



**LAWRENCE ROONEY**  
ESTATE AGENTS

**4 Applesike**  
**Longton**  
**Preston**  
**Lancashire**  
**PR4 5BL**



Well presented semi-detached true bungalow positioned within this peaceful cul-de-sac offered for sale with NO CHAIN DELAY. Having easy access to the many village amenities Longton has to offer this delightful bungalow offers extended accommodation that comprises: open porch, entrance hall, spacious lounge, inner hall, bathroom, two bedrooms, fitted kitchen open plan to a dining/sitting room with bi-fold doors and a useful loft room accessed via the main bedroom ideal as a home office. Outside there is an extensive driveway, front garden area, detached garage, a fully enclosed and rear garden. The property is warmed by a gas fired central heating system and benefits from double-glazing throughout. Early viewing is highly advised.

**£225,000**

**OPEN 7 DAYS A WEEK**

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## Open Porch

Tiled step and external front door.

## Entrance Hall

Built in storage housing central heating boiler, tiled floor, radiator and inner doors to lounge and bedroom two.

## Bedroom Two

7' 3" x 10' 8" (2.21m x 3.25m)

Side window and radiator.

## Lounge

13' 1" x 15' 3" (3.99m x 4.65m)

Spacious reception room with a large front window, log burner on a stone hearth, laminate flooring, wall light points and timber panelling to the alcoves.

## Inner Hall

Access to the further accommodation.

## Bedroom One

9' 8" x 14' 3" (2.95m x 4.34m)

MAin bedroom has a rear window, radiator, laminate flooring and fitted wardrobes with mirrored sliding doors conceal stairs to access:

## Loft Room/Office

4' 3" x 16' 3" (1.30m x 4.95m)

Ideal as a hobby room or home office having a rear window and access to a loft storage area.

## Bathroom

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

## Kitchen

10' 2" x 7' 7" (3.10m x 2.31m)

Range of modern fitted units with wood block effect work surfaces to complement, inset sink/drain, oven, built in oven, side window, tiled floor and space for appliances. Open into:

## Dining/Sitting Room

10' 6" x 7' 2" (3.20m x 2.18m)

Ideal as a dining or sitting room, a set of bi-fold doors with integral blinds open out onto the rear garden, side window, radiator and laminate flooring.

## Garage


Single detached garage.

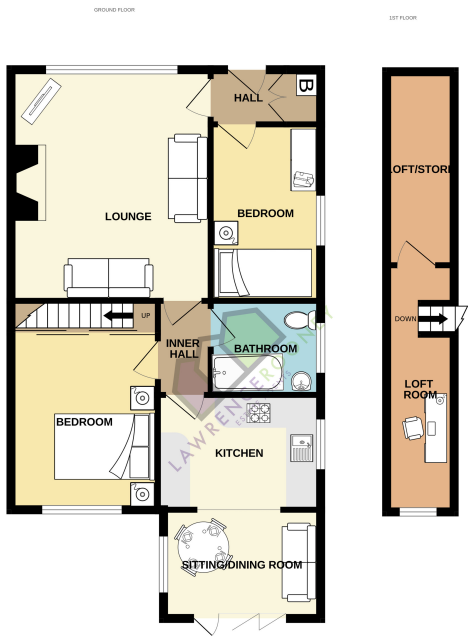
## Gardens

To the front the extensive paved driveway offers ample off road parking that continues to the garage, gravel area for additional parking, planted side border. The fully enclosed rear garden is laid to lawn with planted borders, patio area and fencing to the boundaries.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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	



While every effort 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 errors, omissions or false statements. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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