

**3 Moorfield
New Longton
Preston
Lancashire
PR4 4JA**



Semi-detached true bungalow offered for sale with NO CHAIN located within this popular village. The property is situated close to the local amenities, transport links and in particular the reputable primary school. The living accommodation comprises: entrance hallway, lounge, dining kitchen, utility porch, two double bedrooms and a shower room. Outside, garden and driveway at the front, detached garage and a generous enclosed rear garden. This bungalow benefits from double-glazing and is warmed via a gas fired central heating system. Early viewing is advised.

£194,950

OPEN 7 DAYS A WEEK

Entrance Hallway

External front door and meter cupboard.

Lounge

12' 7" x 13' 4" (3.84m x 4.06m) Double-glazed front window, fire within a surround and radiator.

Dining Kitchen

18' 2" x 9' 9" (5.54m x 2.97m) Fitted with a range of wall and base units, work surfaces to complement, inset sink/drain, space for appliances, radiator, double-glazed rear windows and door into:

Utility

5' 11" x 9' 2" (1.80m x 2.79m) Double-glazed units, side door and useful storage space.

Bedroom

10' 0" x 11' 8" (3.05m x 3.56m) Double-glazed rear window and radiator.

Shower Room

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

Bedroom

9' 9" x 11' 0" (2.97m x 3.35m) Double-glazed front window and radiator.

Garage


Detached garage with an up an over front door.

Gardens

Lawn with planted borders at the front, driveway can accommodate approximately three cars, the generous rear garden is fully enclosed, laid to lawn with established planted borders and a paved patio area.

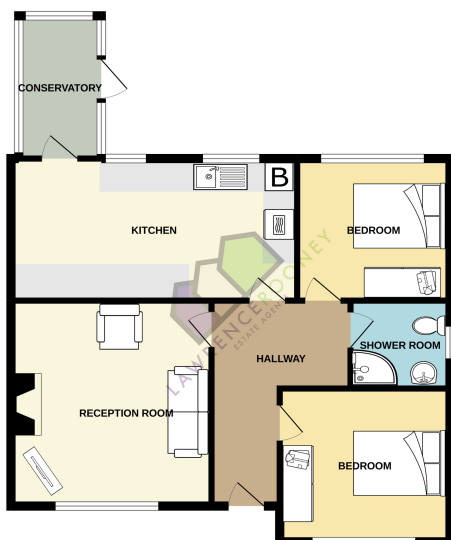


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(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



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other features are approximate and no responsibility is taken for any error or omission in the floorplan. This plan is for general guidance only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency for any given time with reference to the plan.

L A W R E N C E R O O N E Y



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