

**LAWRENCE ROONEY**  
ESTATE AGENTS

Liverpool Road, Longton, Preston

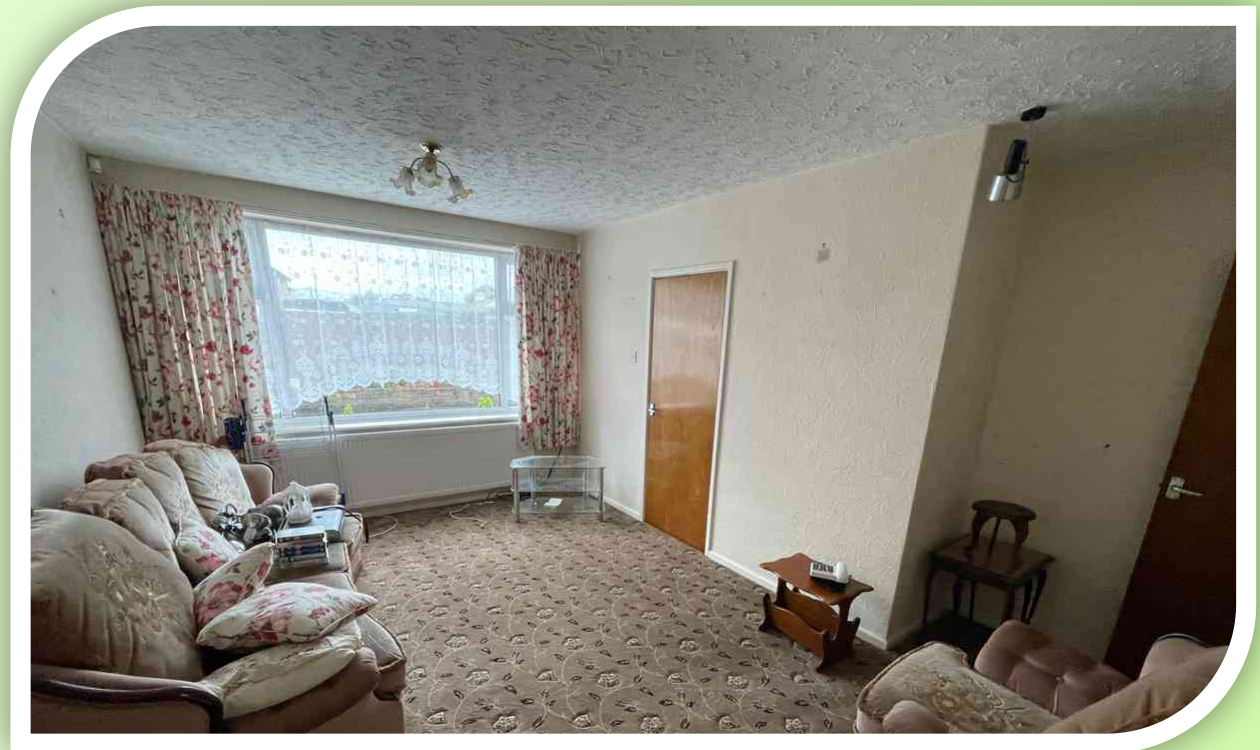
£395,000

# **162a Liverpool Road, Longton, Preston, Lancashire, PR45ZE**

**Superb opportunity to acquire this detached chalet style property positioned within a secluded plot within walking distance to Longton village centre.**

- Chalet Style Detached
- Private Driveway Access
- Secluded & Convenient Village Location
- Three / Four Bedrooms
- Detached Double Garage & Workshop
- Superb Potential
- Large Conservatory
- NO CHAIN DELAY

Superb opportunity to acquire this detached chalet style property positioned within a secluded plot within walking distance to Longton village centre. Offered for sale with NO CHAIN DELAY, this spacious home offers superb potential and is accessed via a private driveway, the accommodation comprises: entrance hallway, lounge, inner hallway, shower room, two double bedrooms, fitted kitchen and a large side conservatory. To the first floor a further two bedrooms, ample storage space and a bathroom. Outside extensive gated driveway, gardens areas to three elevations, detached double garage, attached store and workshop. The property does require some cosmetic improvements and should be viewed to fully appreciate the location it has to offer.



