



LAWRENCE ROONEY
ESTATE AGENTS

9 Poplar Avenue, Longton, Preston,

Lancashire PR4 5PA

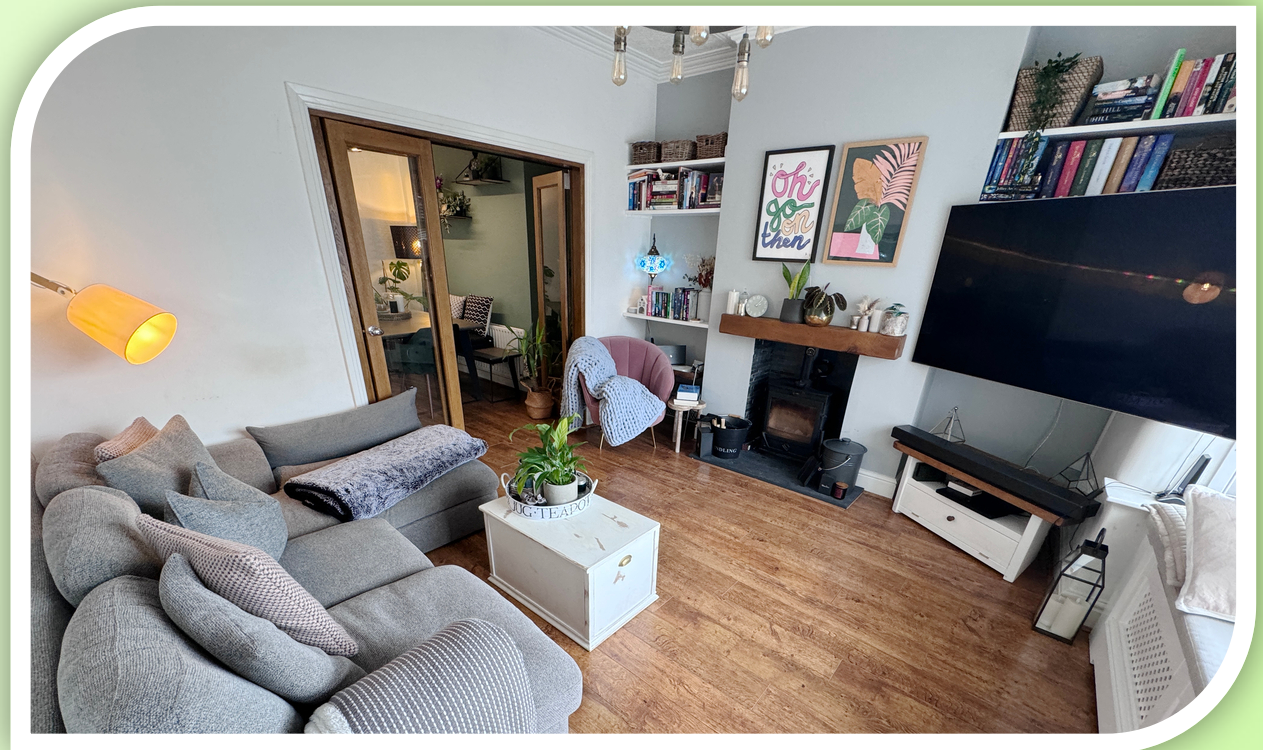
£279,950

9 Poplar Avenue, Longton, Preston, PR4 5PA

A charming traditional semi-detached house located on a sought after private avenue close to the village amenities of Longton

- Traditional Semi-Detached Property
- Sought After & Convenient Location
- Close to Longton Village Centre
- Two Bedrooms
- Open Plan Dining Kitchen
- Summer House Or Office
- Generous & Enclosed Rear Garden
- Beautifully Appointed Throughout
- Council Tax Band B

A charming traditional semi-detached house located on a sought after private avenue close the village amenities of Longton. Positioned within a short walking distance to the village centre, this traditional style home offers a deceptive amount of living accommodation with a generous rear garden and open countryside views to the front. This extended property offers deceptive living accommodation arranged over two inviting levels comprising: entrance porch, hallway, lounge with bay window seat, sitting/dining room, open plan fitted kitchen diner with a vaulted ceiling, utility room and W.C. To the first floor, a landing with loft access, two good sized bedrooms and a modern bathroom featuring a double end spa bath. The enclosed rear garden is lawned, paved patio and pathway to access a detached summer house or the perfect home office. The property is warmed by a gas fired central heating system and benefits from double-glazing throughout. Early viewing is considered essential to fully appreciate the location and modern living accommodation on offer





