



**LAWRENCE ROONEY**  
ESTATE AGENTS

Avondale, Shirley Lane, Longton,  
Preston, Lancashire PR4 5NJ

£295,000

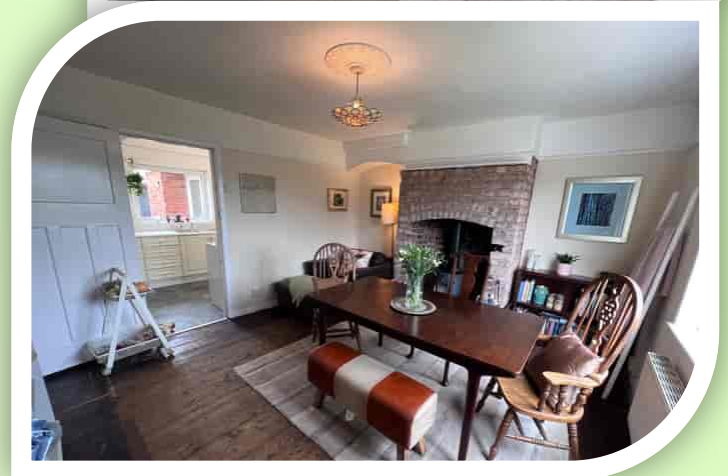
# **Avondale, Shirley Lane, Longton, Preston, Lancashire, PR4 5NJ**

**Avondale is positioned on a peaceful country lane and offers rural views to the front and rear elevations**

- Traditional Semi-Detached
- Country Lane Setting
- Two Bedrooms
- Front To Back Lounge
- Outbuilding & Store
- Easy Reach To Village Centre
- Rural Views To Front & Rear

Avondale is a spacious traditional style home is positioned on the fringes of Longton however is still within easy reach to the many amenities and schools. The accommodation is arranged over ground and first floors briefly comprising: entrance hall, sitting/dining room with log burner, fitted kitchen, rear porch, W.C, walk through utility room, spacious front to back lounge, two double bedrooms and a bathroom. Outside double width driveway and garden to the front elevation, at the rear a enclosed garden area, useful outbuilding with storage and beyond the rear boundary is farmland. The property has double-glazing and is warmed via an oil fired central heating system.

