



LAWRENCE ROONEY
ESTATE AGENTS

14 Grangefield, Longton, Preston,

Lancashire PR4 5DA

£269,950

14 Grangefield, Longton, Preston, PR4 5DA

Semi-detached Routledge bungalow offered for sale with NO CHAIN DELAY tucked away in the corner of this peaceful cul-de-sac.

- Semi Detached 'Routledge' Bungalow
- NO CHAIN DELAY
- Peaceful Cul-de-Sac Location
- Two/Three Bedrooms
- Secluded & Convenient Village Location
- Sun Room Extension
- Enclosed Rear Garden
- Extensive Driveway
- Substantial Detached Garage
- Two Shower Rooms
- Council Band D

Semi-detached Routledge bungalow offered for sale with NO CHAIN DELAY tucked away in the corner of this peaceful cul-de-sac. This ever popular style of home offers extended and versatile living accommodation briefly comprising: entrance hallway, bow fronted lounge, ground floor double bedroom, modern shower room, sitting or dining room open plan into a fitted breakfast kitchen and a sun room extension, second double bedroom to the first floor with access to an en-suite shower room and a further bedroom or study. Outside extension side driveway offers ample off road parking or hard standings for several vehicles, substantial detached garage and a fully enclosed rear garden. Positioned within a short walk from the Longton village this property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Early viewing is highly advised.





GROUND FLOOR

The property is accessed via the entrance hallway having stairs to the first floor and Karndean wood effect flooring. To the right the principal reception room, the lounge has a bow window to the front elevation, wooden fire surround, radiator and wall light points. Across the hallway the main bedroom has a front window, original stained glass porthole style side window and radiator. Next to the bedroom, there is a modern three piece shower room fitted with: walk in shower cubicle with glass screen, vanity unit with wash hand basin and a low level W.C. Frosted side window, ladder towel radiator and attractive tiling to complement. Across the rear of the property is an open plan arrangement of room comprising fitted breakfast kitchen, sitting or dining room and sunroom extension. The sitting/dining room was originally a bedroom (partition could easily be reinstated as door to hallway still in place) having a rear window and radiator, opening through to the breakfast kitchen fitted with an extensive range of modern units with contrasting work surfaces to complement, inset sink/drain, gas hob, built in double oven, rear window and integrated appliances. Open plan through to the sun room extension, the ideal space for relaxing in with dual elevation windows, sliding patio doors out into the rear garden, skylight, panelled ceiling, radiator and Karndean wood effect flooring that flows through from the kitchen.







FIRST FLOOR

At the the first floor there are a further two bedrooms and an en-suite shower room. The second double bedroom has dual elevation windows, radiator and access to a three piece en-suite shower room. Across the landing a further bedroom, or perfect as a study, with radiator and Velux roof light.





OUTSIDE

Tucked away in the corner of this peaceful cul-de-sac this property boasts an extensive side driveway offering ample off road parking or hardstandings for several vehicles and access to the substantial detached garage. There is a front garden area laid to lawn with planted border and pathway. The fully enclosed rear garden has a paved patio, lawn with gravel border and fencing to the boundaries.

GROUND FLOOR

1ST FLOOR

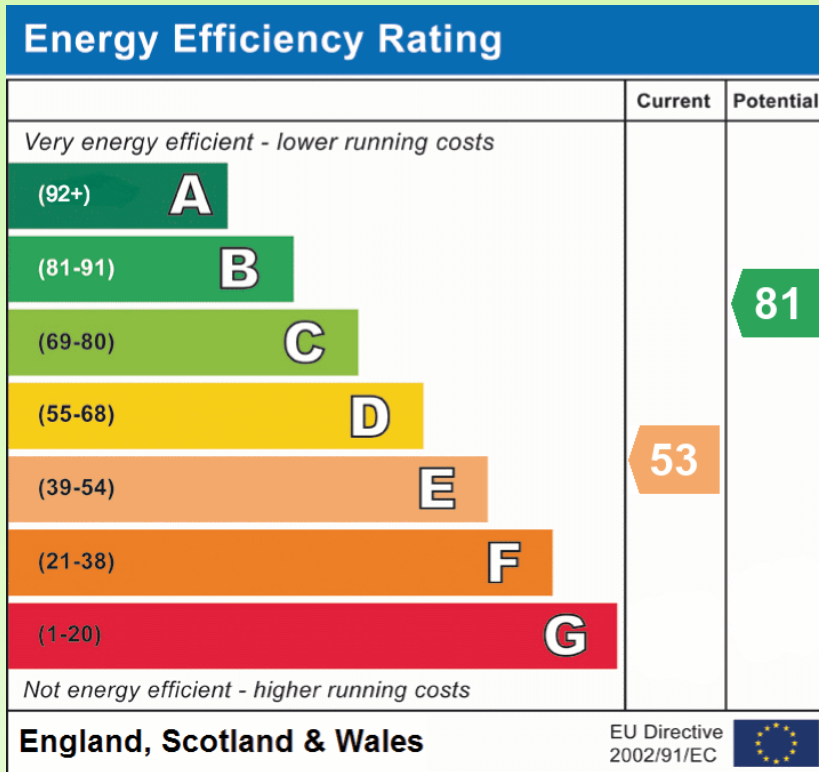


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