



**LAWRENCE ROONEY**  
ESTATE AGENTS

45 Marsh Lane, Longton, Preston,

Lancashire PR4 5ZL

£299,950

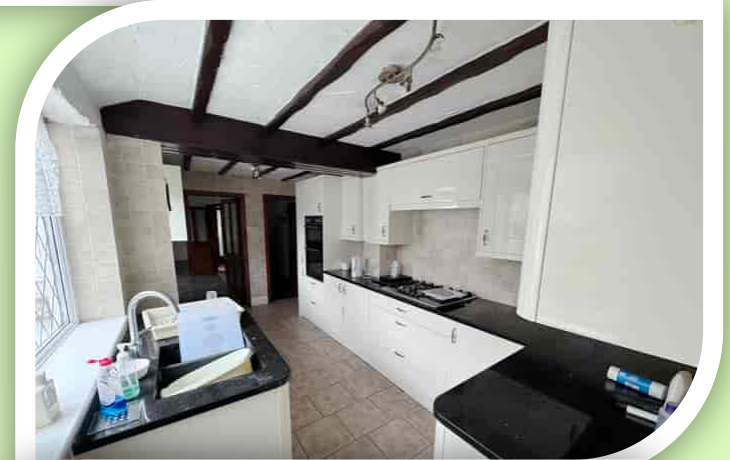
# **45 Marsh Lane, Longton, Preston, Lancashire, PR4 5ZL**

**Spacious traditional semi-detached property positioned on this sought after country lane offered for sale with NO CHAIN DELAY.**

- Traditional Semi-Detached
- Three Bedrooms
- Three Reception Room
- Attached Garage & Utility Room
- Generous South Facing Rear Garden
- NO CHAIN DELAY
- Council Tax Band D
- Bathroom & Shower Room
- Sought After Country Lane Setting

Positioned on the ever Marsh lane in Longton this spacious traditional semi-detached is offered for sale with NO CHAIN DELAY. 'Arnside' would make a superb family home as offers three bedrooms, three reception spaces, bathroom, ground floor shower room, boarded loft space ideal for possible development (subject to the correct permissions), enclosed and south facing rear garden. The living accommodation is arranged over ground and first floors briefly comprising: entrance porch with the original tiled floor, hallway, bay fronted lounge, dining/sitting room, modern fitted kitchen, rear lobby, ground floor shower room, garden/sitting room, attached garage with useful utility room to the rear, three bedrooms, bathroom with a free standing bath and a boarded loft room. Outside driveway with garden area to the front, attached garage, the rear garden is of a generous size having the benefit of facing south and being fully enclosed. This property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Early viewing is highly advised.





## GROUND FLOOR

Access to the property is taken via the entrance porch with an external door, original tiled floor and an inner door into hallway with stairs up to the first floor. To the front the lounge has a double-glazed bay window, gas fire within a surround, wall light points, radiator, coving and laminate flooring. The middle room is perfect as a sitting room or dining room having a rear window, wall light points, coving, dado rail and radiator. The kitchen is fitted with an excellent range of modern units, contrasting Granite work surfaces, under set sink, breakfast bar to match, built in double oven, inset five ring gas hob, tiled floor, side window, understairs storage and radiator. Next a useful rear lobby has an external door out to access the gardens and attached garage, side window and access to a three piece ground floor shower room. A set of double doors open into garden room, originally a conservatory now with a solid roof conversion provides a spacious reception room ideal for a wide range of uses having: double-glazed windows, French doors out onto the rear garden, radiator, tiled floor and a panelled vaulted ceiling.





## FIRST FLOOR

At the first floor there are three bedrooms and a bathroom. From the landing there is access to a spacious fully boarded loft space with Velux window, ideal for storage or possible conversion to further accommodation, subject to the correct permissions. The main bedroom is to the rear of the property having a rear window, radiator and fitted wardrobes across one wall. The second double bedroom has a front window, radiator and meter cupboard. A third bedroom has a front window, radiator and laminate flooring. The bathroom is fitted with a white three piece suite comprising: double end claw footed bath, pedestal wash hand basin and low level W.C. Frosted rear window, tiled to complement and built in cupboard that houses the central heating boiler.



## OUTSIDE

To the front lawn with planted border, hedging to the boundaries and driveway for off road parking and access to the attached garage. The fully enclosed rear garden has the benefit of facing south, laid to lawn with established planted borders, patio area, water feature, shed and mature hedging to the boundaries.

GROUND FLOOR  
1066 sq.ft. (99.1 sq.m.) approx.

1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.

2ND FLOOR  
253 sq.ft. (23.5 sq.m.) approx.



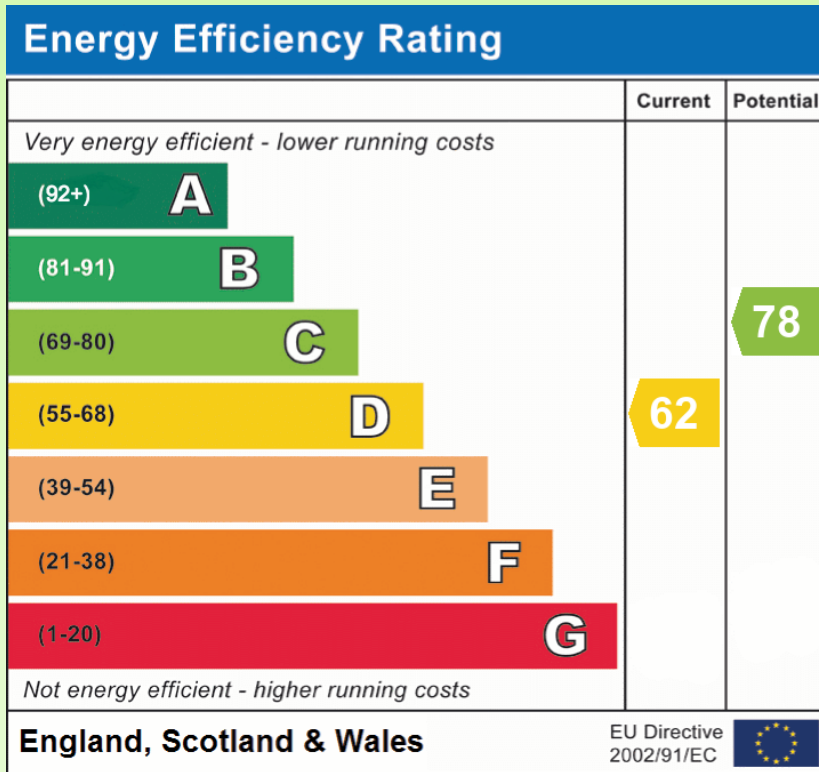
TOTAL FLOOR AREA : 1787 sq.ft. (166.0 sq.m.) approx.

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Lawrence Rooney Estate Agents  
 3 Oak Gardens, Longton, Lancashire PR4 5XP  
 01772614433 info@lawrencerooney.co.uk

www.lawrencerooney.co.uk



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