GROUND FLOOR

The ground floor layout has been skillfully extended to the rear to create a wonderful kitchen/dining area. Entering through the porch to the front, provides access through to the hallway and then the lounge. The lounge has a bay window to the front elevation with a window seat and feature arch over, chimney breast houses a log burner and wooden flooring. From the lounge a set of folding doors open into a sitting/dining room, with a side bay and an opening leads through to the fitted kitchen with vaulted ceiling. Offering a wide range of wall and base units with contrasting Granite work surfaces to complement, under set Belfast sink, integrated appliances, two Velux roof lights, tiled floor, radiator and French doors open out onto the rear patio. Just off the kitchen is a useful utility room with space for laundry appliances, base units with a work surface, inset circular sink and access to a W.C.







FIRST FLOOR

Accessed via the stairway from the entrance hallway, is the first floor landing providing access to the private spaces. The spacious principal bedroom spans across the front of the property offering a pleasant view out of the front window, exposed floorboards and built in storage. The second bedroom has a rear window and built in wardrobes with sliding doors. The modern three piece bathroom is fitted with a white suite comprising: double end spa bath, vanity unit with wash hand basin and low level W.C. Expertly tiled, heated ladder towel rail and a frosted glazed window to the rear elevation.



OUTSIDE

Looking out from the front of the property, there is ample parking with fenced border looking onto open fields. The front court area is gravelled and access to the side path leading to gated access into rear garden. As you step into the rear garden there is a paved patio area which leads to a lawned garden and paved pathway provides access to a detached timber summer house. The summer house is currently utilised as a home office as it has power and light points. Fully enclosed with mature hedging the rear garden backs onto fields.



GROUND FLOOR

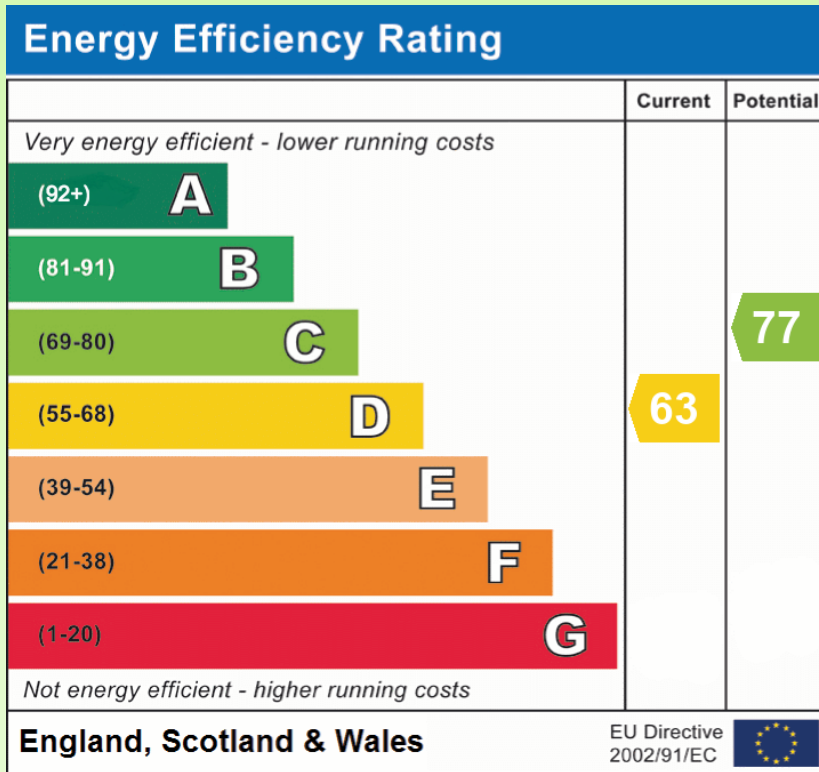


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