



LAWRENCE ROONEY  
ESTATE AGENTS

177b Liverpool Road

Longton

Preston

Lancashire

PR4 5YE



Charming detached cottage style property positioned in this secluded village location. Offering a deceptive amount of living accommodation this property is set back from the road and is offered for sale with NO CHAIN DELAY and is located within a short walk from the village amenities. The living and private spaces are arranged over ground and first floors briefly comprising: storm porch, hallway, useful utility room, lounge, dining kitchen, spacious main bedroom, two further bedrooms and a bathroom. Outside driveway to the front, rear patio and set away from the property is a private lawned garden. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Viewing advised to fully appreciate.

£269,950

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

## Open Storm Porch

Covered access to the property.

## Hallway

Stairs to the first floor, laminate flooring and radiator.

## Utility Room

7' 7" x 8' 0" (2.31m x 2.44m)

Dual elevation windows, fitted base units with work surfaces to complement, surface mounted wash hand basin and boiler.

## Lounge

13' 9" x 14' 2" (4.19m x 4.32m)

Spacious reception room with a side window, rustic brick fireplace, radiator, spotlights and under stair store.

## Dining Kitchen

Fitted with a range of wall and base units, work surfaces to complement, inset sink/drain, space for a range style cooker with extractor canopy over, rear window, French doors out onto the rear garden, radiator, space for appliances and two ceiling light points.

## Landing

Access to the private spaces.

## Bedroom One

11' 6" x 14' 1" (3.51m x 4.29m)

Spacious main bedroom having dual elevation windows built in wardrobes and radiator.

## Bedroom Two

6' 7" x 11' 6" (2.01m x 3.51m)

Double-glazed rear window and radiator.

## Bedroom Three

6' 8" x 8' 6" (2.03m x 2.59m)

Double-glazed rear window and radiator.

## Bathroom


Fitted with a three piece suite in white comprising: panelled bath with shower over, pedestal wash hand basin and low level W.C. Frosted side window, panelled walls and ladder towel radiator.

## Gardens

The property is set well back from the road having off road parking space, gated access and side pathway leading to a rear patio area with raised gravel border. Set away from the property, accessed via a pathway is a private lawned garden area, decking, shed and fully enclosed with timber panel fencing.

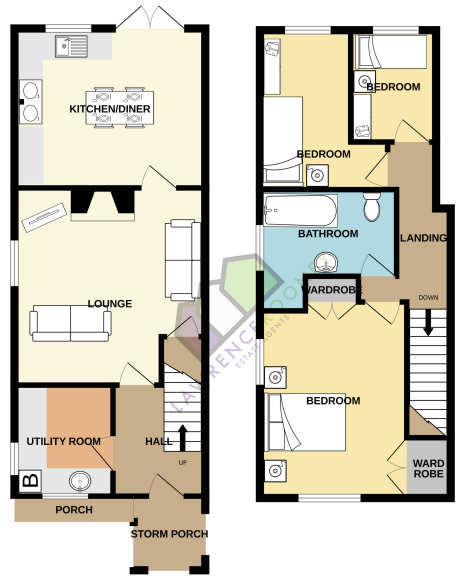


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR 1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan, measurements, fixtures, fittings, views and any other items an applicant is advised to take responsibility for any discrepancies or omissions. This plan is for 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 regarding their operation or efficiency. ©2023



**Lawrence Rooney Estate Agents for themselves and the vendors of this property whose agents they are give notice that:**

1. All plans, descriptions, dimensions, references to condition, suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or other appliances at the property have not been tested nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof.
4. All correspondence (whether marked or not) and all discussions with Lawrence Rooney Estate Agents and or their employees regarding the property referred to in these particulars are subject to contract.
5. No Person in the employment of Lawrence Rooney Estate Agents has any authority to make any representations or warranty whatsoever in relation to this property.
6. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property.

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.

Lawrence Rooney Estate Agents  
3 Oak Gardens, Longton, Lancashire, PR4 5XP

01772614433  
[info@lawrencerooney.co.uk](mailto:info@lawrencerooney.co.uk)  
[www.lawrencerooney.co.uk](http://www.lawrencerooney.co.uk)

**OPEN 7 DAYS A WEEK**

