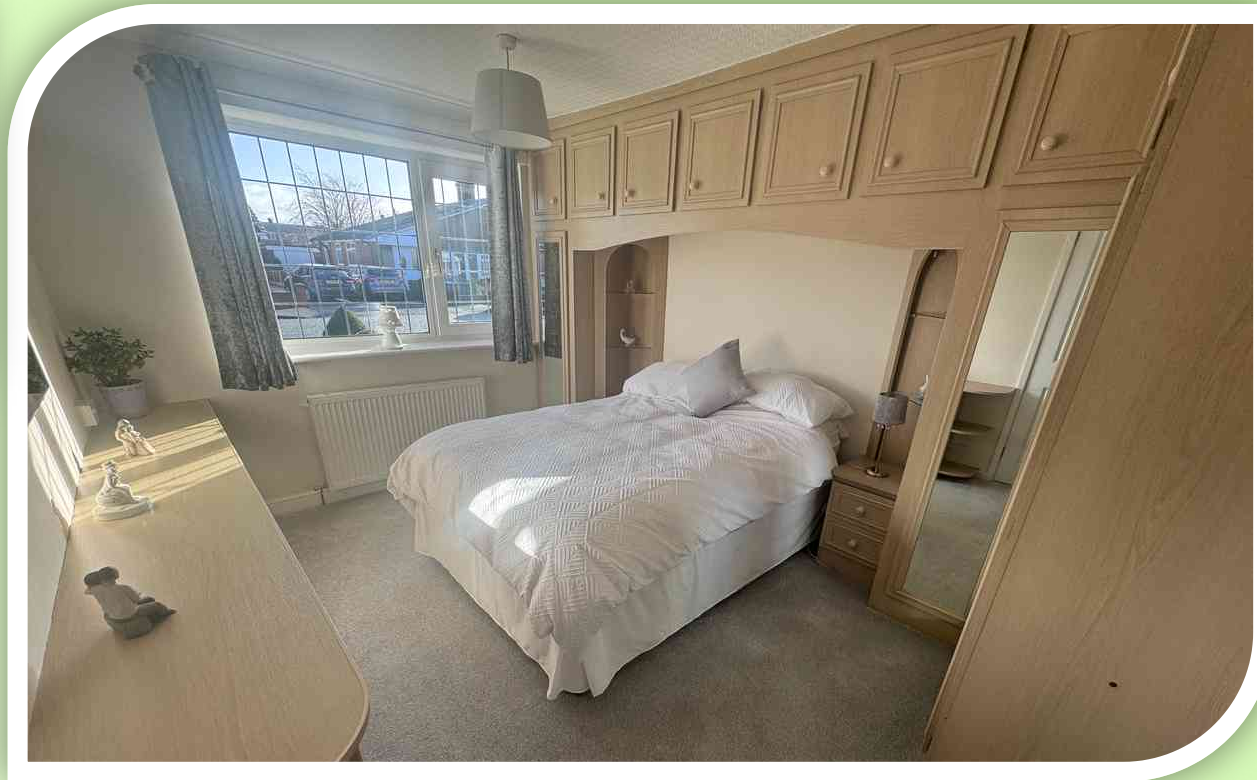




RECEPTION SPACES

The accommodation is accessed via the entrance porch with an inner door into the hallway. Turning to the right the lounge is the principal reception room featuring a deep oriel style front window, further side elevation window, fire within an ornate surround, wall light points and two radiators. Doorway through to a dining room with a side window and tiled floor that flows through into the kitchen, fitted with an extensive range of high gloss finish units, contrasting work surfaces to complement, inset sink/drain, gas hob, built in oven, integrated fridge/freezer, space for a washing machine and a side window. A set of French doors open into a garden room, the perfect room to relax in having a gas heater, dual elevation windows, external door out onto the rear garden and wood effect Karndean flooring.





