



LAWRENCE ROONEY
ESTATE AGENTS

Blackhurst Court

Longton

Preston

Lancashire

PR4 5HR



Delightful true bungalow positioned within a cul-de-sac close to Longton village centre available TO LET. Recently decorated throughout, this very well presented property comprises: entrance hall, lounge, dining kitchen, inner hallway, two generous bedrooms and a modern shower room. Outside there is off road parking available to the driveway, single garage, front garden and a south facing rear garden. This bungalow is warmed via a gas fired central heating system and benefits from double-glazing throughout. The many village amenities, schools and transport links are all but a short walk away from the property.

£1,050 pcm

OPEN 7 DAYS A WEEK

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Entrance Hall

External front door and inner door into:

Lounge

Dual elevation windows, electric fire within a surround, two radiators and picture rail.

Dining Kitchen

Excellent range of fitted units, work surfaces to complement, built in oven, hob with extractor over, inset sink/drain, rear window, external side door and wall mounted boiler.

Inner Hall

Storage.

Bedroom One

Rear window and radiator.

Shower Room

Modern three piece suite in white comprising: step in shower cubicle, vanity unit with wash hand basin and comfort level W.C.

Bedroom Two

Front window and radiator.

Garage


Single garage with remote control up and over front door.

Gardens

Paved drive to the side, front lawn and paved path. The south facing rear garden is paved for easy maintenance, planted side border and fencing to the boundary.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	



L A W R E N C E R O O N E Y





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