



LAWRENCE ROONEY
ESTATE AGENTS

15 Pear Tree Croft, Longton,
Preston, Lancashire PR4 5AT

£225,000

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**Delightful true bungalow offered
for sale with NO CHAIN DELAY
positioned within this sought
after cul-de-sac.**

- Semi-Detached True Bungalow
- Sought After Village Location
- Two Bedrooms
- Fully Enclosed Rear Garden
- Carport & Garage
- Modern Shower Room
- Peaceful Cul-de-Sac Position
- NO CHAIN DELAY
- Council Tax Band B

Ideally placed for access to the popular village of Longton this delightful true bungalow sits in a peaceful cul-de-sac and is offered for sale with NO CHAIN DELAY. Perfect for those looking to downsize their accommodation this semi-detached property comprises: entrance porch, hallway, bay fronted lounge, main bedroom with fitted wardrobes, second bedroom, modern shower room and a hand built kitchen with a solid Iroko wood work surfaces. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Outside gated driveway offers off road parking, substantial carport leads to a single detached garage at the rear and a fully enclosed rear garden. Early viewing is highly advised.





RECEPTION SPACES

Access to the property is via the double-glazed entrance porch leading to the central hallway that has built in storage and loft access. To the right the lounge features a double-glazed bay window, fire surround houses an electric fire, coving, wall light points and radiator. To the rear the kitchen is fitted with hand built wooden units, solid Iroko wooden work surfaces, inset sink/drainer, range style cooker, dresser style unit, space for appliances, tiled floor, external side door, double-glazed rear window and radiator.





PRIVATE SPACES

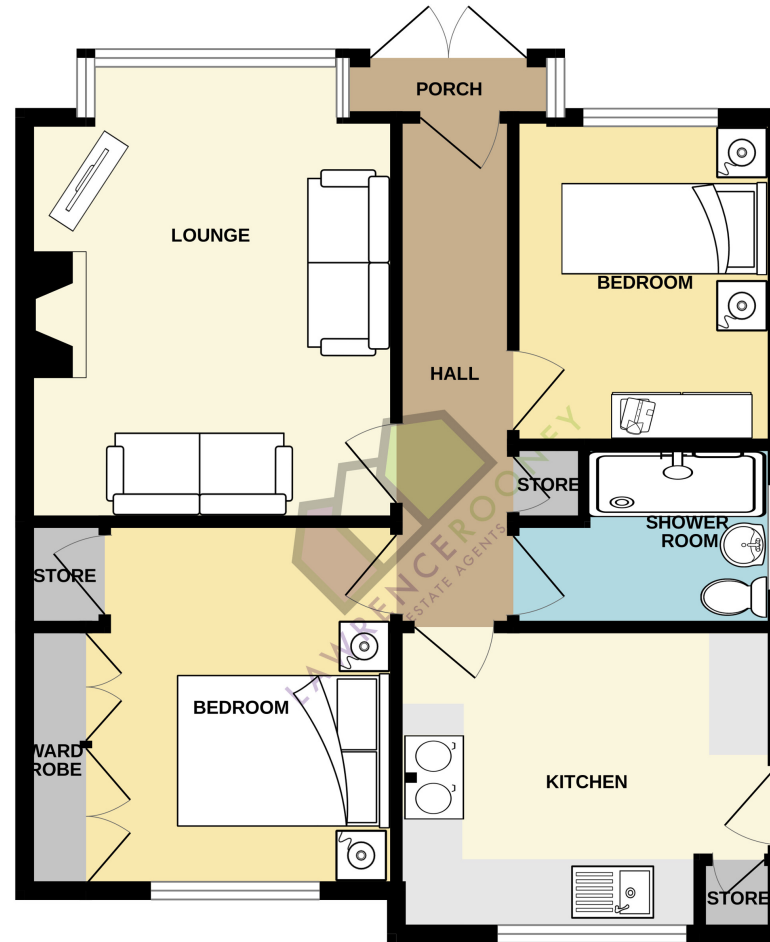
The private spaces comprise two bedroom and a modern shower room. The main bedroom is positioned to the rear of the property having a double-glazed window, built in wardrobes across one wall and a radiator. The second bedroom has a double-glazed front window and radiator. The modern shower room is fitted with a white three piece suite comprising: walk in shower cubicle, vanity unit with wash hand basin and a low level W.C. Double-glazed frosted side window, ladder towel radiator and tiled to complement.



OUTSIDE

To the front gated imprinted driveway offers off road parking and a low maintenance garden with shrub border. Further double gates access the substantial carport that spans down the side of the property to the detached garage at the rear. The fully enclosed rear garden is paved for easy maintenance, central planter and fencing to the boundaries.

GROUND FLOOR



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