



**LAWRENCE ROONEY**  
ESTATE AGENTS

15 Shirley Lane, Longton, Preston,

Lancashire PR4 5WJ

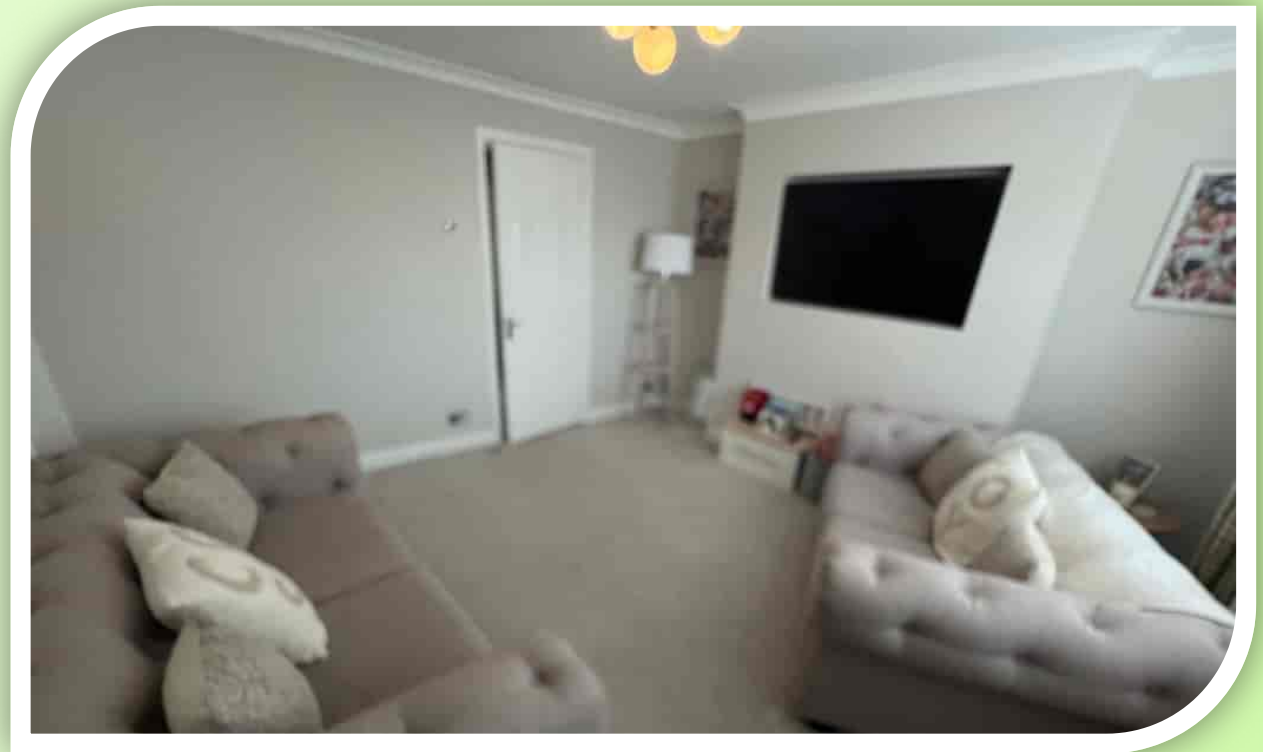
£205,000

# **15 Shirley Lane, Longton, Preston, Lancashire, PR4 5WJ**

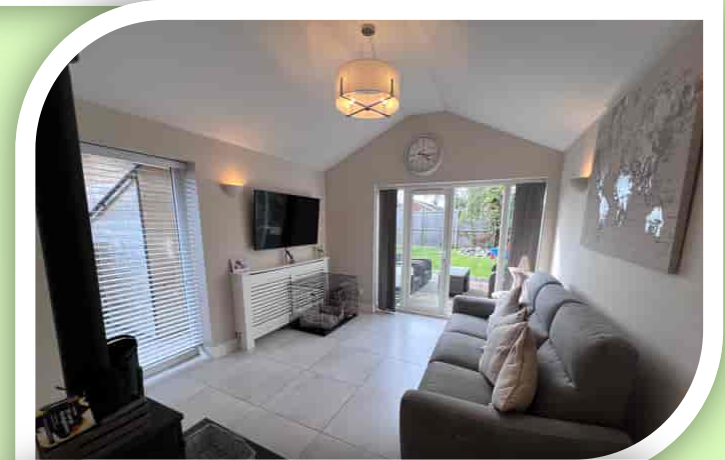
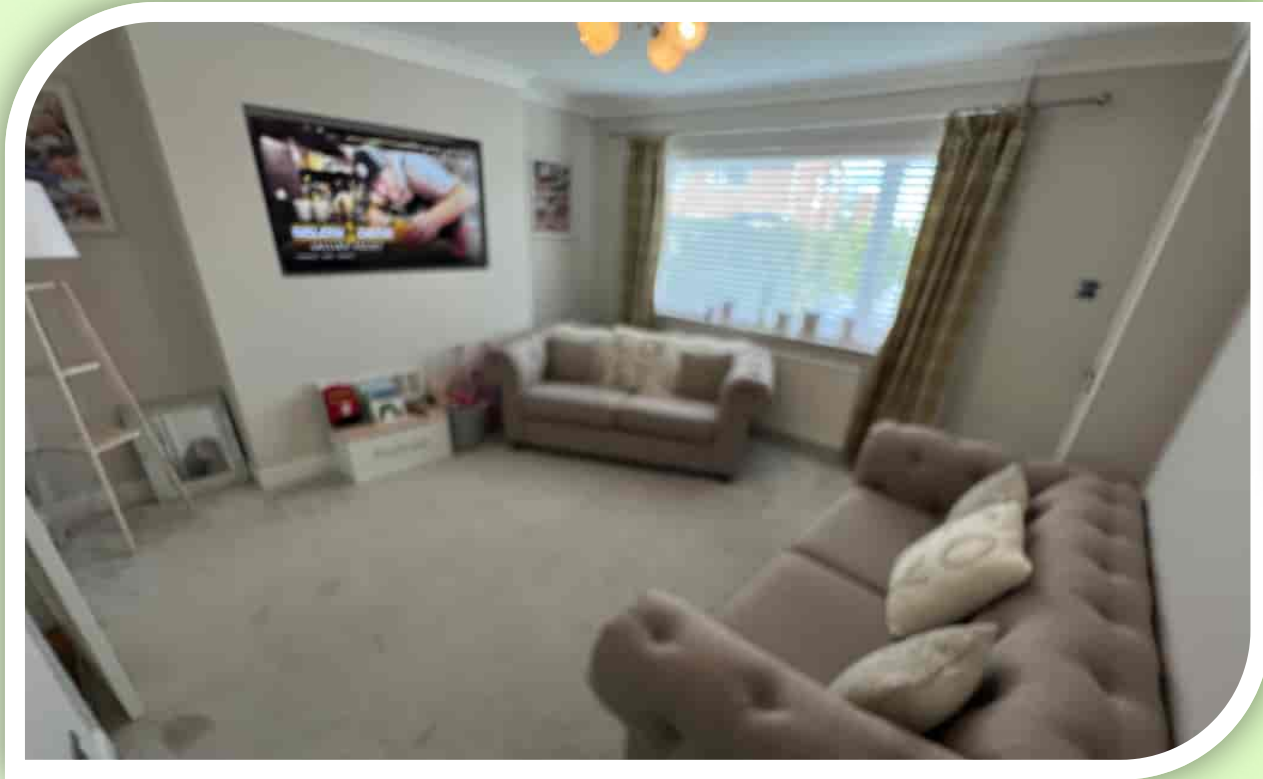
**Modern and extended semi-detached positioned within easy reach to Longton village centre.**

- Extended Semi-Detached
- Close To Village Centre & Schools
- Two Bedrooms
- Stunning Kitchen & Sitting Room
- Driveway & Enclosed Rear Garden
- Versatile Timber Cabin
- Perfect First Time Buy
- Council Tax Band B

This very well presented modern semi-detached property would make the ideal first first time buy. Located within only a short walk from Longton village centre but also transport links and reputable primary schools. The living accommodation is arranged over ground first floors briefly comprising: entrance porch, hallway, lounge with media wall, stylish modern kitchen partially open plan into a rear sitting room, landing, two good sized bedrooms and a white three piece bathroom suite. Outside off road parking for two cars to the gravel driveway, a generous rear garden has the benefit of being fully enclosed and a versatile timber cabin offers striage and a bar/den ideal for entertaining. The property has the benefit from double-glazing and is warmed via a gas fired central heating system.





