



LAWRENCE ROONEY
ESTATE AGENTS

7 Pendlebury Close, Longton,
Preston, Lancashire PR4 5YT

£220,000

7 Pendlebury Close, Longton, Preston, Lancashire, PR4 5YT

Beautifully presented modern end mews style property positioned within this highly sought after cul-de-sac close to the village centre.

- Modern End Mews Property
- Two Bedrooms
- Sought After & Convenient Location
- Garage
- Beautiful & Stylish Presentation Throughout
- Large Conservatory
- Enclosed Rear Garden & Driveway

Beautifully presented modern end mews style property positioned within this highly sought after cul-de-sac close to the village centre. Ideally placed for access to the village centre and the many amenities and services it offers, this stylish home comprises: open storm porch, hallway, cloakroom, excellent fitted kitchen, lounge with French doors into a spacious conservatory, landing, two bedrooms with built in wardrobes and bathroom. Outside established front garden, side driveway that leads to a single garage and a fully enclosed rear garden with decking. This property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Early viewing is highly recommended.

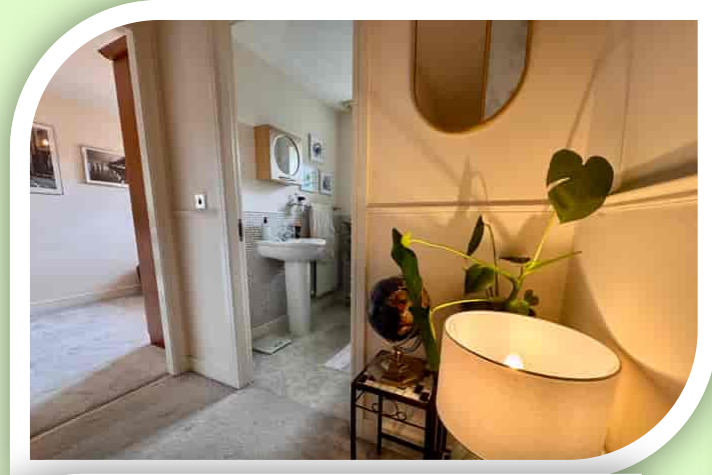




GROUND FLOOR

Access to the property is taken via the open storm porch to the side of the property, the hallway has access to a two-piece cloakroom and an open archway into the fitted kitchen. The kitchen is fitted with an extensive range of modern Oak style units, contrasting work surfaces to complement, inset sink/drainer, five ring gas hob with extractor canopy over, front window, built in double oven, wall cupboard houses the central heating boiler, space for a washing machine and integrated appliances. The main reception room is beautifully decorated lounge having stairs up to the first floor with space for a study area under, two side windows, fireplace with an electric fire, dado rail, coving and a set of French doors open into a spacious double-glazed conservatory. Ideal as a further reception space this multi purpose conservatory has a wood effect floor and a set of French doors to the side provide access to the rear garden.





FIRST FLOOR

At the first floor there are two bedrooms with fitted wardrobes and a bathroom. The main bedroom is to the rear of the property having two rear windows, fitted wardrobes to either side of bed space with top box over, matching drawers, radiator and built in storage cupboard in the over stairs space. The second bedroom has a front window, radiator, space for a single bed with topbox over and built in wardrobe. The bathroom is fitted with a white three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and a low level W.C. Double-glazed frosted front window and tiled to complement.



OUTSIDE

To the front gravelled area with established planting, paved patio and a side driveway for parking and access to a single garage (positioned away from the property in a coach house). The fully enclosed rear garden has central lawn with gravel surround, decked area, water feature and fencing to the boundaries.

GROUND FLOOR

1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Lawrence Rooney Estate Agents
 3 Oak Gardens, Longton, Lancashire PR4 5XP
 01772614433 info@lawrencerooney.co.uk

www.lawrencerooney.co.uk



OPEN 7 DAYS A WEEK