



LAWRENCE ROONEY
ESTATE AGENTS

22 Shaftesbury Avenue, New
Longton, Preston, Lancashire PR4

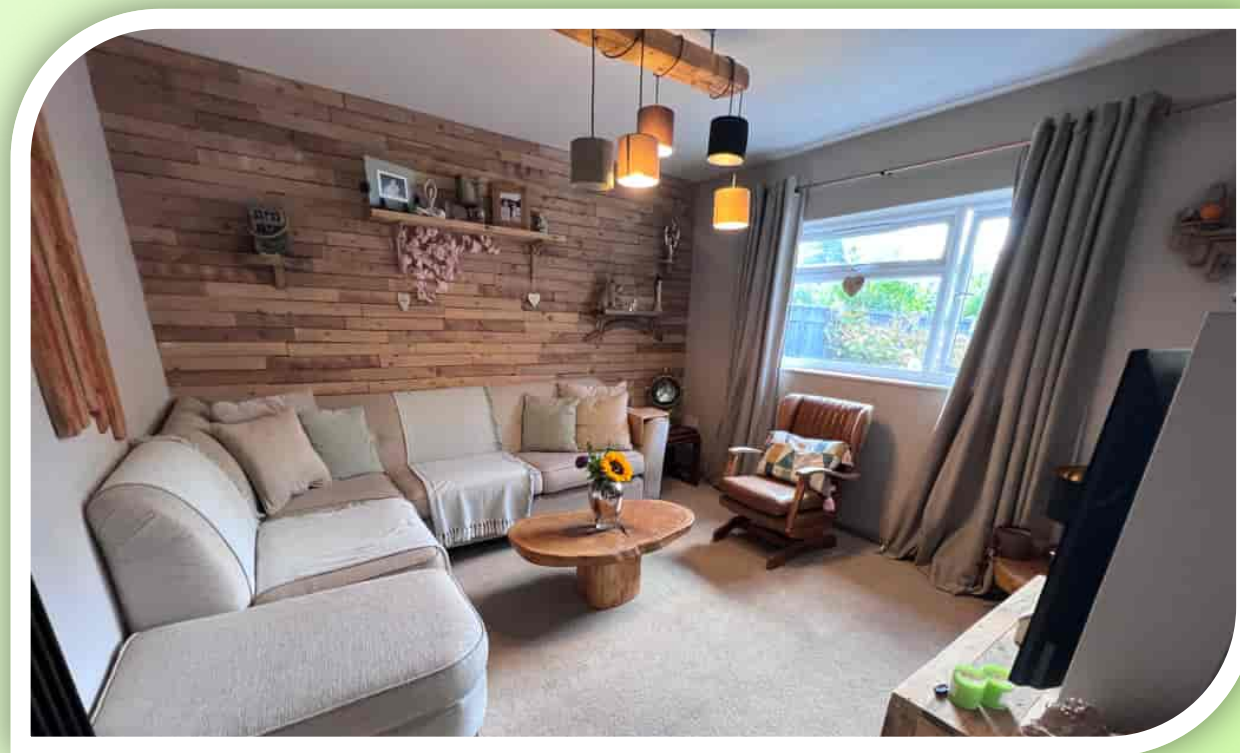
£299,950

22 Shaftesbury Avenue, New Longton, Preston, PR4 4YA

**Quite exceptional and versatile
semi-detached property in a 1/3
of an acre plot and a vast array of
outbuildings.**

- Exceptional & Versatile Family Home
- Approximately 1/3 Acre Plot
- Potential Annexe & Vast Array Of Outbuildings
- Three / Four Bedrooms
- Open Plan Reception & Kitchen
- Close to Village Amenities & Reputable School
- Extensive Driveway & Garages
- Council Tax Band D

An internal inspection is the only way to fully appreciate this unique and interesting property. Sit in a plot of approximately 0.30 of an acre this property boasts a vast array of outbuildings ideal for a wide range of uses. The property itself is beautifully presented throughout with accommodation arranged over ground and first floors briefly comprising: entrance hallway, utility room, ground floor double bedroom or additional reception room, bathroom, dining room, lounge, sitting area with a log burner, spacious fitted kitchen, landing with study area and three bedrooms to the first floor. Outside the driveway leads to extensive hardstandings, substantial garages with attached workshop, outdoor kitchen with pizza oven, pergola, patio with an outdoor fireplace, den with bar and a log burner, lawn areas and a potential annexe is a detached cabin with main services. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout. A simply outstanding family home and viewing is highly advised.

