



**LAWRENCE ROONEY**  
ESTATE AGENTS

74 Royalty Lane, New Longton,  
Preston, Lancashire PR4 4JE

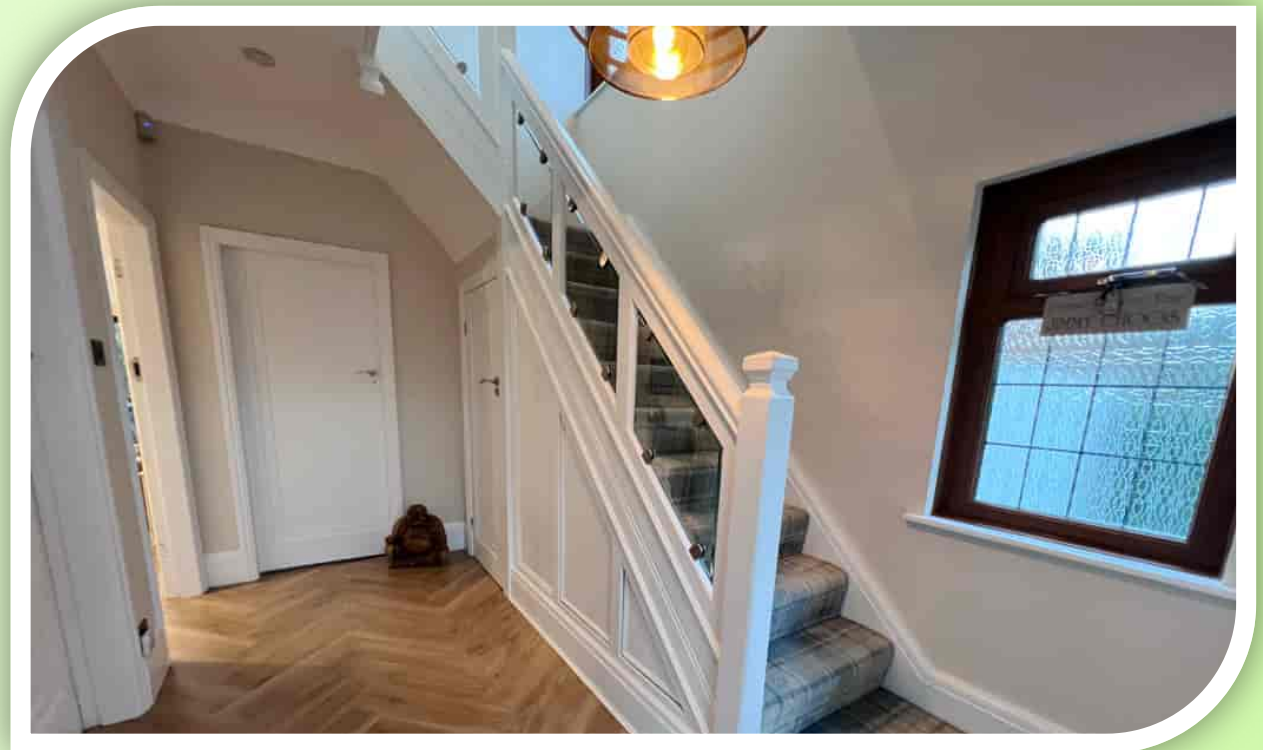
£450,000

# **74 Royalty Lane, New Longton, Preston, PR4 4JE**

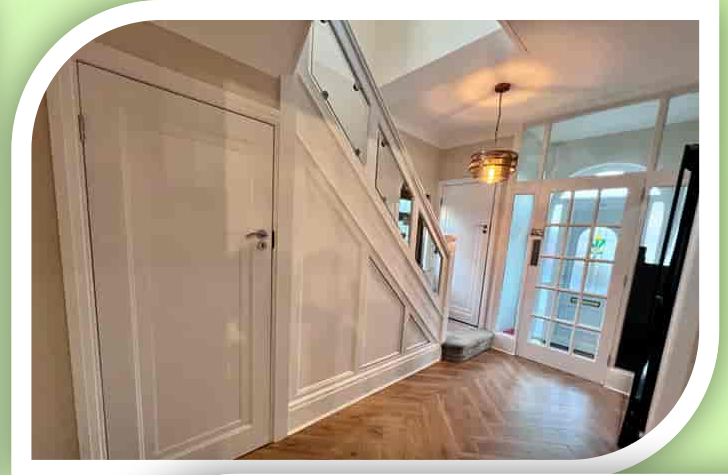
**This outstanding family home is positioned on this prestigious and highly desirable country lane backing onto open fields.**

