



LAWRENCE ROONEY
ESTATE AGENTS

20 Landsmoor Drive

Preston
Lancashire
PR4 5PE



Semi-detached dormer style house located in the popular village of Longton offered for sale with NO CHAIN DELAY. Positioned close to the local amenities, schools and transport links to the city of Preston this property has accommodation arranged over ground and first floors briefly comprising: entrance hallway, lounge, dining room or ground floor bedroom, modern fitted kitchen, two double bedrooms to the first floor and a bathroom. Externally low maintenance gardens to the front and rear, driveway for off road parking and substantial timber cabin. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout.

£195,000

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

Entrance Hallway

Front door, stairs to the first floor and radiator.

Rear Lounge

11' 1" x 13' 1" (3.38m x 3.99m)

Double-glazed rear patio door and radiator.

Dining Room/Bedroom

11' 1" x 11' 0" (3.38m x 3.35m)

Double-glazed front window and radiator.

Kitchen

6' 2" x 11' 7" (1.88m x 3.53m)

Modern wall and base units with work surface to complement, fitted oven, electric hob with extractor above and space for appliances

Double-glazed rear window and side access door.

Landing

Double-glazed side window and storage cupboard.

Bedroom One

11' 1" x 11' 7" (3.38m x 3.53m)

Double-glazed rear window, radiator and eaves storage housing boiler.

Bedroom Two

11' 1" x 8' 10" (3.38m x 2.69m)

Double-glazed front window and radiator.

Bathroom

6' 2" x 8' 8" (1.88m x 2.64m)

Modern three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and low level W.C. Tiled walls, double-glazed frosted side window and radiator.


Outside

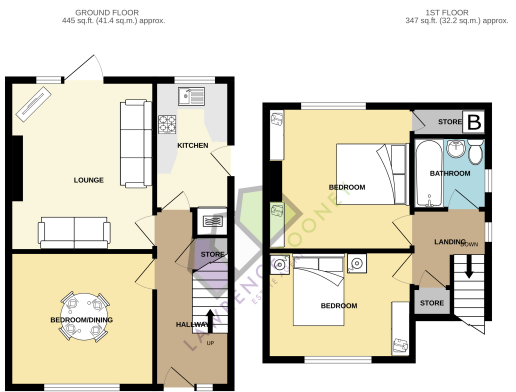
To the front a paved garden with central planter. Driveway extends to the detached garage at the rear. The rear garden is paved for easy maintenance.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	



TOTAL FLOOR AREA: 792 sq ft (73.6 sq m) approx.
While every attempt has been made to ensure the accuracy of the Brochure contained here, measurements of areas, volumes, capacities and other data should not be relied upon for any legal or financial purposes. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or performance over the years.
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