



LAWRENCE ROONEY
ESTATE AGENTS

57 Aspendale Close

Longton

Preston

Lancashire

PR4 5LJ



Attractive modern semi detached located in a peaceful cul-de-sac forming part of a popular residential development within the village of Longton. Positioned close to village amenities, country walks, reputable schools and transport links this property is offered for sale with NO CHAIN DELAY. The living accommodation is arranged over ground and first floors briefly comprising: entrance porch, cloakroom, lounge, dining kitchen, three bedrooms and a bathroom. Outside the property has a private rear garden with large deck and double driveway to the side. This family home is warmed via a gas fired central heating and benefits from double-glazing throughout. Viewing is highly advised.

£210,000

OPEN 7 DAYS A WEEK

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Entrance Hall

External front door, double-glazed side window, radiator and laminate flooring. Glazed inner door to lounge.

Cloakroom

Frosted side window, two piece suite with a vanity wash hand basin and low level W.C.

Lounge

Two double-glazed front windows, feature fire surround, stairs to the first floor and radiator.

Dining Kitchen

Range of fitted wall and base units with work surfaces to complement, inset sink , gas hob with extractor over, built in oven, space for a washing machine, double-glazed french doors to rear garden, double-glazed rear window, tiled splashback, laminate floor, and radiator.

Landing

Double-glazed side window.

Bedroom One

Two double-glazed front windows and radiator.

Bedroom Two

Double-glazed rear window, loft access and radiator.

Bedroom Three

Double-glazed front window, radiator and built in airing cupboard.

Bathroom


Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level W.C. Double-glazed frosted rear window, tiled to complement and radiator

Gardens

To the front laid to lawn with central shrub planting, to the side extensive gravelled driveway provides off road parking and gated access to the rear garden comprising low maintenance gravelled beds, raised decked seating area with spindle balustrade, paved patio and pathways, timber panel fencing to the boundaries and tap.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C	73	
(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 



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Made with floorplan CE2004



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