



LAWRENCE ROONEY
ESTATE AGENTS

10 Avalwood Avenue, Longton,
Preston, Lancashire PR4 5FD

£495,000

10 Avalwood Avenue, Longton, Preston, Lancashire, PR4 5FD

Extremely spacious and versatile detached property situated close to Longton village centre.

- Extremely Spacious & Versatile Property
- Currently Four Bedrooms
- Open View To The Rear
- Four Bathrooms
- Open Plan Living Kitchen
- Lounge, Dining Room & Conservatory
- Annexe Potential
- Detached Garage

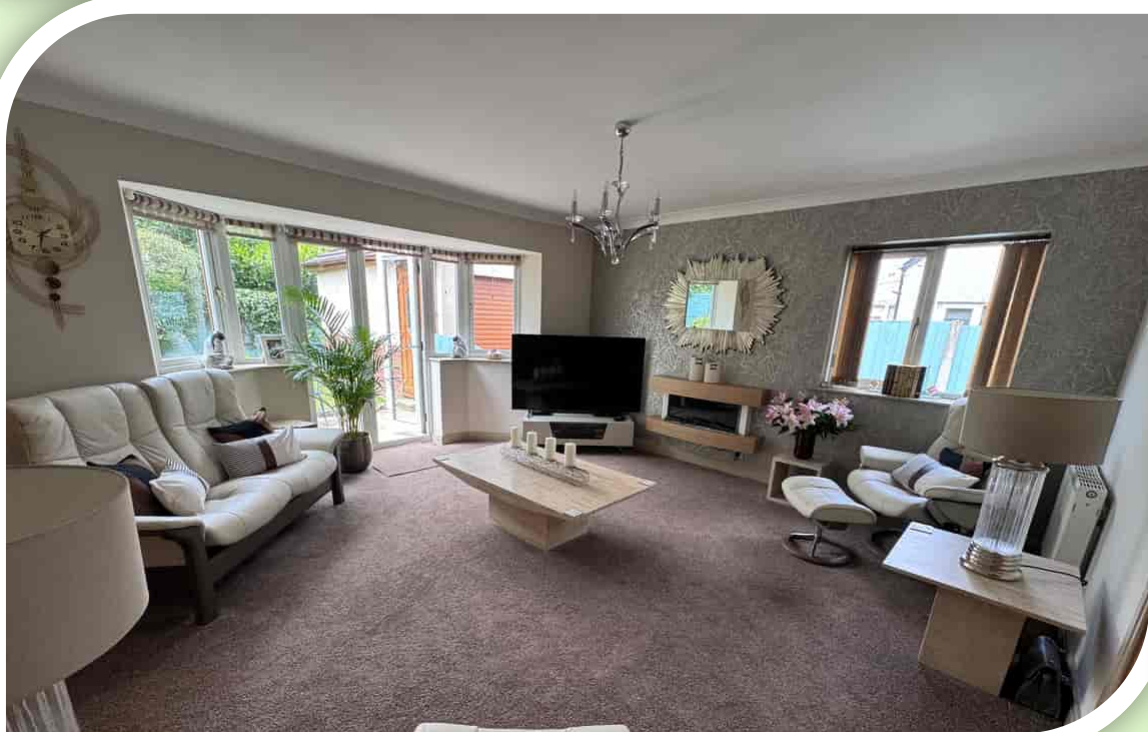
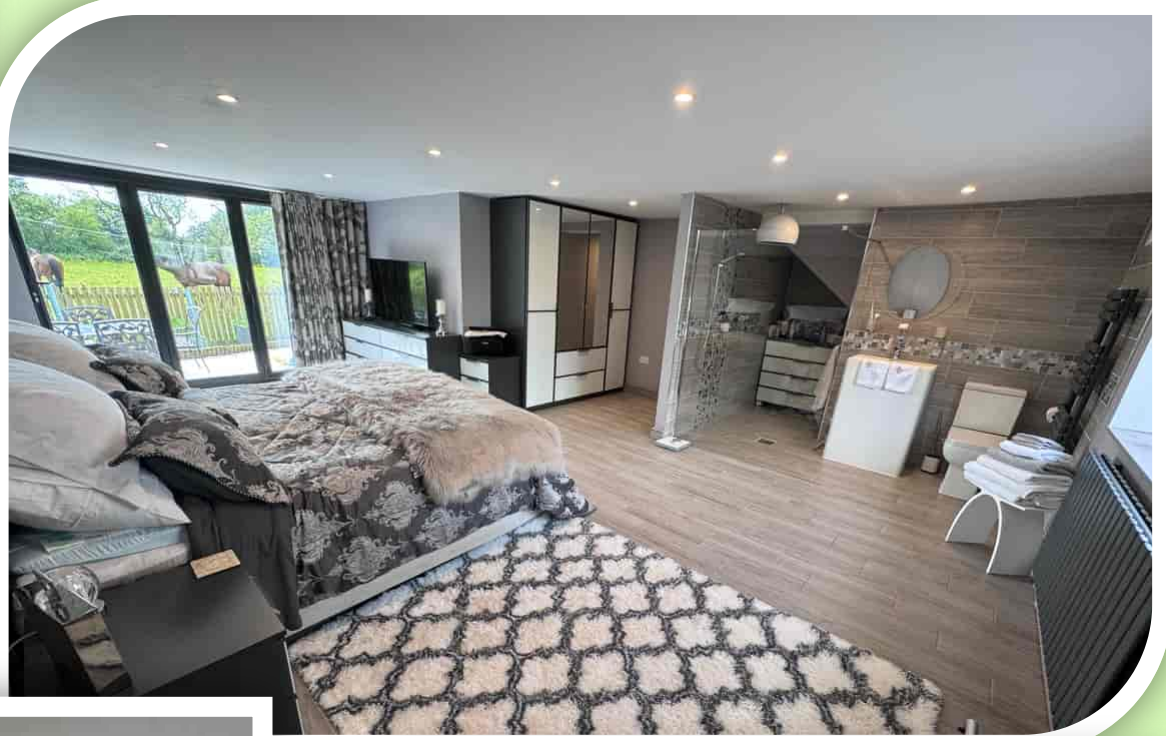
Extremely spacious and versatile detached property situated close to Longton village centre and boasts an open view out the rear. Currently a four bedroom detached with four en-suites this most deceptive property offers the potential of an annexe style accommodation. Tucked away in a secluded corner of a cul-de-sac this beautifully presented and finished property is all but a short walk from the village amenities, reputable schools and transport links. The living and private spaces are arranged over ground and first floor briefly comprising: open storm porch, entrance hallway, office, lounge with side bay, dining room, conservatory, open plan breakfast kitchen, utility room, stunning ground floor bedroom with wet room en-suite, three bedrooms with en-suites to the first floor. Outside driveway, detached single garage, private side garden, rear patio and fields to the rear elevation. This property is warmed via a gas fired central heating system, double-glazing and the addition of solar panels to help reduce energy costs. An internal inspection is the only way to fully appreciate.





