



LAWRENCE ROONEY
ESTATE AGENTS

1 Formby Crescent

Longton

Preston

Lancashire

PR4 5YN



Extended true bungalow positioned within a sought after cul-de-sac offered for sale with NO CHAIN DELAY. This semi-detached bungalow is within a short walk from the village amenities and offers versatile living accommodation that could be either a two or three bedroom bungalow. The well maintained living and private spaces comprise: entrance hallway with storage, lounge, two bedrooms, shower room, breakfast kitchen, rear sitting or dining room and conservatory. Outside extensive side driveway offers ample off road parking, low maintenance front garden and a fully enclosed rear garden. The bungalow is warmed via a gas fired central heating system and benefits from double-glazing throughout. Early viewing is advised as rarely available in this popular location.

£225,000

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

Entrance Hallway

External front door and built in storage.

Lounge

10' 8" x 13' 4" (3.25m x 4.06m)

Double-glazed front window, electric fire within a wooden surround, coving and radiator.

Bedroom Two

8' 6" x 9' 9" (2.59m x 2.97m)

Double-glazed orial style front window, meter cupboard, radiator and coving.

Shower Room

8' 5" x 6' 7" (2.57m x 2.01m)

Three piece suite comprises: step in shower cubicle, pedestal wash hand basin and low level W.C. Double-glazed frosted side window, tiled to complement and radiator.

Bedroom One

10' 8" x 12' 10" (3.25m x 3.91m)

Double-glazed rear window, coving and radiator.

Breakfast Kitchen

12' 5" x 9' 5" (3.78m x 2.87m)

Excellent range of fitted units with work surfaces to complement, space for appliances, double-glazed side window, tiled splashbacks, inset sink/drainers and wall light points. Open archway into:

Sitting/Dining Room

12' 2" x 12' 8" (3.71m x 3.86m)

Versatile reception space ideal as a dining or sitting room having a double-glazed rear window, radiator, wall light points. Inner door into:

Rear Porch

External side door.

Conservatory

9' 5" x 12' 8" (2.87m x 3.86m)


Double-glazed rear and side units with feature toplights, external door out onto the rear garden, radiator and wall light points.

Outside

To the front the extensive block paved driveway offers ample off road parking

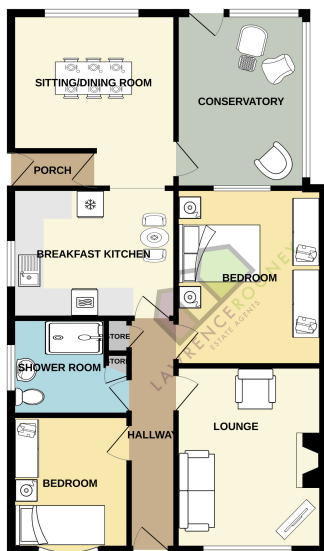


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



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