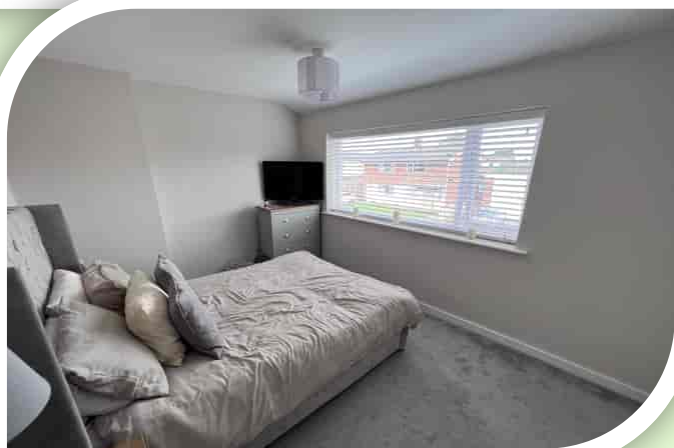
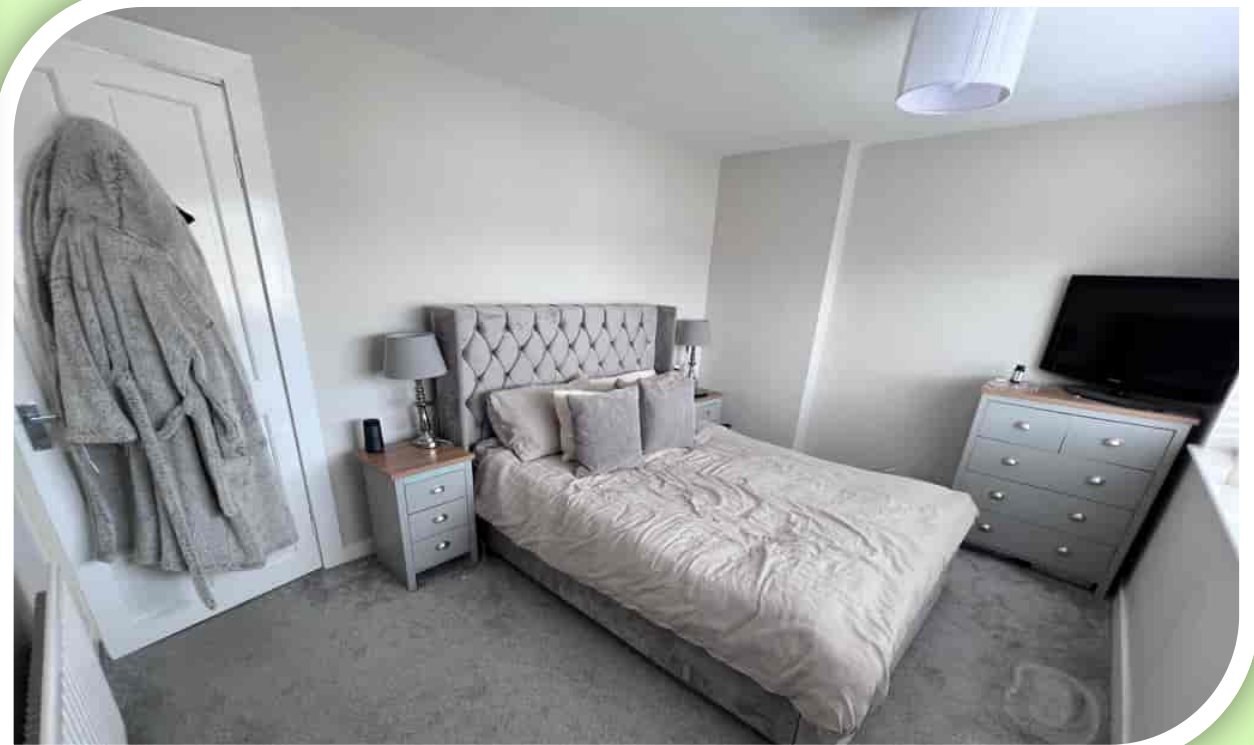
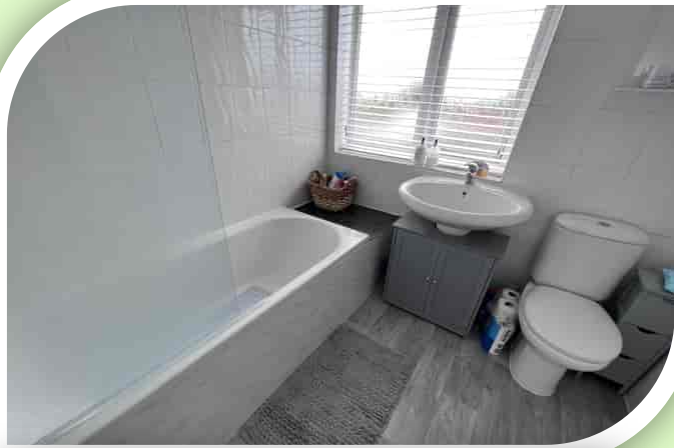