GROUND FLOOR

Access to the accommodation is via the entrance hallway having stairs up to the first floor. Passing a useful home office double-doors open into the lounge, this spacious principal reception room has a front window, side bay with French doors out onto the side garden and a wall mounted electric fire. Double doors into the dining room, this formal dining space has a side window and access to the conservatory via a set of French doors. Next to the dining room is an impressive open plan breakfast kitchen fitted with an excellent range of modern units, Quartz work surfaces with matching breakfast bar, underset sink, tiled floor and French open out onto the rear patio. Off the kitchen is a useful utility room fitted with matching units. Accessed from the hallway the former garage has been skilfully converted to form a stunning main bedroom which offers the potential for use as an annexe, French doors open out onto the rear patio, wood effect tiled flooring, front window and a wet room en-suite with glass screen.





FIRST FLOOR

At the first floor are a further three bedrooms with en-suite facilities. The impressive main bedroom to the first floor is arranged open plan to the four piece en-suite which features a free standing oval bath, tiled dwarf wall to separate the spaces rear window offers a pleasant view over fields to the rear. A further two double bedrooms both with en-suite shower rooms.

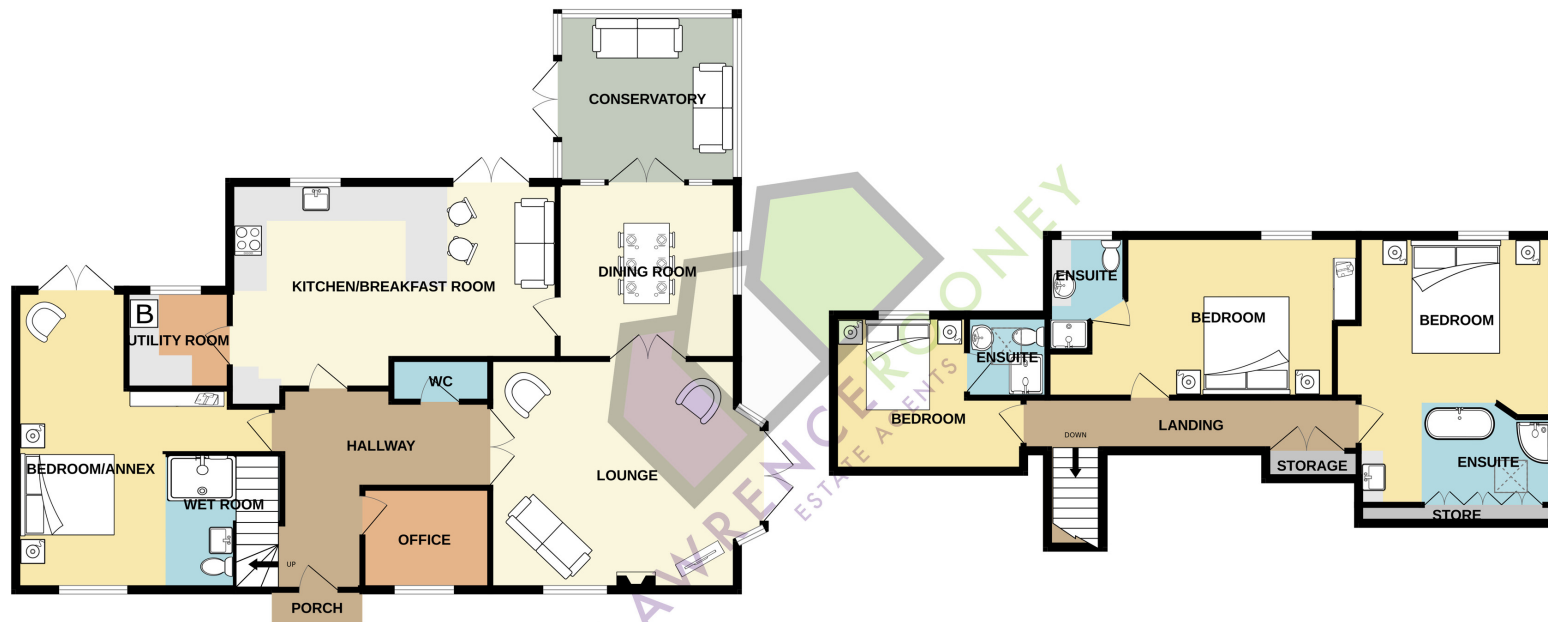


OUTSIDE

At the front driveway for parking and access to the detached garage. To the side a private and established garden is laid to lawn with planted borders and timber shed. Across the rear of the property is a paved patio with picket fence to the boundary.

GROUND FLOOR

1ST FLOOR

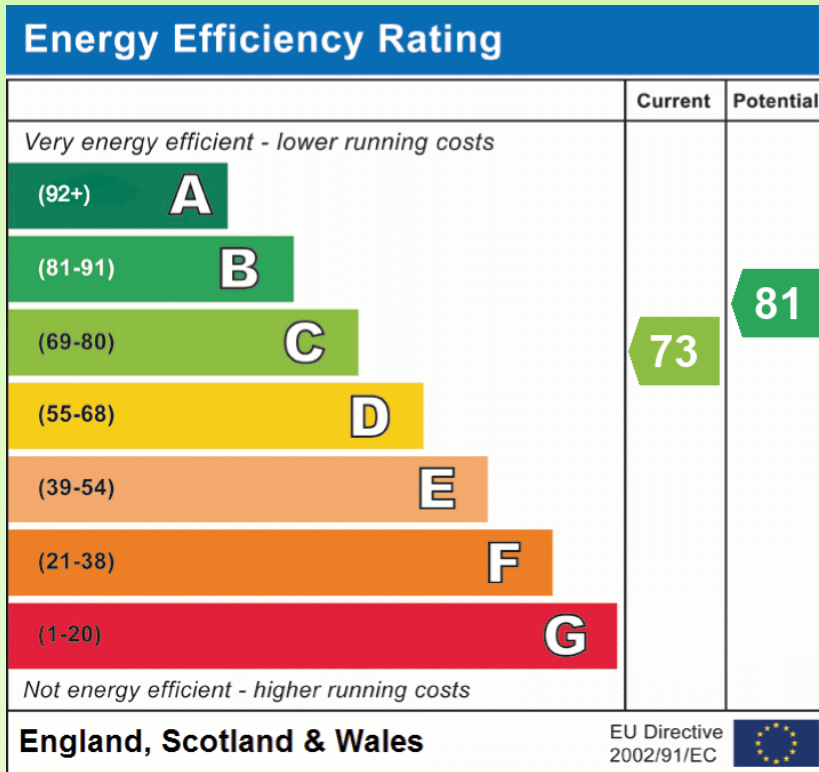


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