



LAWRENCE ROONEY
ESTATE AGENTS

2 Old School Drive, Longton,
Preston, Lancashire PR4 5YU

£535,000

2 Old School Drive, Longton, Preston, PR4 5YU

**Immaculately presented
executive detached property
positioned close to Longton
village centre.**

- Executive Detached Property
- Four Bedrooms
- Three Reception Rooms
- Stylish Bathroom & En-Suite
- Enclosed Rear Garden
- Stunning Kitchen & Utility Room
- Council Tax Band F
- Convenient & Sought After Location

Immaculately presented executive detached property positioned close to Longton village centre within the prestigious Old School Drive development. Being only a short walk from the many amenities Longton has to offer along with reputable primary schools and transport links, this superb family home comprises: entrance hallway, bay fronted lounge, family/sitting room, cloakroom, utility room, stunning kitchen, dining/family room, main bedroom has built in wardrobes and a stylish en-suite bathroom, three further bedrooms and a attractive shower room. Outside there is a double width imprinted driveway for parking and access to the garage, side garden area and to the rear a fully enclosed garden. This property is warmed via a gas fired central heating and benefits from double-glazing. Viewing is a must to fully appreciate.

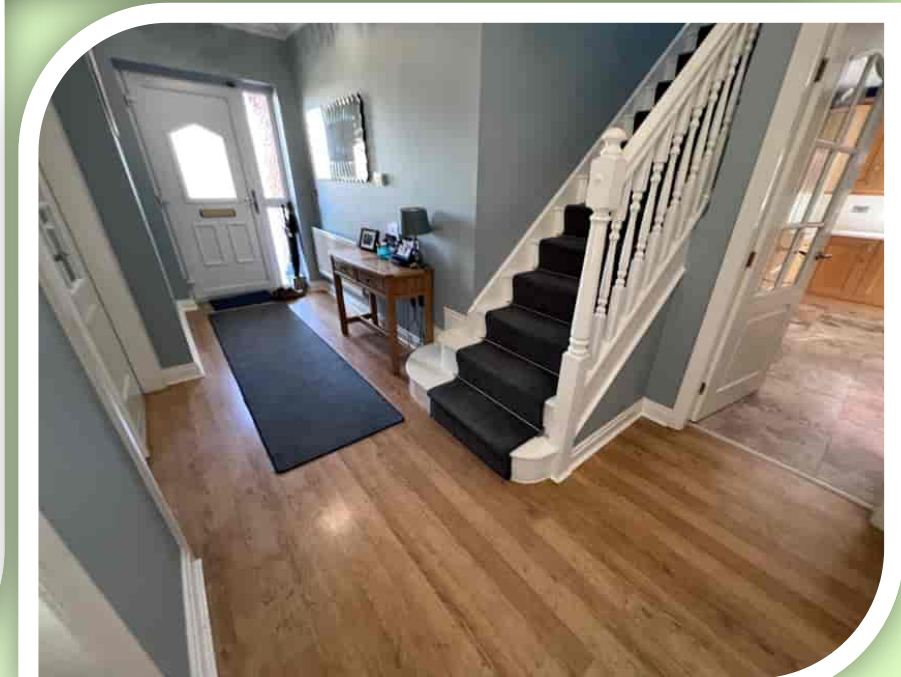




GROUND FLOOR

The accommodation begins with the entrance hallway having stairs up to the first floor and wood effect flooring. Double doors lead into the principal reception having a bay window to the front elevation, hole in the wall style gas fire, wall light points, wood effect flooring and two radiators. To the rear a versatile family/sitting room has two rear facing windows, two radiators and covings. Off the hall is ground floor cloakroom and a doorway into a kitchen that passes a useful utility room, the stunning kitchen is fitted with an excellent range of modern units, contrasting Quartz work surfaces with matching splashbacks to complement, under set sink with Quooker instant boiling water tap, induction hob with extractor over, side window, built in oven, integrated dishwasher and fridge/freezer, Karndean flooring that flows through an opening into a dining/sitting room having a rear window and a set of sliding patio doors open out onto the rear garden.







FIRST FLOOR

To the first floor the main bedroom is accessed via the landing with a front bay, this spacious bedroom has fitted wardrobes, front window, radiator and access into a stylish modern four piece en-suite bathroom fitted with: panelled bath, step in shower cubicle, wall hung vanity unit with wash hand basin and a low level W.C. There are a further three double bedrooms and the expertly tiled shower room is fitted with a modern suite comprising: walk in a shower area with a glass screen, wall hung vanity unit with wash hand basin and a low level W.C.



OUTSIDE

To the front the imprinted driveway has off road parking for two vehicles and access to the garage that has a remote control roller shutter door. Side garden area, to the rear a fully enclosed garden is laid to lawn with planted borders and a paved patio area with pergola.

GROUND FLOOR

1ST FLOOR

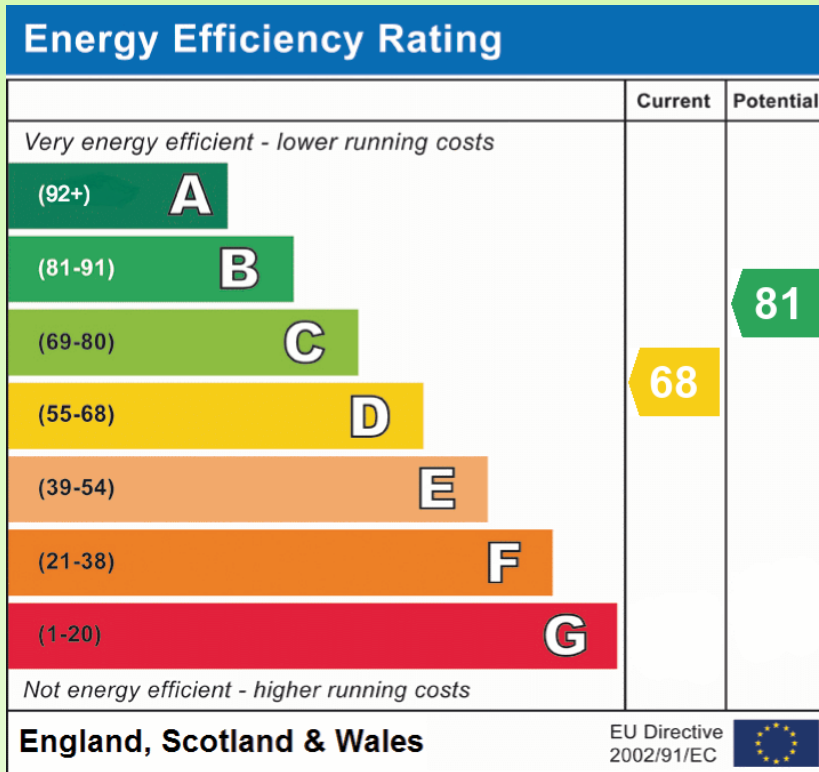


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Lawrence Rooney Estate Agents for themselves and the vendors of this property whose agents they are give notice that:

1. All plans, descriptions, dimensions, references to condition, suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or other appliances at the property have not been tested nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof.
4. All correspondence (whether marked or not) and all discussions with Lawrence Rooney Estate Agents and or their employees regarding the property referred to in these particulars are subject to contract.
5. No Person in the employment of Lawrence Rooney Estate Agents has any authority to make any representations or warranty whatsoever in relation to this property.
6. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property.

PLEASE NOTE: Lawrence Rooney Estate Agents have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.



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

www.lawrencerooney.co.uk



OPEN 7 DAYS A WEEK