



LAWRENCE ROONEY
ESTATE AGENTS

60 Franklands

Longton

Preston

Lancashire

PR4 5WD



Semi-detached true bungalow offered for sale with NO CHAIN DELAY. Positioned in a sought after village location within a short walk away from the village amenities this property also has convenient access to schools and transport links. The well presented living accommodation comprises: entrance porch, hallway, lounge, modern fitted dining kitchen, lean to greenhouse, two double bedrooms and a modern shower room. Outside driveway offers ample off road parking, single garage, low maintenance garden area to the front, the rear garden backs onto Longton brook and the fields beyond. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Early viewing is highly advised.

£230,000

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

Entrance Porch

External side door. Inner door into:

Hallway

Loft access and wall light point.

Lounge

11' 1" x 11' 1" (3.38m x 3.38m)

Spacious reception room having a double-glazed front window, gas fire with a hearth, wall light points, coving and radiator.

Dining Kitchen

11' 9" x 12' 8" (3.58m x 3.86m)

Range of fitted wall and base units, work surfaces to complement, inset sink/drain, built in oven, gas hob with extractor canopy over, integrated appliances, double-glazed rear window, external rear door, tiled splashbacks and radiator.

Lean To Greenhouse

10' 2" x 6' 2" (3.10m x 1.88m)

Sliding door to the garden.

Bedroom One

11' 9" x 14' 4" (3.58m x 4.37m)

Double-glazed front window, radiator and coving.

Bedroom Two

11' 1" x 9' 3" (3.38m x 2.82m)

Double-glazed rear window, built in wardrobes with sliding mirrored doors and radiator.

Shower Room

Modern three piece suite in white comprising: corner step in shower cubicle, vanity unit with wash hand basin and concealed cistern W.C. Double-glazed frosted side window, ladder towel radiator and wood effect flooring.

Garage


Single garage with up and over front door, side door, power and light points.

Gardens

To the front driveway offers ample off road parking and has a low maintenance gravel garden area with planted borders. The enclosed rear garden backs onto Longton Brook and the fields beyond having an area for a lawn, paved patio and fencing to the side boundaries.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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