



LAWRENCE ROONEY
ESTATE AGENTS

11 Orchard Avenue, New Longton,
Preston, Lancashire PR4 4XE

£279,950

**11 Orchard Avenue,
New Longton,
Preston,
PR4 4XE**

**Spacious and extended traditional
semi-detached property
positioned within a peaceful cul-
de-sac.**

- Extended Traditional Semi-Detached
- Spacious & Versatile Accommodation
- Popular & Convenient Village Location
- Four Bedrooms
- Open Views Over Farmland To The Rear
- Driveway & Enclosed Rear Garden
- Superb Family Home
- Council Tax Band C

Spacious and extended traditional semi-detached property positioned within a peaceful cul-de-sac close to the village amenities and reputable primary school. This superb family home offers versatile living and private spaces arranged over ground and first floors comprising: entrance porch, hallway, front to back lounge with a log burner, open plan breakfast kitchen, sitting or dining room, cloakroom, four bedrooms, useful dressing or study area to bedroom four and a modern white four piece bathroom. Outside driveway to the front offers off road parking for three cars and to the rear a delightful garden that backs onto farmland. This property is warmed via a gas fired central and benefits from double-glazing throughout.





GROUND FLOOR

Access to the property is via the porch with double-glazed windows, an inner door opens into the hallway having stairs up to the first floor. Stepping to the left the lounge is the principal reception room, spanning front to back of the property having a bay window to the front, sliding patio doors out onto the rear garden and a log burning stove. To the rear of the property the open plan breakfast kitchen is fitted with an extensive range of modern units, contrasting granite work surfaces with breakfast bar to complement, under set sink, space for a range style cooker with matching granite splashback, integrated appliances, housing for an American style fridge/freezer, two rear windows, wood effect Karndeian flooring and opening through to a dining or sitting room. This flexible reception space has storage, external side door, front window and access to a useful ground floor W.C.





FIRST FLOOR

To the first floor the main bedroom has bay window to the front and range of expertly fitted wardrobes. The second bedroom has fitted wardrobes across one wall and offers a pleasant view over the gardens and farmland beyond the rear boundary. Bedroom three is currently utilised a home office with a rear window, bedroom four has a useful study area or dressing room. The large bathroom is fitted with a white four piece suite comprising a double end bath, step in shower cubicle and a vanity unit incorporates a wash hand basin and concealed cistern W.C.

OUTSIDE

At the front the driveway has space for three cars and gated access to the rear. The delightful rear garden is laid to lawn with planted borders, patio, shed and a raised deck is perfect for outdoor entertaining.



