



LAWRENCE ROONEY  
ESTATE AGENTS

# Ivy Cottage 43 Station Road

New Longton  
Preston  
Lancashire  
PR4 4LP



Charming former weavers cottage located within this popular village offered for sale with NO CHAIN DELAY. Ivy Cottage is positioned within easy reach of the local amenities, reputable primary school and transport links. Internally this end cottage offers well presented living accommodation arranged over two levels comprising: lounge open plan to a dining area, modern fitted kitchen, two bedrooms and a jack & jill bathroom. Outside there is a fully enclosed yard at the rear. Ivy Cottage is warmed via a gas fired central heating system and benefits from double-glazing throughout.

£175,000

**OPEN 7 DAYS A WEEK**

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## Lounge

14' 5" x 11' 8" (4.39m x 3.56m)

External front door, brick fireplace with matching alcove display plinths, wall light points, exposed ceiling beams, radiator and stairs to the first floor. Open plan into :

## Dining Room

14' 5" x 9' 2" (4.39m x 2.79m)

Dual elevation windows, radiator, wall light points, beamed ceiling and opening though into:

## Kitchen

7' 7" x 8' 2" (2.31m x 2.49m)

Fitted with a modern range of units and contrasting work surfaces to complement, inset sink/drain, hob, brand new built in oven, space for appliances, dual elevation windows, external side door and tiled splashbacks.

## Landing

Access to the private spaces.

## Bedroom One

11' 7" x 8' 10" (3.53m x 2.69m)

Front window and radiator.

## Jack & Jill Bathroom

6' 1" x 9' 0" (1.85m x 2.74m)

Three piece white suite comprising: panelled bath with shower over, pedestal wash hand basin and low level W.C. Frosted rear window, radiator and tiled to complement.

## Bedroom Two

8' 6" x 12' 5" (2.59m x 3.78m)

Dual elevation windows and radiator.


## Outside

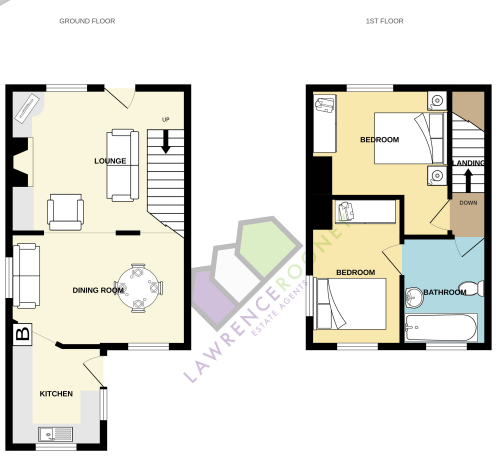
Fully enclosed paved yard with gated access.



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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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	



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, boundaries, levels and other details are not guaranteed and are not intended to be used as a basis for any legal proceedings. The floor plan is for information only and should be used as such by any prospective purchaser. The floor plan does not constitute an offer of any guarantee.





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