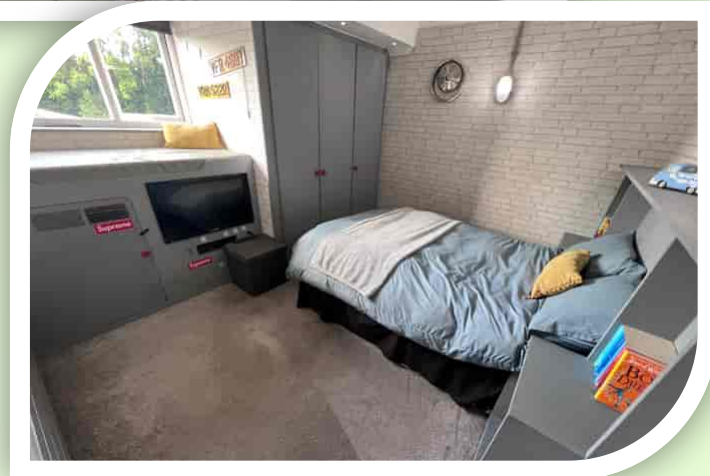
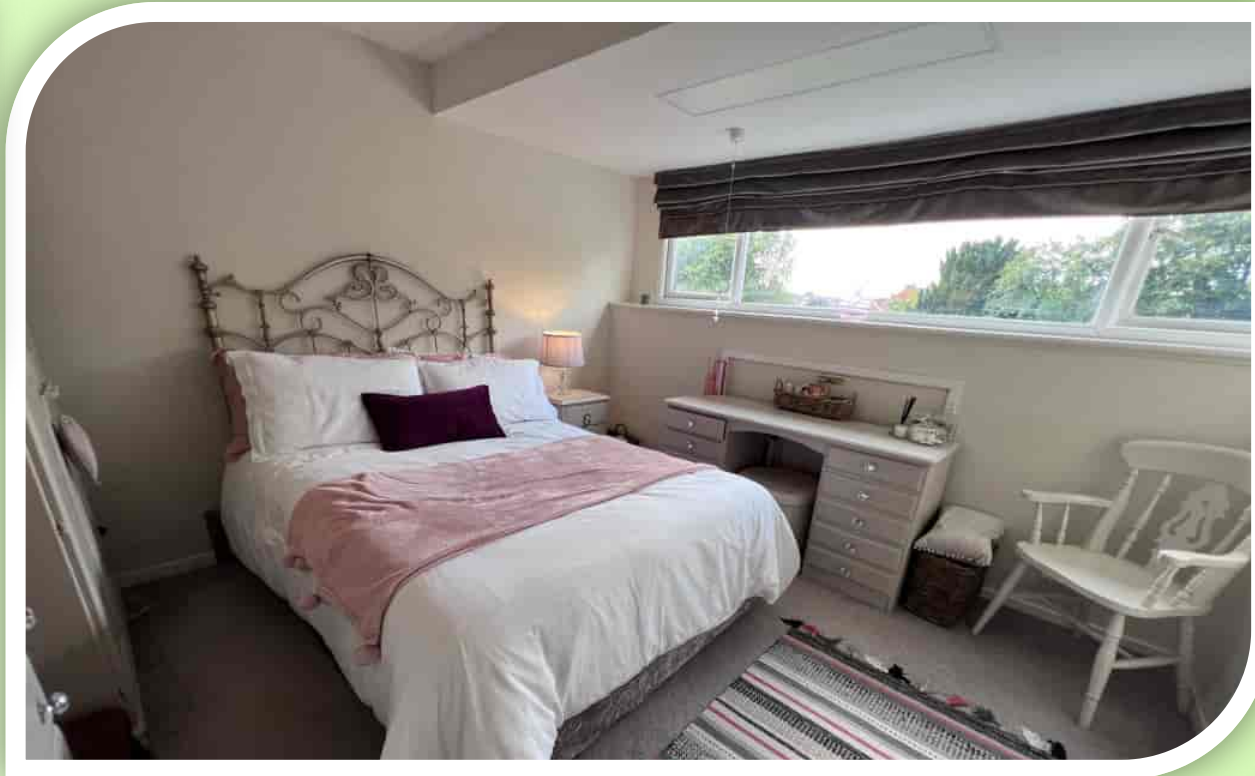
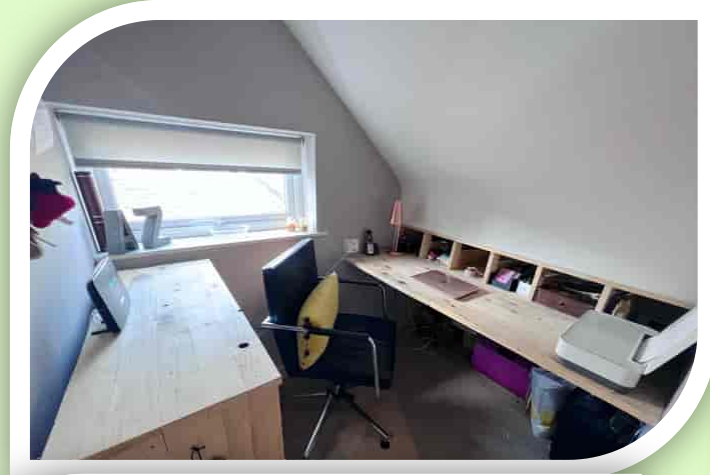




