



**LAWRENCE ROONEY**  
ESTATE AGENTS

23 Marsh Lane, Longton, Preston,

Lancashire PR4 5ZJ

£415,000



## **23 Marsh Lane, Longton, Preston, PR4 5ZJ**

**Superb detached property offering extended and very spacious living accommodation in this sought after village location.**

- Very Spacious Detached Property
- Four Double Bedrooms
- Three Reception Rooms
- Large Secluded Plot
- Extensive Driveway
- Detached Double Garage
- Sought After Village Location
- Superb Family Home
- Council tax band E
- South Facing Rear Garden

Superb detached property offering extended and very spacious living accommodation in this sought after village location. Positioned within a short walk from the village centre the property sits well back from the road within a secluded and private plot. The living accommodation is arranged over ground and first floors briefly comprising: entrance porch, hallway, study, cloakroom, open plan kitchen/breakfast room, utility room, large lounge, conservatory, sitting/dining room with a vaulted ceiling, four double bedrooms and a four piece bathroom suite. Outside to the front the extensive driveway offers ample off road parking and hardstanding for several vehicles, south facing fully enclosed rear garden and a detached double garage. Early inspection is highly advised of this fabulous family home.







## GROUND FLOOR

The accommodation begins with an entrance porch opening into the hallway having a return stairway up to the first floor and access to the cloakroom. To the front of the property is a useful study with dual aspect windows. At the rear the open plan kitchen/breakfast room is ideal for modern family life having a kitchen fitted with an excellent range of units with contrasting granite work surfaces, Karndean flooring and space for a dining table. The spacious lounge has a double-glazed front window, fireplace and sliding patio doors into the conservatory. From the conservatory French doors open out onto the rear garden. From the lounge double doors open into a versatile reception space with a vaulted ceiling and Velux roof light, sliding patio doors out onto the rear garden, gas fire with a surround and a double-glazed front window.











## FIRST FLOOR

To the first floor the private spaces comprises four double bedrooms and a four piece bathroom suite. The master bedroom has a double-glazed front window and fitted wardrobes with dresser to one wall. The family bathroom is fitted with a four piece suite comprising: panelled bath, shower cubicle, pedestal wash hand basin and low level suite.



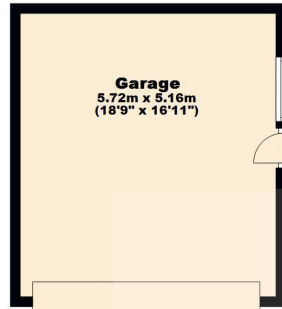


## OUTSIDE

To the front the extensive block paved driveway has space and hardstanding for several vehicles and access to the detached garage. The south facing rear garden is fully enclosed and arranged over two levels featuring: a paved patio area, steps up to lawn, established planted areas and fencing to the boundaries.

