



LAWRENCE ROONEY
ESTATE AGENTS

23 Mossway
New Longton
Preston
Lancashire
PR4 4ZQ



Beautifully presented and extended true bungalow offered for sale with NO CHAIN DELAY. Positioned with this sought after village, being fully renovated this bungalow comprises: entrance porch, hallway, spacious lounge, inner hallway, second bedroom with fitted wardrobes, stunning four piece bathroom, main bedroom and an open plan dining kitchen. Outside, front garden, driveway, detached brick built garage and a fully enclosed rear garden. This property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Perfect for those wanting to downsize their accommodation, early viewing is advised.

£245,000

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

Entrance Porch

Double -glazed front and side window, external side door and open into:

Hallway

Built in storage and door into:

Lounge

11' 0" x 17' 9" (3.35m x 5.41m)

Spacious lounge has a double-glazed front window, gas fire within modern surround, radiator, coving and two ceiling light points.

Inner Hall

Velux roof light.

Bedroom Two

7' 9" x 11' 5" (2.36m x 3.48m)

Double-glazed side window, radiator and built in wardrobes.

Bedroom One

11' 0" x 11' 9" (3.35m x 3.58m)

Radiator and two Velux roof lights

Bathroom

4' 7" x 12' 1" (1.40m x 3.68m)

Beautifully tiled bathroom is fitted with a four piece suite in white comprising: step in shower cubicle, panelled bath with an electric shower over, vanity unit with wash hand basin and low level W.C. Two double-glazed frosted side windows and ladder towel radiator.

Kitchen/Diner

17' 6" x 8' 5" (5.33m x 2.57m)

The kitchen is fitted with modern range of units with Granite work surfaces to complement, Belfast sink, integrated fridge, space for a washing machine, built in oven hob with extractor over, tiled splash backs, double-glazed rear window, wood effect flooring and open to a dining area with French doors out onto the rear garden.

Detached Garage


Brick built detached garage having an up and over front door, side door, power and light points.

Gardens

To the front garden area with planted border, block paved driveway leads through side gates to the garage at the rear. The fully enclosed rear garden has a lawn with side border, paved patio, fencing to the boundaries, water point, outside power point and timber shed.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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