



LAWRENCE ROONEY
ESTATE AGENTS

16 Chestnut Crescent, Longton,
Preston, Lancashire PR4 5ZN

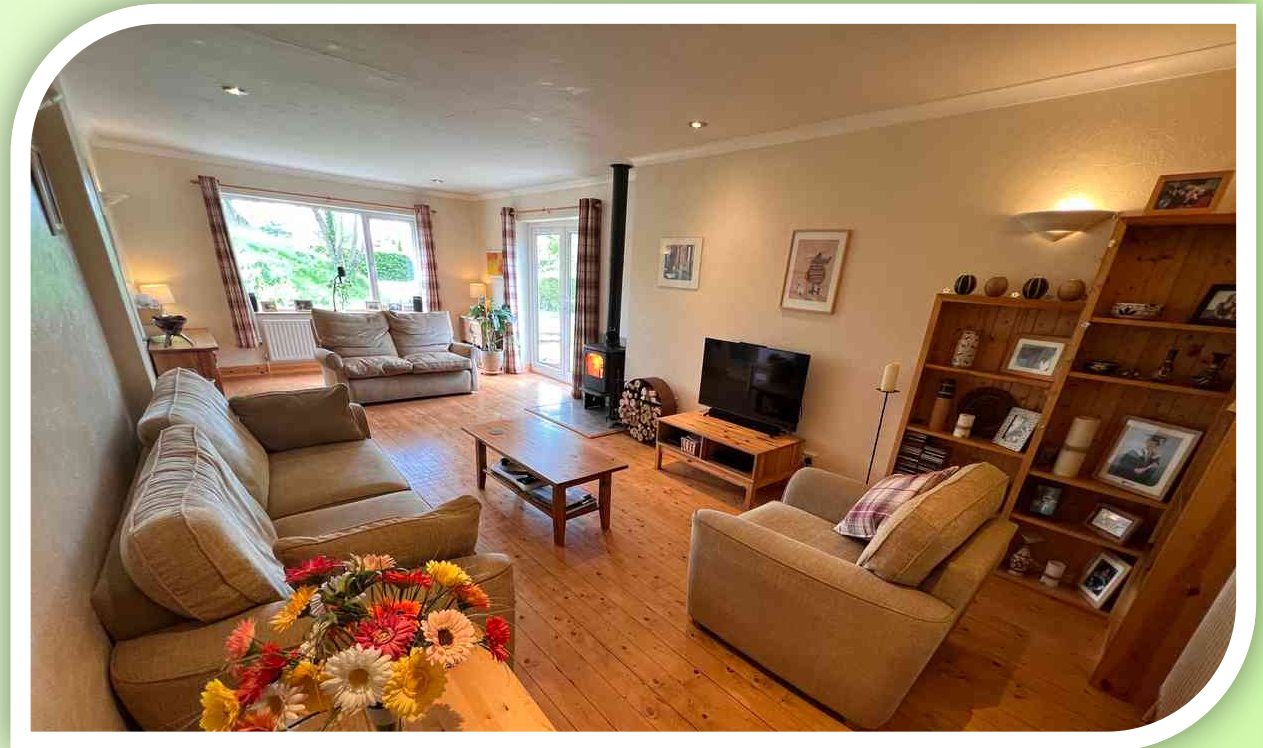
£450,000

16 Chestnut Crescent, Longton, Preston, PR4 5ZN

**Very deceptive and versatile
detached chalet style bungalow
standing in a plot of
approximately 1/4 of an acre.**

- Deceptive Detached Chalet Property
- Three Bedrooms
- Approximately 0.25 Acre Plot
- Extremely Versatile Accommodation
- Sought After Village Location
- Beautifully Presented Throughout
- Extensive Driveway & Detached Garage
- Secluded Corner Plot
- Council Tax Band D

This most deceptive and beautifully presented detached chalet style bungalow boasts a secluded plot of approximately 1/4 of an acre within easy reach to Longton village centre. Spacious living and private spaces are arranged over two inviting levels, currently a three bedroom and three reception however offers the flexibility to be a five bedroom home with two bathrooms. The amenities of Longton are all but a short stroll away including reputable schools and the living accommodation comprises: entrance hallway with storage, dining room, bathroom, ground floor double bedroom, office, generously proportioned living room with a log burning stove, stylish dining kitchen, utility room, two double bedrooms and four piece bathroom to the first floor. Outside the established gardens are of particular interest due to privacy and size, the highlights being a grassy knoll with mature trees, extensive patio and a wood chipping path leads to a water side seating area with views over Dale Avenue's natural pond. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Viewing is a must to fully appreciate the expansive living accommodation and secluded plot this versatile property has to offer.