## GROUND FLOOR

Access to the property is via the entrance porch with a light block feature, open into a hallway with stairs up to the first floor and side window. The lounge has a front window, radiator, understairs storage cupboard and a media wall with recess for a television. The highlight of this property has to be the stunning and recently installed modern kitchen which is partially open plan into the rear sitting room. The kitchen has a range of stylish fitted units with white Quartz work to complement, space for a range style cooker with matching splashback, Belfast sink, tiled floor, side window, integrated fridge and freezer. There are two openings through to a sitting/dining room, this versatile room has a vaulted ceiling, French doors opening out onto the rear garden, tiled floor full height side window and log burner.







## FIRST FLOOR

To the first floor the main bedroom spans the full width of the property with a double-glazed front window, radiator and built in wardrobes. The second bedroom has a rear window and radiator. The bathroom is fitted with a three piece suite in white comprising: panelled bath with shower over, pedestal wash hand basin and low level W.C. Double-glazed frosted rear window, tiled to complement and radiator.





## OUTSIDE

To the front the gravel driveway can accommodate two cars, gated side access to further driveway and the rear garden. The generous rear garden is laid to lawn with cobble edging, planted borders, paved patio and enclosed with fencing to the boundaries. A substantial timber cabin is split into a useful garden store and the other part a bar/den perfect for entertaining or a home office.



GROUND FLOOR

1ST FLOOR

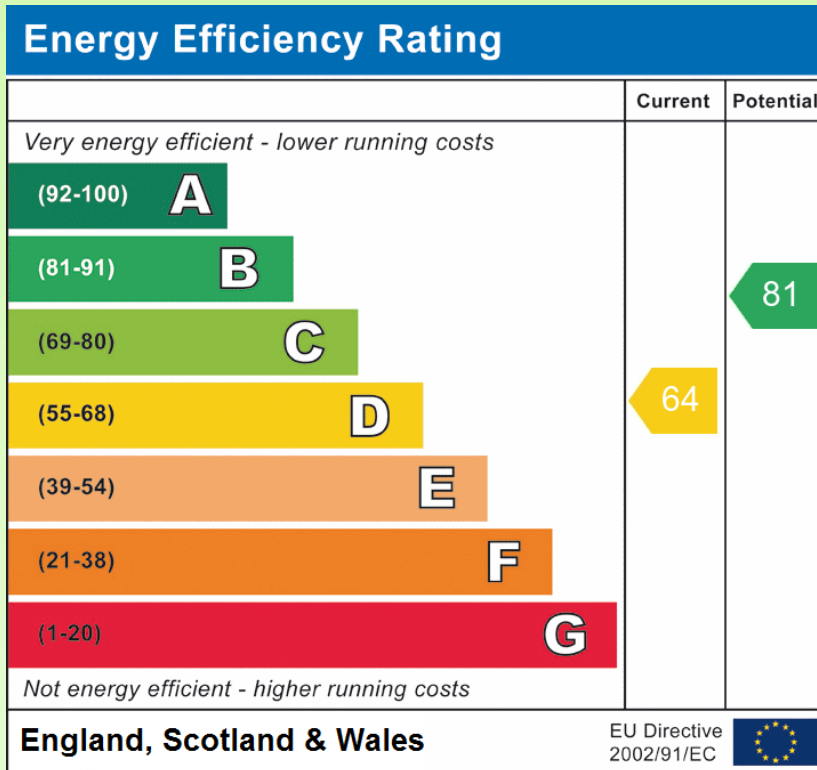


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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