- Prestigious & Highly Desirable Location
- Three Bedrooms
- Generous Rear Garden Backing Onto Fields
- Stunning Open Plan Living Kitchen
- Stylish Four Piece Bathroom
- Useful Garden Room/Office/Gym
- Superb Family Home
- Bay Fronted Sitting/Dining Room

This outstanding family home is positioned on this prestigious and highly desirable country lane backing onto open fields. Beautifully presented and skillfully extended this stunning home comprises: entrance porch, hallway with feature staircase, cloakroom, bay fronted sitting/dining room, utility room, lounge with log burner open plan into and dining/kitchen with bi-fold doors, three bedrooms and a stylish four piece bathroom suite. Outside driveway to the front offers ample off road parking, to the rear a generous garden that backs onto fields with decking and a useful detached garden room/office/gym. This home is warmed via a gas fired central heating system and benefits from double-glazing throughout. An internal inspection is highly advised to fully appreciate.

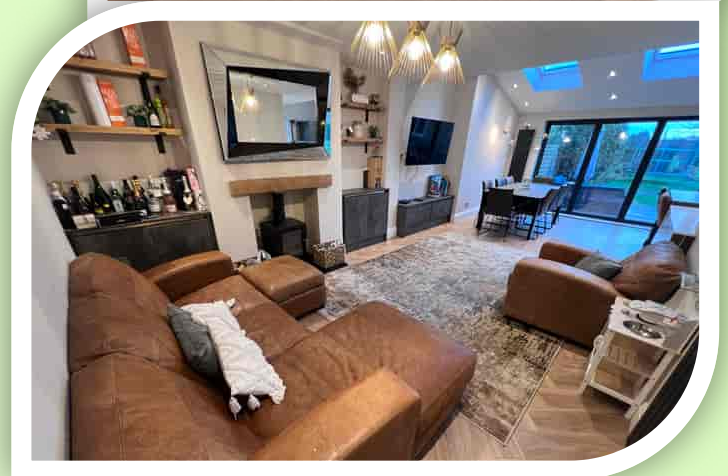






## GROUND FLOOR

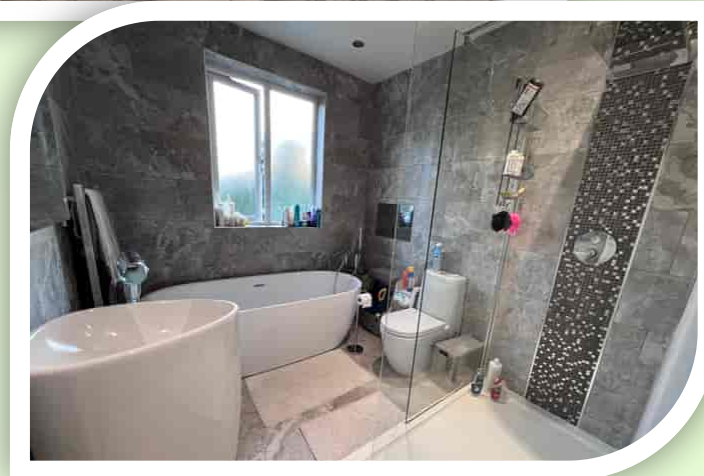
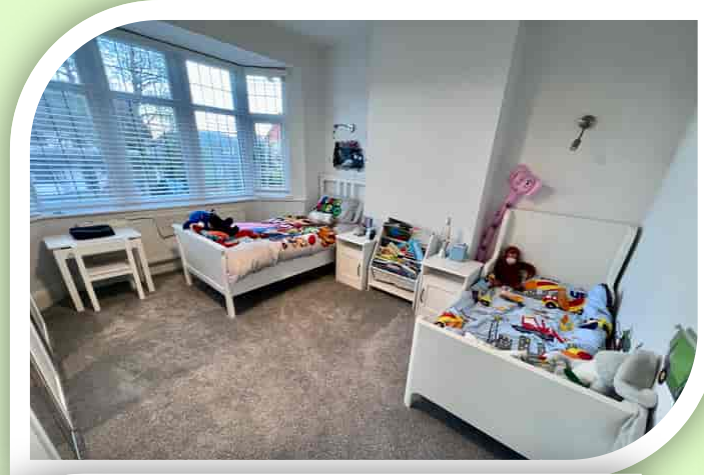
The accommodation is accessed via the entrance porch with inner door into a spacious hallway. Stairs with glass panels inserts and claver pull out storage leads to the first floor, wood flooring laid in a herringbone style, vertical radiator and cloakroom in the under stair space. From the hallway there is also a useful utility room with bay window, boiler and space for laundry appliances. To the front a bay fronted reception room ideal as lounge or dining room with a fireplace, a continuation of the herringbone wood flooring and radiator. To the rear the open plan space is perfect for modern day family with spaces for relaxing, cooking, dining or entertaining. A sitting room features a log burner with wooden mantel over, herringbone style wood flooring and fitted alcove units to that of the kitchen, open into a dining/kitchen area. The stunning modern kitchen is fitted with an extensive range of handleless units, Quartz work surfaces to complement, under set sink, hob, built in ovens, three Velux roof lights, integrated fridge/freezer, bi-fold doors across the rear elevation, herringbone style wood flooring, side window and mirror splashbacks.











