



LAWRENCE ROONEY  
ESTATE AGENTS

177b Liverpool Road

Longton

Preston

Lancashire

PR4 5YE



Charming detached cottage style property positioned in this secluded village location. Offering a deceptive amount of living accommodation this property is set back from the road and is offered for sale with NO CHAIN DELAY and is located within a short walk from the village amenities. The living and private spaces are arranged over ground and first floors briefly comprising: storm porch, hallway, useful utility room, lounge, dining kitchen, spacious main bedroom, two further bedrooms and a bathroom. Outside driveway to the front, rear patio and set away from the property is a private lawned garden. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Viewing advised to fully appreciate.

£279,950

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

## Open Storm Porch

Covered access to the property.

## Hallway

Stairs to the first floor, laminate flooring and radiator.

## Utility Room

7' 7" x 8' 0" (2.31m x 2.44m)

Dual elevation windows, fitted base units with work surfaces to complement, surface mounted wash hand basin and boiler.

## Lounge

13' 9" x 14' 2" (4.19m x 4.32m)

Spacious reception room with a side window, rustic brick fireplace, radiator, spotlights and under stair store.

## Dining Kitchen

Fitted with a range of wall and base units, work surfaces to complement, inset sink/drain, space for a range style cooker with extractor canopy over, rear window, French doors out onto the rear garden, radiator, space for appliances and two ceiling light points.

## Landing

Access to the private spaces.

## Bedroom One

11' 6" x 14' 1" (3.51m x 4.29m)

Spacious main bedroom having dual elevation windows built in wardrobes and radiator.

## Bedroom Two

6' 7" x 11' 6" (2.01m x 3.51m)

Double-glazed rear window and radiator.

## Bedroom Three

6' 8" x 8' 6" (2.03m x 2.59m)

Double-glazed rear window and radiator.

## Bathroom


Fitted with a three piece suite in white comprising: panelled bath with shower over, pedestal wash hand basin and low level W.C. Frosted side window, panelled walls and ladder towel radiator.

## Gardens

The property is set well back from the road having off road parking space, gated access and side pathway leading to a rear patio area with raised gravel border. Set away from the property, accessed via a pathway is a private lawned garden area, decking, shed and fully enclosed with timber panel fencing.



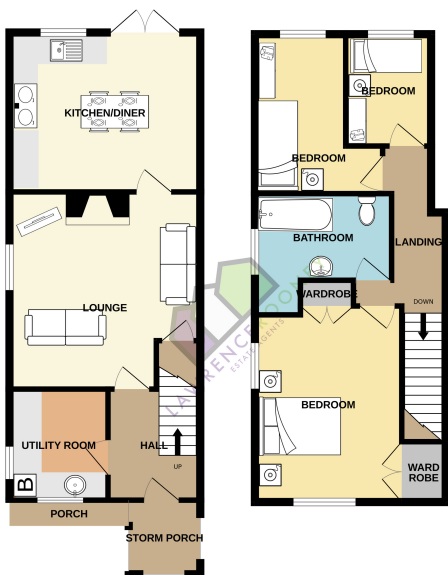
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR

1ST FLOOR



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