



**LAWRENCE ROONEY**  
ESTATE AGENTS

86 Station Road, New Longton,  
Preston, Lancashire PR4 4ZD

£295,000

# **86 Station Road, New Longton, Preston, PR4 4ZD**

**Charming and extended traditional semi-detached property offered sale with NO CHAIN DELAY boasting a generous rear garden and detached home office.**

- Charming Traditional Semi-Detached
- Central Village Location
- Close To A Reputable Primary School
- Detached Home Office
- Three Bedrooms & Wet Room
- NO CHAIN DELAY
- Modern Fitted Breakfast Kitchen
- Generous Rear Garden
- Extensive Driveway & Detached Garage

This charming traditional semi-detached property is ideally placed for access to the reputable primary school and village amenities of New Longton. Offered for sale with NO CHAIN, this property would make the perfect family home as offers three bedrooms, generous rear garden, detached home office and an open plan kitchen. The living accommodation is arranged over ground and first floors briefly comprising: entrance porch, hallway, bay fronted lounge, dining/sitting room open into a fitted breakfast kitchen, utility room and a ground floor W.C. To the first floor there are three good sized bedrooms and a wet room. Outside the property has an extensive driveway, generous and fully enclosed rear garden, a former detached garage has been converted into a home office and a substantial garden store. Warmed via a gas fired central heating system this property also benefits from double-glazing throughout. Viewing is highly recommended.







## GROUND FLOOR

The accommodation begins with the entrance porch with an inner door into the hallway having stairs up to the first floor. To the right the bay fronted lounge is the principal reception space warmed by a gas fire with a wood surround and radiator. The next reception room is a dining or sitting room having laminate flooring, gas fire in a brick surround, radiator, there is a side door into the fitted kitchen and also an opening through into the breakfast area. The kitchen is arranged in two parts offering an extensive range of fitted units, work surfaces and breakfast bar to complement, inset sink/drain, further inset food preparation sink, hob, built in double oven, space for appliances, French doors open out onto the rear garden and the vaulted ceiling features a large skylight flooding this space with natural light. Just of the kitchen is a useful utility room and W.C.







## FIRST FLOOR

To the first floor there are three good sized bedrooms and a modern wet room. The main bedroom is to the front of the property having a front window, radiator and built in alcove wardrobe. The second double bedroom is to the rear of the property having a rear window, radiator and built in wardrobe. A good sized third bedroom has a front window and radiator. A modern wet room comprises: wet shower area with glass screen, pedestal wash hand basin and low level W.C. Double-glazed frosted rear window, tiled elevations to complement and radiator.





## OUTSIDE

To the front lawn with planted borders, hedging to front boundary and an extensive side driveway can accommodate off road parking for several vehicles. Secure gated access into a generous rear garden being laid to lawn, patio area, substantial detached gardenstore and fully enclosed with established hedging. Of particular interest is a former garage that has been converted into a home office or would suit a wide variety of other uses having double-glazed windows, side door, power, networking and heating.



GROUND FLOOR

1ST FLOOR

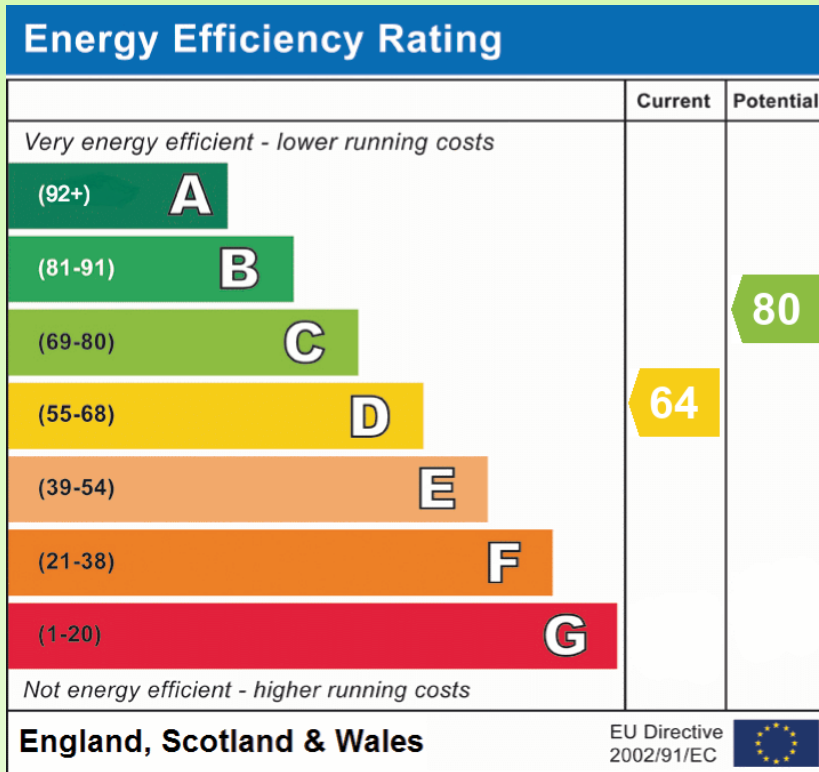


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Lawrence Rooney Estate Agents  
 3 Oak Gardens, Longton, Lancashire PR4 5XP  
 01772614433 info@lawrencerooney.co.uk

www.lawrencerooney.co.uk



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