



LAWRENCE ROONEY
ESTATE AGENTS

50 Shawedene, Hall Lane, Longton,
Preston, Lancashire PR4 5ZD

£445,000

50 Shawedene, Hall Lane, Longton, Preston, Lancashire, PR4 5ZD

A beautifully appointed detached true bungalow standing in a generous plot positioned on a highly desirable country lane.

- Detached True Bungalow
- Country Lane Setting
- Two Bedrooms
- Approximately 0.20 Acre Plot
- Stunning Open Plan Living Kitchen
- Summer House & Gazebo
- Council Tax Band E

Shawedene is a truly delightful detached true bungalow standing in a generous plot of approximately 0.20 of an acre positioned on this highly desirable country lane. Beautifully appointed throughout the highlights of this property include an impressive open plan living kitchen, stylish wet room, detached summer house and an established rear garden. The living accommodation comprises: entrance hallway, bay fronted lounge, open plan living kitchen with bi-fold doors and lantern skylight, utility/boot room, bay fronted main bedroom with fitted wardrobes, second double bedroom and a stylish modern wet room. Outside driveway has ample off road parking, front garden, generous rear garden with a detached summerhouse and gazebo. Shawedene is warmed via a gas fired central heating system and benefits from double-glazing throughout. Early viewing is a must to fully appreciate this stunning home.

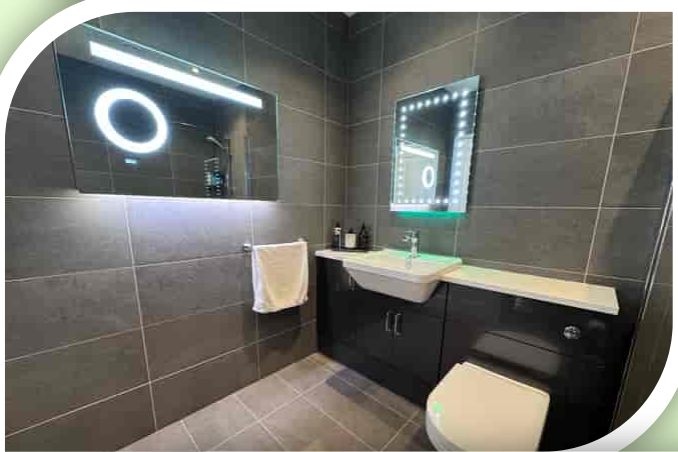




RECEPTION SPACES

Access to Shwedene is via the entrance hallway having vertical radiator and a tiled effect Karndean flooring. To the left the bay fronted lounge has a gas fire within a ornate surround, radiator, wooden flooring, coving and bespoke shutters to the bay window. To the rear of the property the open plan living kitchen has spaces for cooking, dining, relaxing or entertaining with a lantern skylight, log burner and a set of bi-folding doors. The kitchen area is fitted with an excellent range of units, Quartz work surfaces with matching splashbacks, under set sink, oven, hob, integrated appliances, rear window and a tiled floor. Off the hallway is a really useful utility/boot room with fitted base units, oversize inset sink, space for laundry appliances, side window, external rear door, ladder towel radiator, panelled walls and a tiled floor.





PRIVATE SPACES

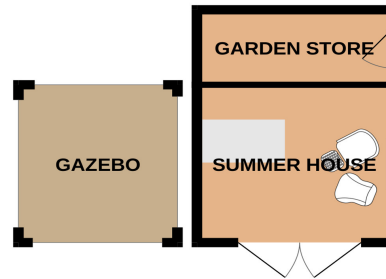
The main bedroom has a bay window to the front elevation with fitted shutters, fitted wardrobes with mirrored sliding doors, wood effect flooring and radiator. The second double bedroom has a side window, wood effect flooring and space for wardrobes. A stylish wet room is expertly tiled with a glass screen to shower area, fitted vanity incorporates a wash hand basin and low level W.C.



OUTSIDE

To the front block paved driveway and lawned garden. The fully enclosed rear garden has an extensive paved patio area, laid to lawn, a paved pathway meanders past planted borders, raised planters to access the summer house. Perfect for outdoor entertaining the summer house would also suit a wide range of other uses as has power connected, useful garden store attached to the rear, decking and a gazebo.

GROUND FLOOR

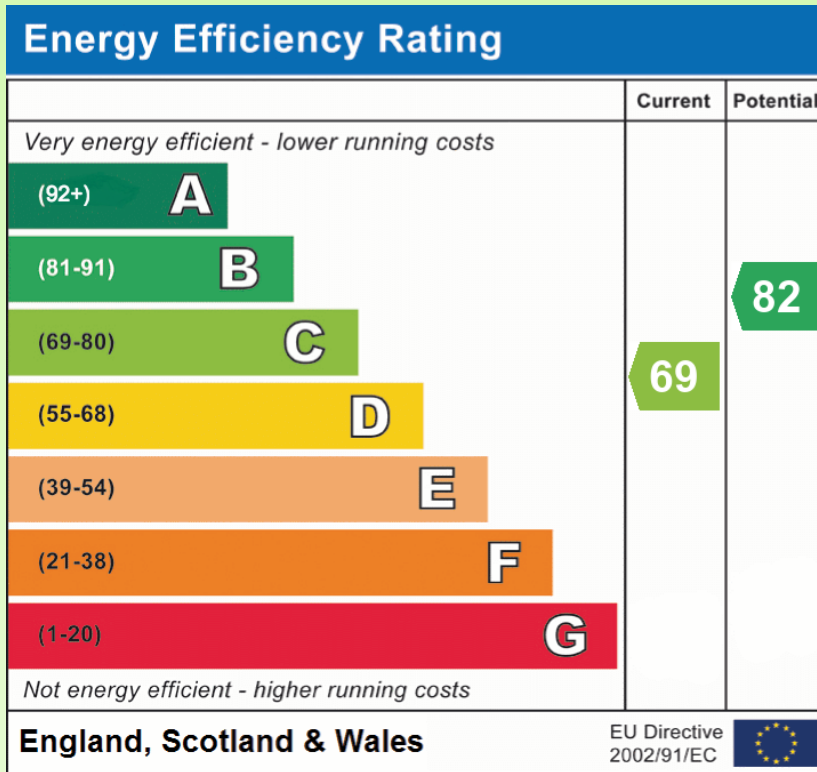


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