



LAWRENCE ROONEY
ESTATE AGENTS

Chestnut Crescent Longton



Detached family home located within this sought after development close to the village centre of Longton. A short walk away from the local amenities, schools and transport links the accommodation is arranged over ground and first floors comprising: entrance hallway, lounge, open plan dining kitchen, conservatory, three bedrooms and a bathroom. Outside driveway and garden at the front, the rear has a detached single garage, lawn and patio. The property benefits from double-glazing and is warmed via a gas fired central heating system.

£279,950

OPEN 7 DAYS A WEEK

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Entrance Hallway

External front door, stairs to the first floor, double-glazed side window and radiator.

Lounge

11' 3" x 16' 8" (3.43m x 5.08m) Spacious reception room with a brick chimney breast, double-glazed front window, radiator and two ceiling light points. Double doors open into:

Dining Kitchen

17' 5" x 7' 5" (5.31m x 2.26m) Fitted range of modern units and breakfast bar, inset sink/drain, hob with extractor canopy over, built in oven, integrated appliances, double-glazed rear window external side door and sliding patio doors into:

Conservatory

10' 3" x 8' 7" (3.12m x 2.62m) Double-glazed units, tiled floor and French doors open out onto the rear garden.

Landing

Double-glazed frosted side window and access to the private spaces.

Bedroom One

9' 3" x 11' 9" (2.82m x 3.58m) Double-glazed front window and radiator.

Bedroom Two

11' 2" x 10' 9" (3.40m x 3.28m) Double -glazed rear window and radiator.

Bedroom Three

7' 9" x 7' 9" (2.36m x 2.36m) Double-glazed front window and radiator.

Bathroom

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

Garage


Detached single garage with an up and over front door.

Outside

To the front lawn and paved driveway. The driveway leads to the garage at the rear and access to the rear garden. At the rear there is a paved patio, lawn with border, fencing and hedging to the boundaries.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D	61	
(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

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, wall thicknesses, floor levels, and other details are approximate. It is not to be used as a substitute for a professional survey. Please check the ground level and ground conditions, and other details on site before purchase. As to their accuracy, efficiency and for other purposes.



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



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PLEASE NOTE: Lawrence Rooney Estate Agents have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

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