



LAWRENCE ROONEY  
ESTATE AGENTS

6 West View

Longton

Preston

Lancashire

PR4 5AH



Charming end of terrace property offered for sale with NO CHAIN Delay. Ideal for first time buyers, this property is positioned in the very centre of Longton within a short walk from the many amenities. The living accommodation is arranged over ground and first floors briefly comprising: lounge, sitting/dining room, kitchen, useful conservatory/utility, outside W.C. To the first floor there are two bedrooms and a bathroom. Outside to the rear an enclosed yard with bin store and off road parking to the side. The property benefits from double-glazing throughout and is warmed via a gas fired central heating system.

£159,950

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

## Lounge

15' 1" x 12' 9" (4.60m x 3.89m)

External front door, double-glazed front window, gas fire within a wood surround, coving, stairs up to the first floor and radiator.

## Dining/Sitting Room

12' 1" x 8' 9" (3.68m x 2.67m)

Double-glazed rear window, gas fire within a tiled surround, radiator, alcove storage and under stairs storage. Door into:

## Kitchen

7' 8" x 8' 1" (2.34m x 2.46m)

External side door, double-glazed side window, base unit with inset sink/drain, tiled walls and space for appliances.

## Conservatory/Utility Room

Versatile room with an external side door, double-glazed windows, tiled effect flooring, wall light points and space for laundry appliances.

## W.C.

Low level W.C.

## Landing

Split level landing, coving and radiator.

## Bedroom One

15' 1" x 12' 9" (4.60m x 3.89m)

Spacious main bedroom having a double-glazed front window, coving and radiator.

## Bedroom Two

9' 4" x 9' 0" (2.84m x 2.74m)

Double-glazed rear window, wall mounted boiler and radiator.

## Bathroom

White three piece suite comprises: panelled bath with shower over, pedestal wash hand basin and low level W.C. Double-glazed frosted rear window, built in storage and radiator.

## Outside

Enclosed rear yard with gated access, paved and a bin store.









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