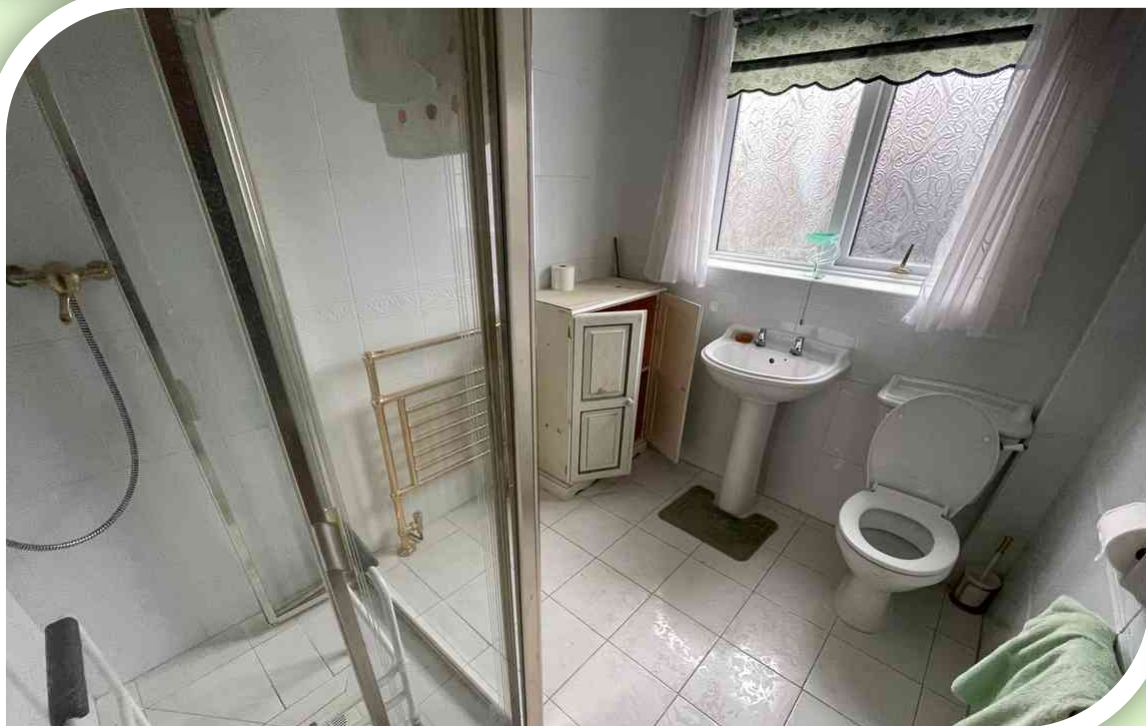




## GROUND FLOOR

The accommodation is accessed via the entrance hallway having access to the lounge, kitchen and a study with stairs to the first floor living spaces. The lounge has a double-glazed front window, radiator and two ceiling light points, doorway into the inner hallway for access to the further accommodation. At the rear of the property are two double bedrooms with double-glazed windows, radiators and built in wardrobes. The three piece shower room has a wet shower area, pedestal wash hand basin and low level W.C. A fitted kitchen can be accessed via the entrance and inner hall, range of base and wall units, inset sink/drain, built in oven, hob, side elevations windows and door into a spacious side conservatory. Study has a front window, radiator and stairs to the first floor.









## FIRST FLOOR

Versatile extra accommodation with extensive eaves storage areas. and three piece bathroom.





## OUTSIDE

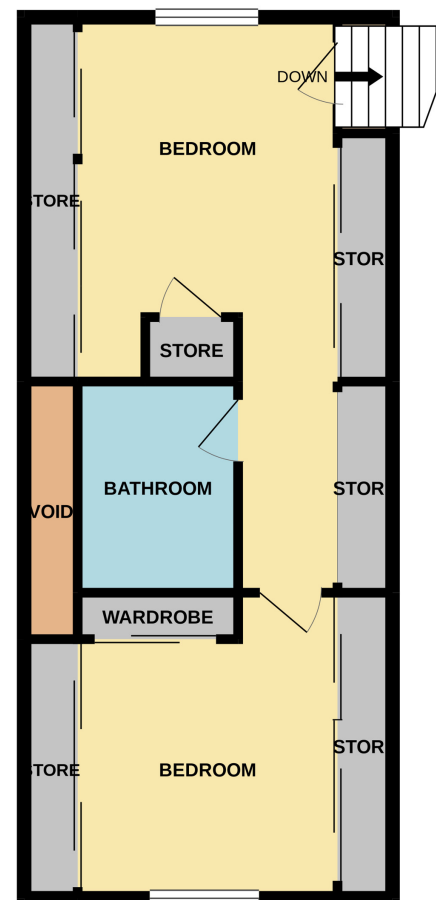
Accessed via a private driveway there is ample parking and access to the detached double garage, attached to the property is a store or useful work shop and boiler room at the rear. Paved patio area, lawn, planted borders and fully enclosed with fencing to the boundaries.



GROUND FLOOR  
1012 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.

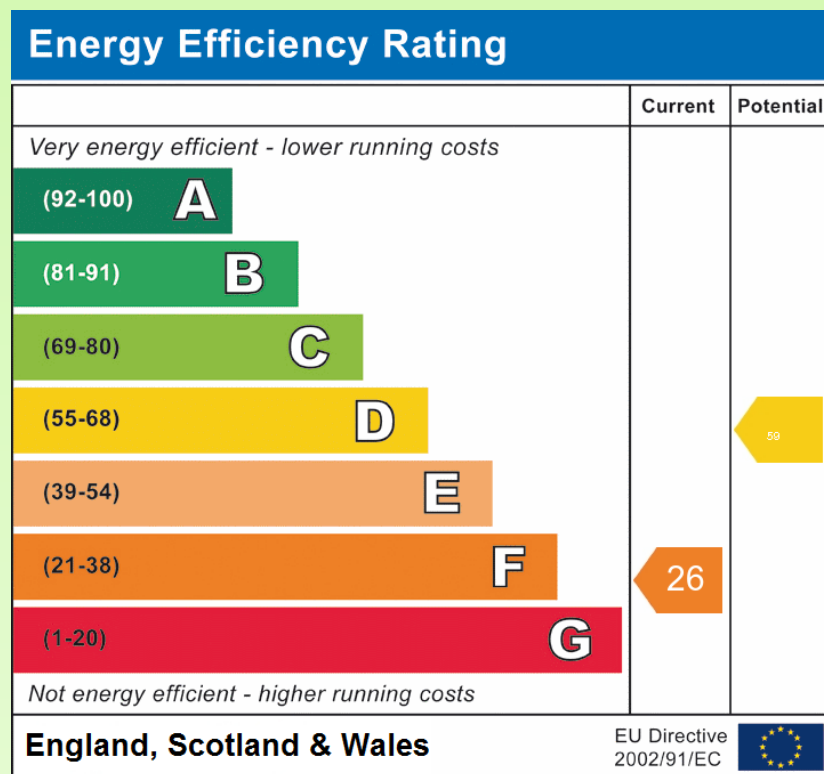


TOTAL FLOOR AREA : 1545 sq.ft. (143.5 sq.m.) approx.

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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