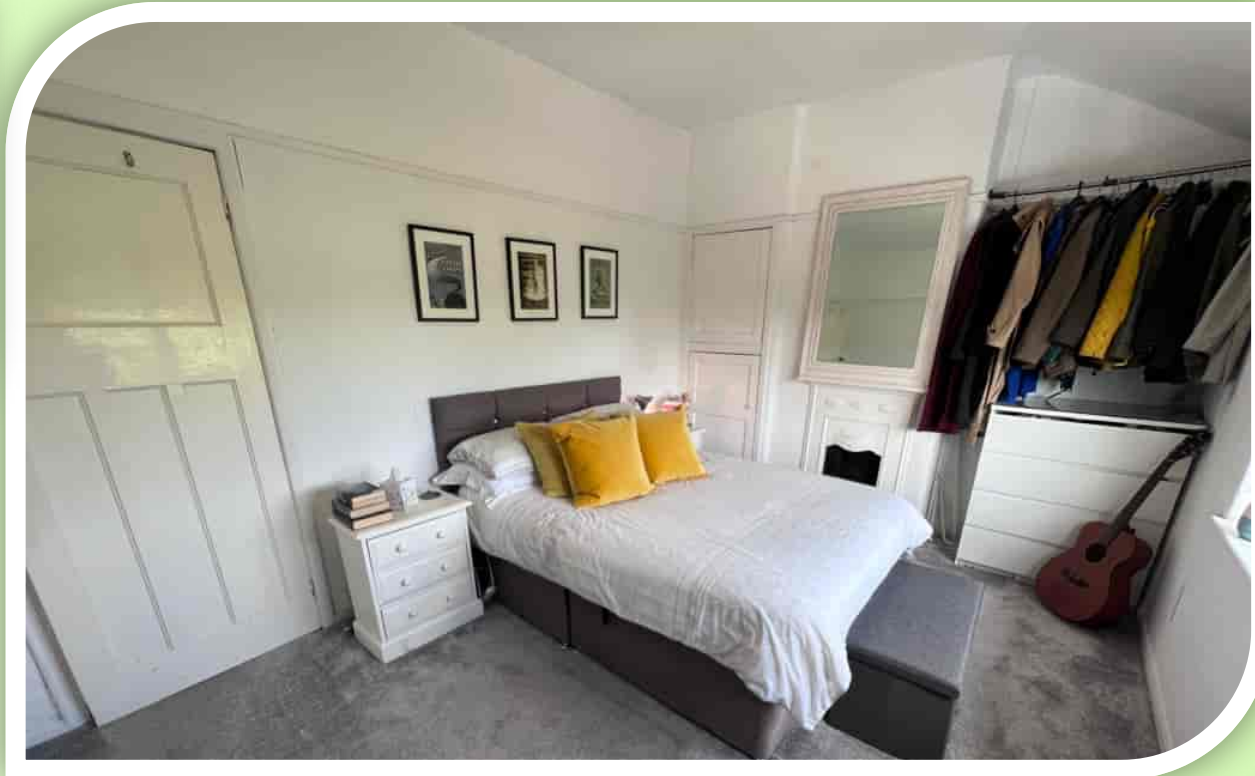
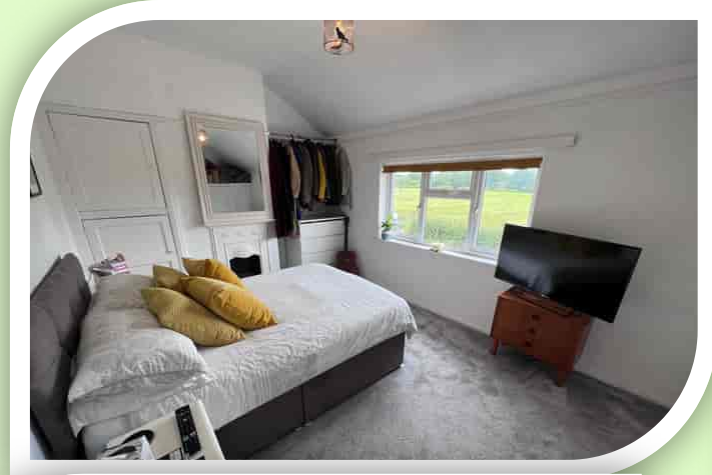




## GROUND FLOOR

Access to the property is via the entrance hallway having stairs to the first floor. Doorway through to a sitting/dining room with a rustic brick fireplace housing a log burner, radiator and under stairs storage cupboard. The kitchen is fitted with a range of units, work surfaces, inset sink/drain, space for appliances and a double-glazed rear window. Walk through utility area with built in storage and space for laundry appliances to, a spacious front to back lounge with double-glazed French doors out onto the rear garden. This principal reception room also has dual elevation double-glazed windows and a fireplace. Off the kitchen at the rear is a rear porch and ground floor W.C.





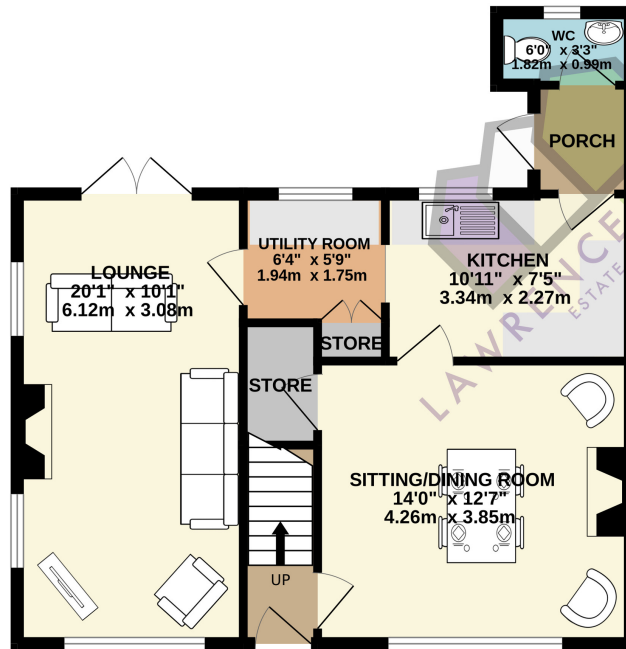
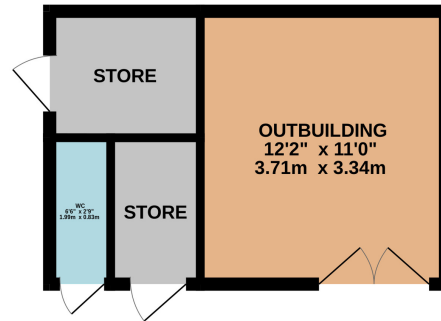
### FIRST FLOOR