ENTRANCE PORCH

HALLWAY

LOUNGE

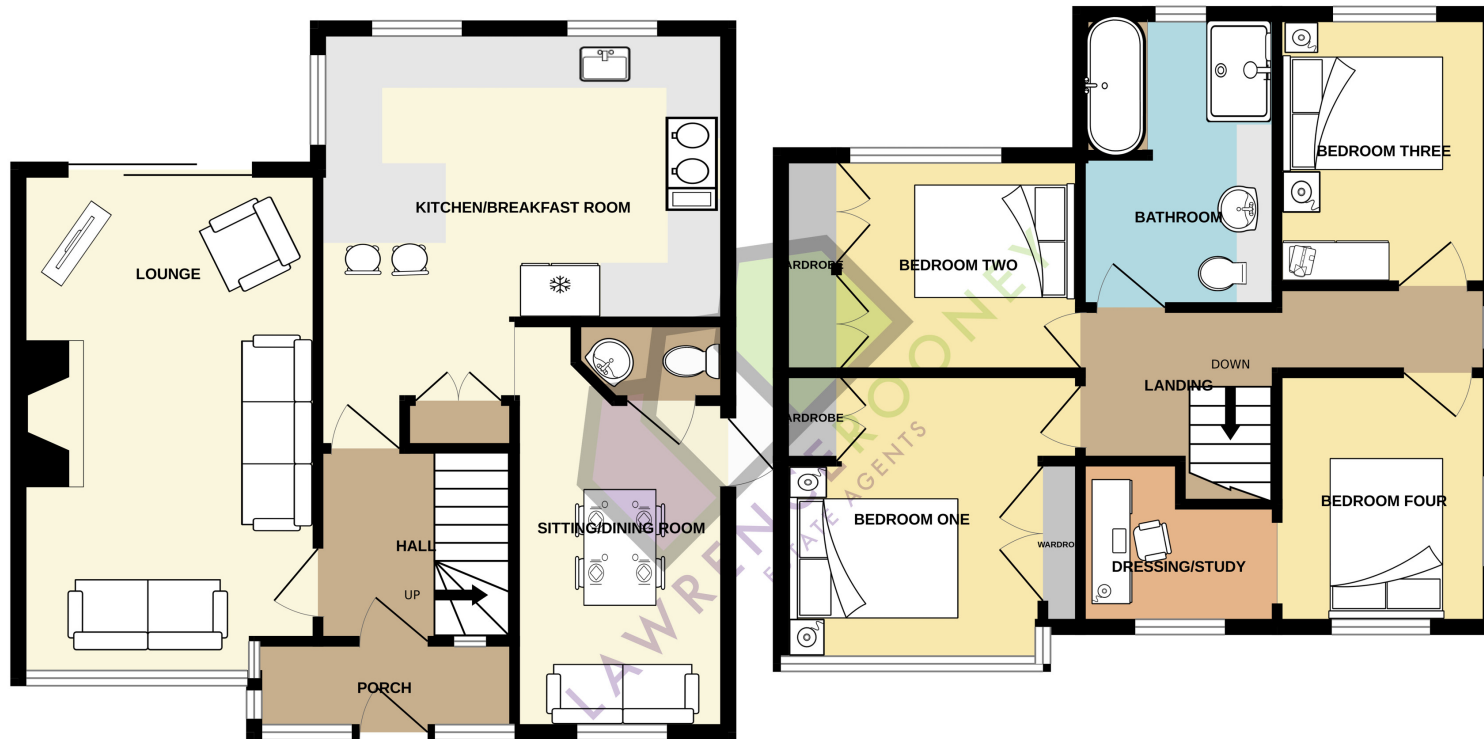
11' 0" x 18' 10" (3.35m x 5.74m)

BREAKFAST KITCHEN

16' 3" x 13' 8" (4.95m x 4.17m)

GROUND FLOOR

1ST FLOOR

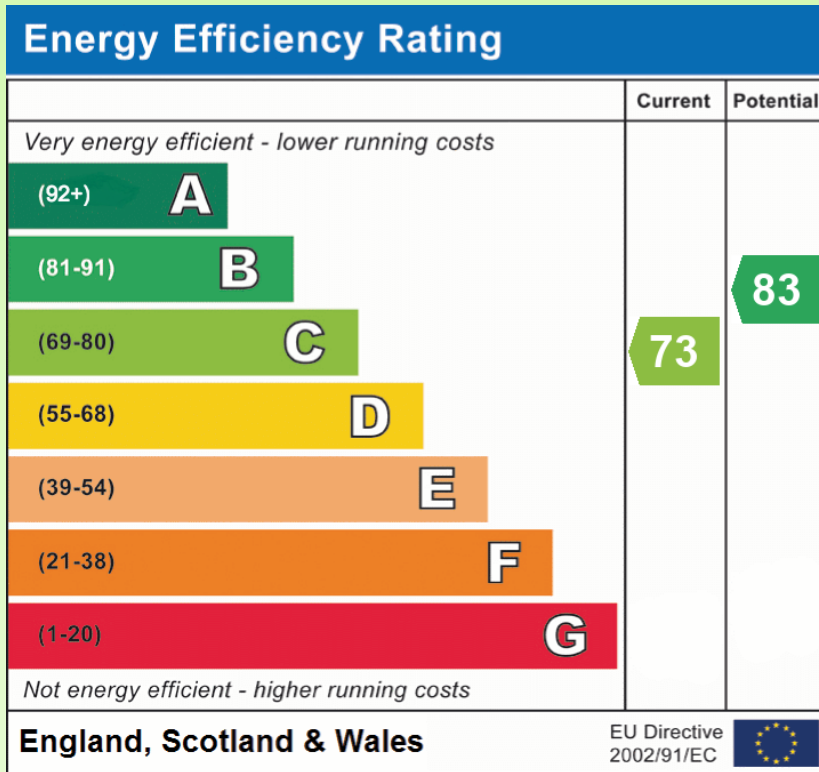


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