GROUND FLOOR

Access to the property is via the entrance hallway with wood effect Karndean flooring, the return staircase to the first floor has driftwood feature handrails and a rustic wood panel elevation. To the left a useful utility room has space for laundry appliances and work surface. The ground floor bedroom or further reception room has a full height front window, karndean flooring and built in wardrobes. The bathroom is fitted with a three piece suite comprising: panelled bath with shower over, vanity unit with surface mounted sink and low level W.C. Ideal for modern day family life the dining room is open plan through to the kitchen and separated from a cosy lounge by a sliding barn style door. The lounge has a rear window and has a rustic wood panel elevation. The dining room has a side window, display niche and open to a sitting area with a full height side window, fireplace houses a log burner and Karndean flooring. The spacious kitchen is fitted with an extensive range of units, wooden work surfaces to complement, Belfast sink, space for a range style cooker, dual elevation windows, French doors with matching side screens open out onto the rear gardens.





FIRST FLOOR

The landing has a glass screen panel and a useful study area with a fitted desk and side window. The main bedroom has a rear window, second bedroom has built in wardrobes, media wall and cabin style seat above. The third bedroom has built in storage and a Velux roof light.



OUTSIDE

To the front lawn with driveway and parking. The driveway leads through double gates to an extensive hardstanding or turning area. The garden is principally laid to lawn and fully enclosed with fencing. Ideal for outdoor entertaining is a large paved patio area with outdoor fireplace, covered outdoor kitchen with pizza oven and bespoke moveable units, pergola, decking, space for a hot tub and for the weather turns inclement a den with bar and log burner. The substantial detached garage has extended height with sliding doors making it ideal for a wide variety of uses and an attached workshop. A fully insulated detached cabin with mains services connected offers the potential for use as an annexe as has a fitted kitchen, shower room, bedroom and lounge area.

GROUND FLOOR

1ST FLOOR

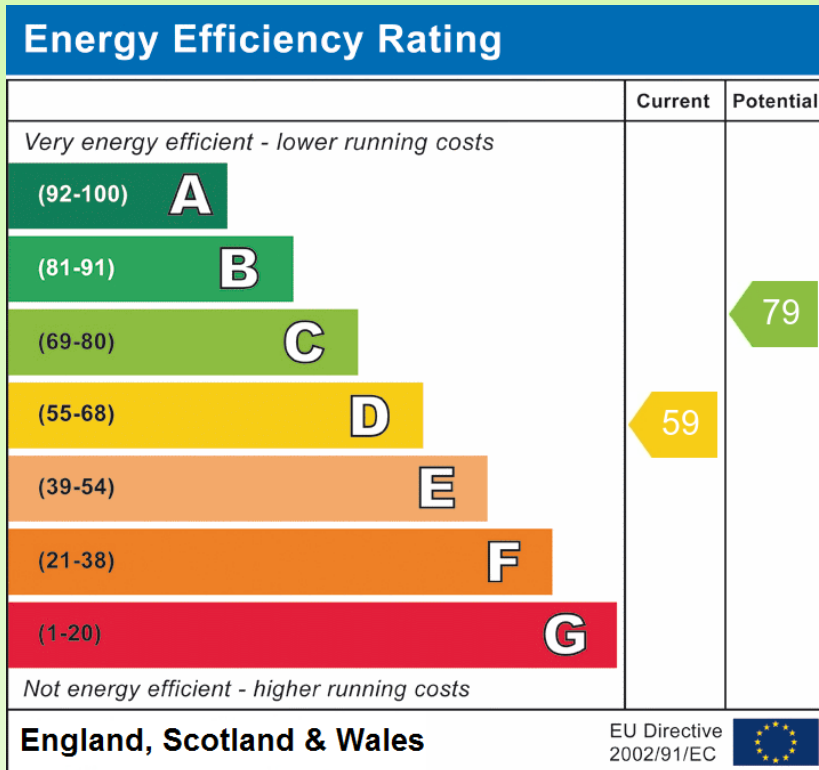


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