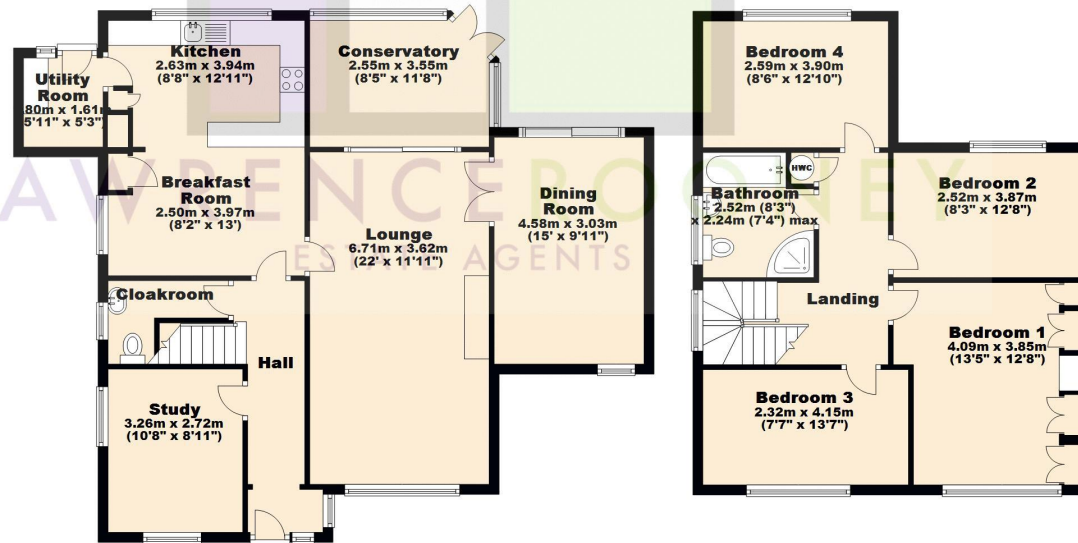


**Ground Floor**



**Garage**  
5.72m x 5.16m  
(18'9" x 16'11")

**First Floor**



**Utility Room**  
80m x 1.61m  
5'11" x 5'3"

**Kitchen**  
2.63m x 3.94m  
(8'8" x 12'11")

**Conservatory**  
2.55m x 3.55m  
(8'5" x 11'8")

**Breakfast Room**  
2.50m x 3.37m  
(8'2" x 13')

**Lounge**  
6.71m x 3.62m  
(22' x 11'11")

**Dining Room**  
4.58m x 3.03m  
(15' x 9'11")

**Bathroom**  
2.52m (8'3")  
x 2.24m (7'4") max

**Bedroom 4**  
2.59m x 3.90m  
(8'6" x 12'10")

**Bedroom 2**  
2.52m x 3.87m  
(8'3" x 12'8")

**Cloakroom**

**Hall**

**Study**  
3.26m x 2.72m  
(10'8" x 8'11")

**Landing**

**Bedroom 1**  
4.09m x 3.85m  
(13'5" x 12'8")

**Bedroom 3**  
2.32m x 4.15m  
(7'7" x 13'7")

**Total area: approx. 185.5 sq. metres (1996.5 sq. feet)**

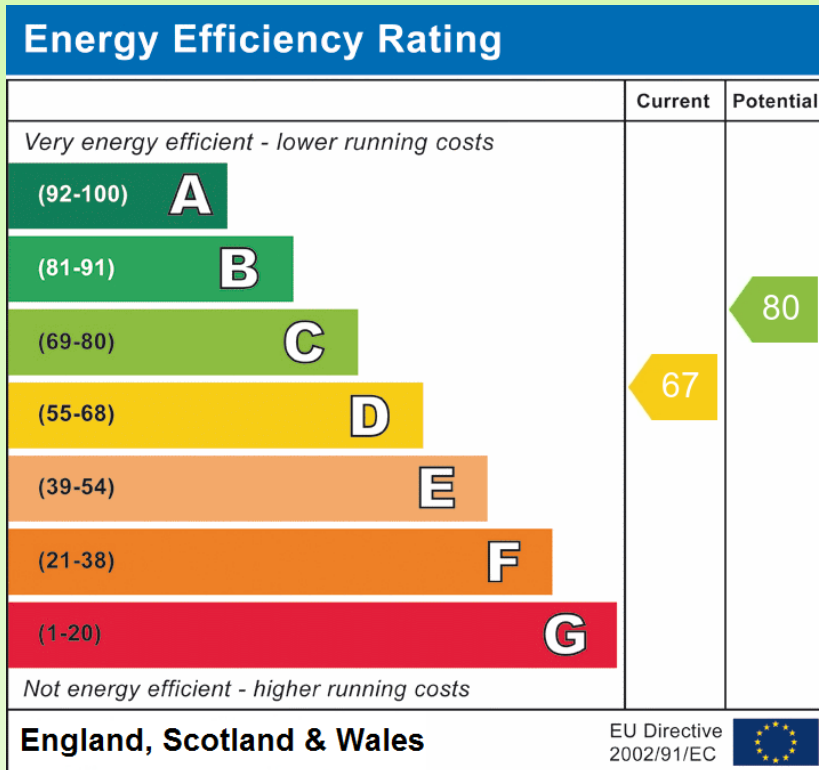
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