



LAWRENCE ROONEY
ESTATE AGENTS

2 Regency Gardens, New Longton,
Preston, Lancashire PR4 4ZU

£499,995

2 Regency Gardens, New Longton, Preston, PR4 4ZU

Spacious modern detached property positioned within a popular cul-de-sac close to the reputable primary schools and village amenities.

- Spacious Modern Detached Property
- Five Bedrooms
- Three Bathrooms (Two En-Suite)
- Sought After Village Location
- Very Well Presented Throughout
- Two Garages & Double Driveway
- Enclosed Rear Garden
- Two Reception & Study

Spacious modern detached property positioned within a popular cul-de-sac close to the reputable primary schools and village amenities. Beautifully presented throughout this Cambridge design built by Wain Homes offers spacious a versatile living accommodation arranged over two levels briefly comprising: open storm porch, hallway, cloakroom, useful study/office, modern fitted kitchen, utility room, separate dining room, lounge with a rear bay and French doors out onto the rear garden. To the first floor the main bedroom has access to a four piece en-suite bathroom, the second double bedroom is serviced by a three piece en-suite shower room, a further two double bedrooms, single bedroom and a family bathroom. Outside to the front, double width driveway, two garages, garden area and the fully enclosed rear garden has raised planters and enjoys a south westerly aspect. This superb family home is warmed via a gas fired central heating system and benefits from double-glazing throughout.





GROUND FLOOR

Access to the property is taken via the open storm porch into the entrance hallway having stairs up to the first floor and access to the ground floor accommodation. Immediately to the right is a two piece cloakroom and next a useful study or home office with fitted desk. The breakfast kitchen is fitted with an excellent range of modern units, work surfaces to complement, built in double oven, five ring gas burner with extractor canopy over, inset sink/drainer, tiled floor, rear window, integrated dishwasher and fridge/freezer. Off the kitchen is a utility room fitted with matching units to that of the kitchen, inset sink/drainer, external side door and space for laundry appliances. Off the hallway double doors open into a formal dining room having a rear window and radiator. At the rear of the property the principal reception room is the spacious lounge featuring a rear bay with French doors opening out onto the rear garden, gas fire set into a stone surround, coving and two radiators.







FIRST FLOOR

Across the first floor there are five bedrooms, two en-suite and a family bathroom. The generously proportioned main bedroom has a front window, radiator, ample space for wardrobes and access to a four piece en-suite bathroom. The second double bedroom is at the rear of the property offering a pleasant view over the rear garden and serviced via a three piece en-suite shower room. A further two double bedrooms are to the rear of the property and smallest of the bedrooms is currently utilised as a dressing room. The family bathroom is fitted with a three piece suite in white.

OUTSIDE

Outside, to the front lawned garden area, a double width driveway has off road parking and access to the two garages. The fully enclosed rear garden is mostly laid to lawn with decking platform ideal for outdoor entertaining, paved patio, fencing to the boundaries and raised



OUTSIDE

Outside, to the front lawned garden area, a double width driveway has off road parking and access to the two garages. The fully enclosed rear garden is mostly laid to lawn with decking platform ideal for outdoor entertaining, paved patio, fencing to the boundaries and raised planters.

GROUND FLOOR



1ST FLOOR

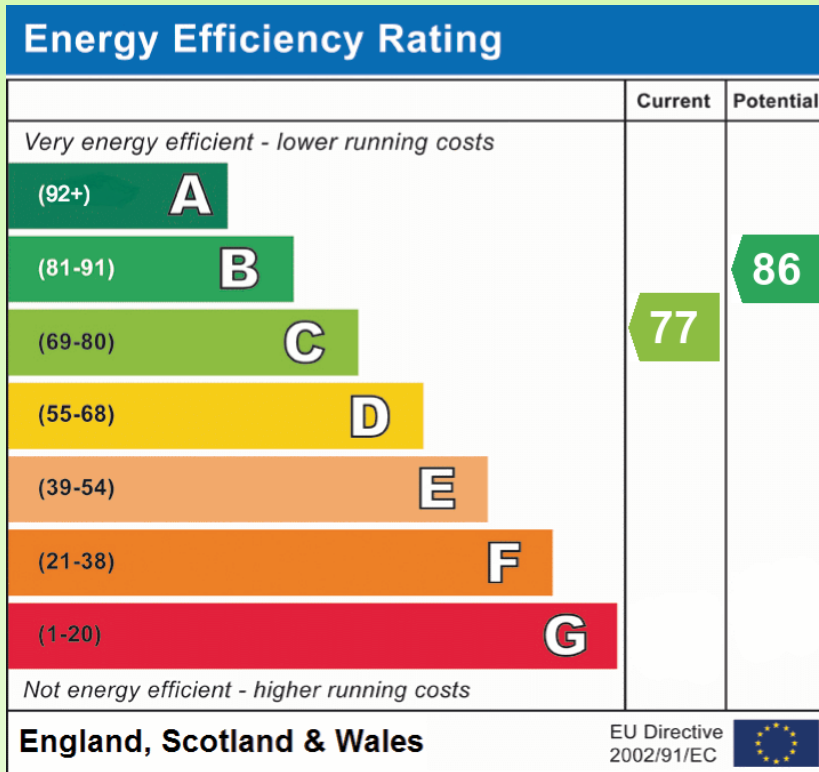


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2024

Lawrence Rooney Estate Agents for themselves and the vendors of this property whose agents they are give notice that:

1. All plans, descriptions, dimensions, references to condition, suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or other appliances at the property have not been tested nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof.
4. All correspondence (whether marked or not) and all discussions with Lawrence Rooney Estate Agents and or their employees regarding the property referred to in these particulars are subject to contract.
5. No Person in the employment of Lawrence Rooney Estate Agents has any authority to make any representations or warranty whatsoever in relation to this property.
6. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property.

PLEASE NOTE: Lawrence Rooney Estate Agents have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.



Lawrence Rooney Estate Agents
 3 Oak Gardens, Longton, Lancashire PR4 5XP
 01772614433 info@lawrencerooney.co.uk

www.lawrencerooney.co.uk



OPEN 7 DAYS A WEEK