To the first floor, bedroom one offers a pleasant view over fields to the front elevation, original cast iron fireplace, built in storage and radiator. Second bedroom to the rear with radiator and double-glazed rear window. The bathroom is fitted with a white three piece suite comprising: panelled bath, vanity unit with a wash hand basin and low level W.C. Double-glazed rear window, radiator and tiled to complement.

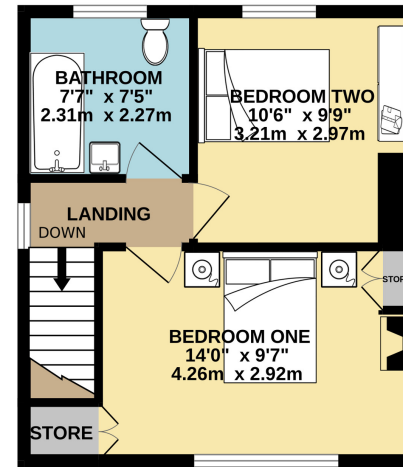


## OUTSIDE

At the front a double width driveway, garden area and gated side access. The enclosed rear has a useful outbuilding split into to three storage/workshop areas, the garden is laid to lawn with a paved patio area and beyond the rear boundary is farmland.



GROUND FLOOR  
 795 sq.ft. (73.8 sq.m.) approx.



1ST FLOOR  
 340 sq.ft. (31.6 sq.m.) approx.

TOTAL FLOOR AREA : 1134 sq.ft. (105.4 sq.m.) approx.

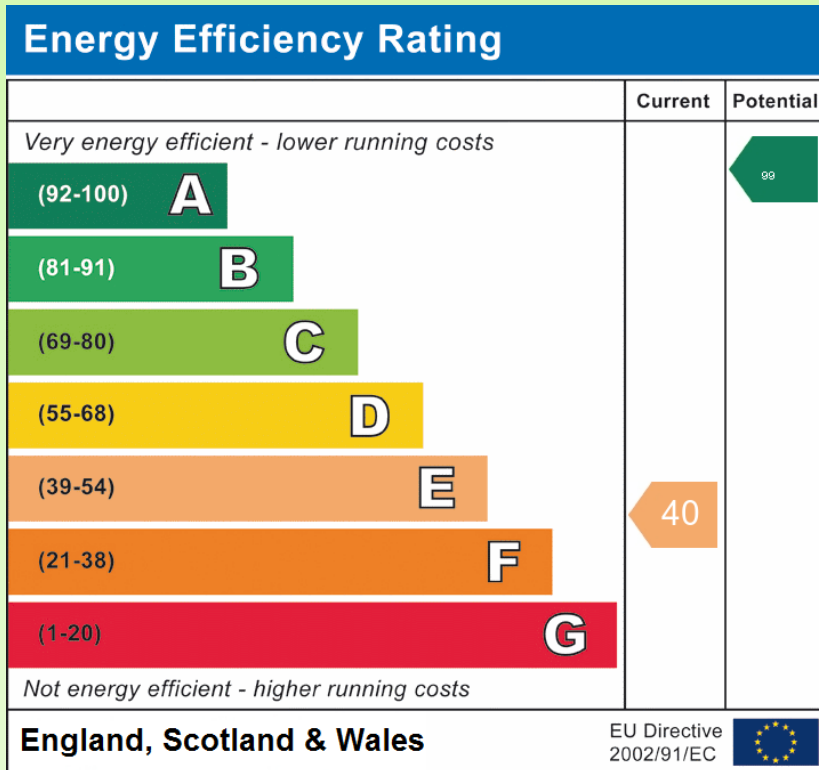
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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