PRIVATE SPACES

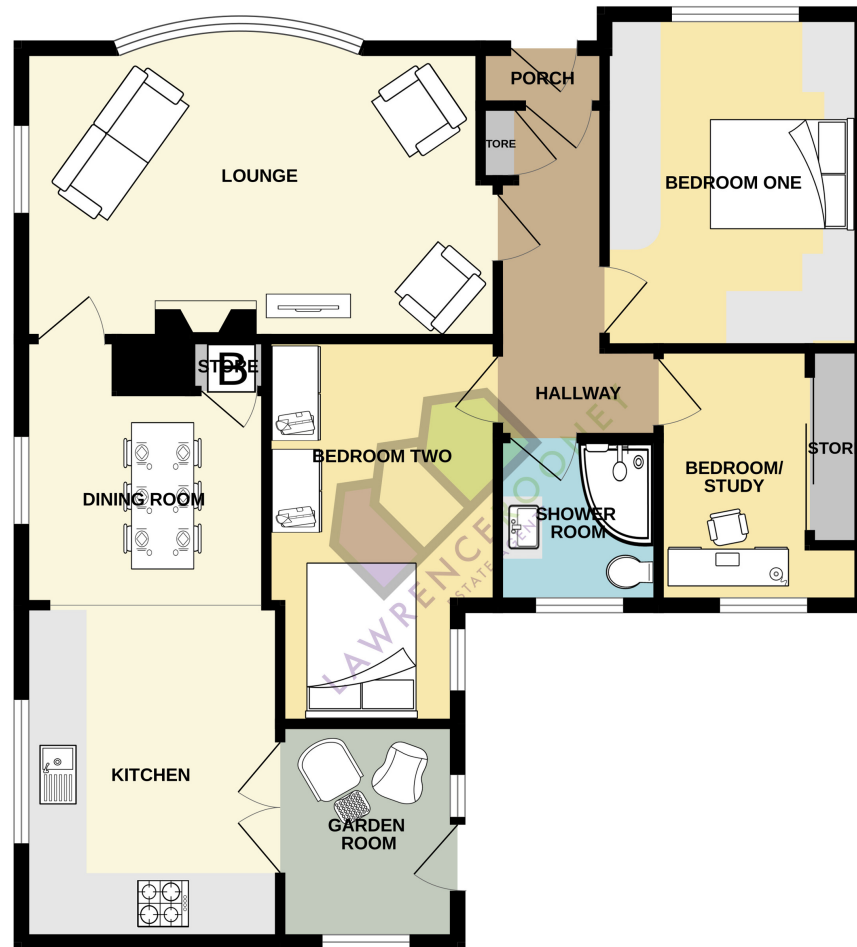
The main bedroom is to the front of the property with a radiator, front elevation window, a range fitted wardrobes, drawers, dressers, matching bedsides and top boxes. A second double bedroom has a side window and a useful dressing area. Ideal as a study or a third bedroom that has a rear window, radiator and built in wardrobes with sliding mirrored doors. The stylish modern shower room comprises: step in shower cubicle, vanity units with wash hand basin and low level W.C. Frosted rear window, radiator and expertly tiled to complement.



OUTSIDE

To the front and side elevations are established lawned gardens with planted borders, resin bound driveway and pathways, further resin bound driveway is accessed from Applesike and has access to the detached single garage. The rear garden is fully enclosed with resin bound patio, lawn, and a paved patio with a summer house.

GROUND FLOOR

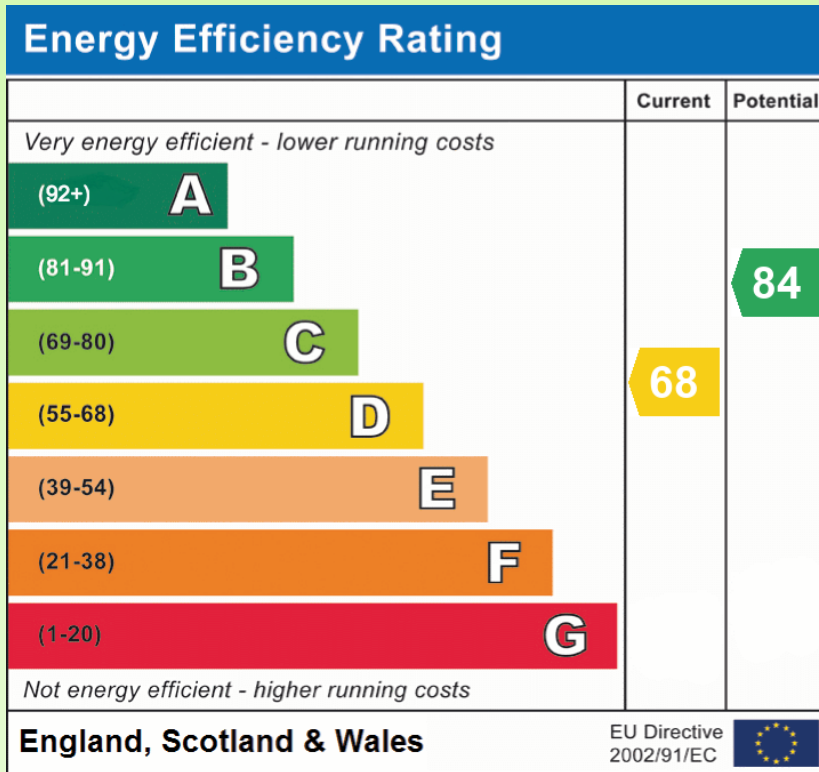


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Lawrence Rooney Estate Agents
 3 Oak Gardens, Longton, Lancashire PR4 5XP
 01772614433 info@lawrencerooney.co.uk

www.lawrencerooney.co.uk



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