## FIRST FLOOR

The landing has loft access, side window and glass panel balustrade. The main bedroom is to the rear with a bay window offering a pleasant view over the rear garden to the fields beyond. The second double bedroom is to the front with bay window. A third bedroom has front window, fitted wardrobes across one wall and sliding door. The stunning bathroom is fitted with a stylish four piece suite in white comprising: freestanding bath with waterfall tap, shower enclosure, unique free standing wash hand basin with feature tap and a low level W.C.

## OUTSIDE

To the front paved driveway and gravel areas offer ample road parking, side gates lead to the side and rear garden. The generous rear garden features an large deck ideal for outdoor entertaining, lawn with planted borders and hedging to the boundaries. In the garden is a useful detached outbuilding perfect as a garden room gym or even home office with front window, bi-fold side doors, power and light points.





**ENTRANCE PORCH**

**HALLWAY**

**W.C.**

**UTILITY ROOM**

**LOUNGE/DINING ROOM**

11' 9" x 13' 2" (3.58m x 4.01m)



GROUND FLOOR

1ST FLOOR

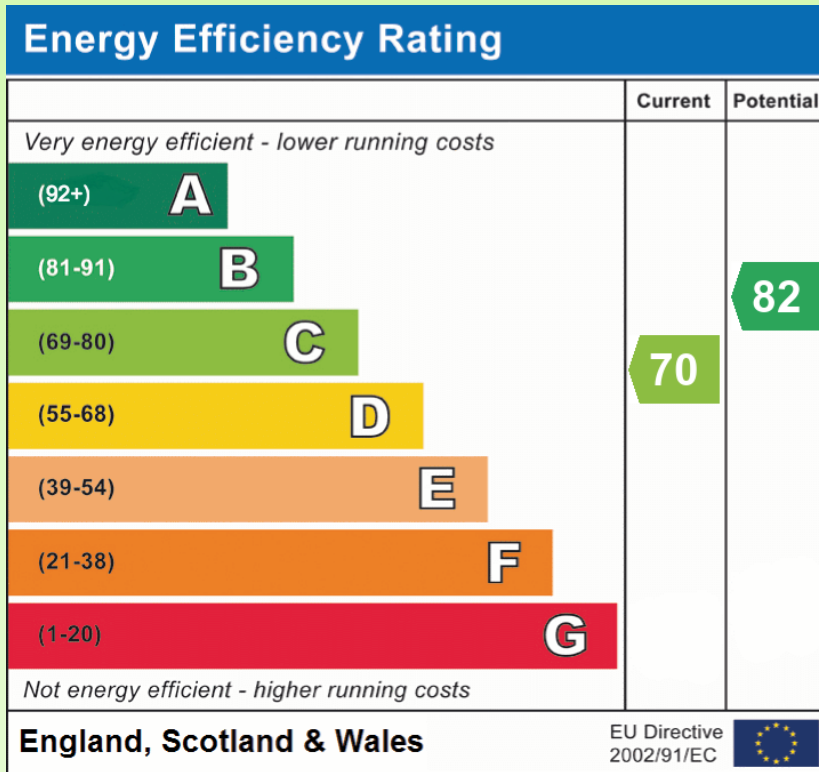


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