GROUND FLOOR

Access to the property is via the entrance hallway which spans across the full width of the property with built in storage and stairs with Velux roof light above to the first floor. The formal dining room is the first reception space you encounter, a rear window offers a pleasant view over the rear garden and exposed floorboards. Moving down the hallway a three piece bathroom and ground floor double bedroom are to the left, through an inner hallway to a sitting room/office with dual elevation windows and wooden flooring. At the rear of the property the stylish dining kitchen fitted with an extensive range of modern units, work surfaces to complement, inset sink/drainer, integrated appliances, fitted dining/breakfast table, external side door, Karndean flooring, rear window looks onto the grassy knoll and access to a useful utility and boiler room. Double doors lead into a very spacious living room with a log burning stove, exposed floor boards, French doors open out onto the side patio and a rear window offers overlooks the rear garden.





FIRST FLOOR

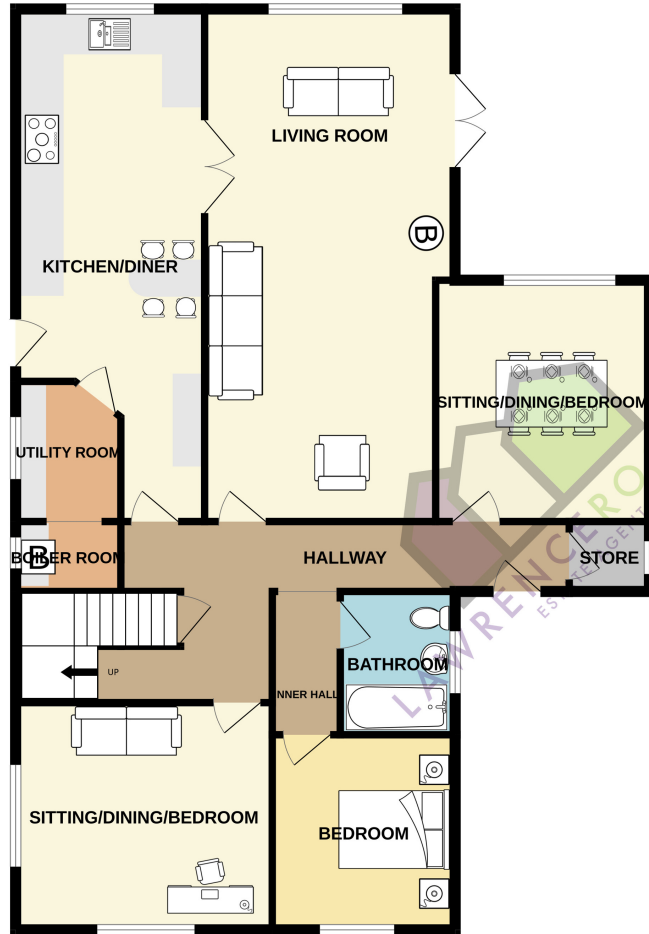
To the first floor a large landing area has built in storage and Velux roof lights. A double bedroom to the front of the property has two Velux roof lights and built in storage. At the rear the principal bedroom has a rear window that affords a pleasing view over the rear garden and side Velux window to take in a view over to the neighbouring pond.



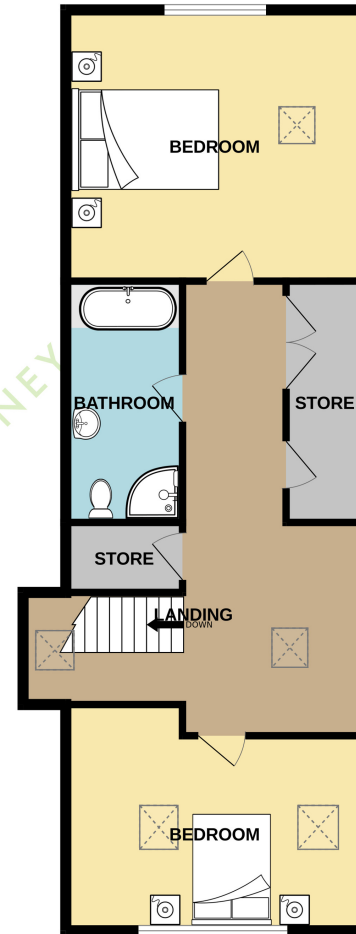
OUTSIDE

The property is tucked away in the corner of this residential development with gated access to an extensive block paved driveway offering ample off road parking, hardstandings and access to the detached garage. To the rear of the property the delightful garden features a grassy knoll with steps planted with mature trees and wild flowers, extensive lawn, paved side patio, paved pathways, enclosed with established hedging, mature shrubbery and a wood chipping pathway leads to tranquil waterside seating area, just perfect for unwinding after a busy day.

GROUND FLOOR



1ST FLOOR

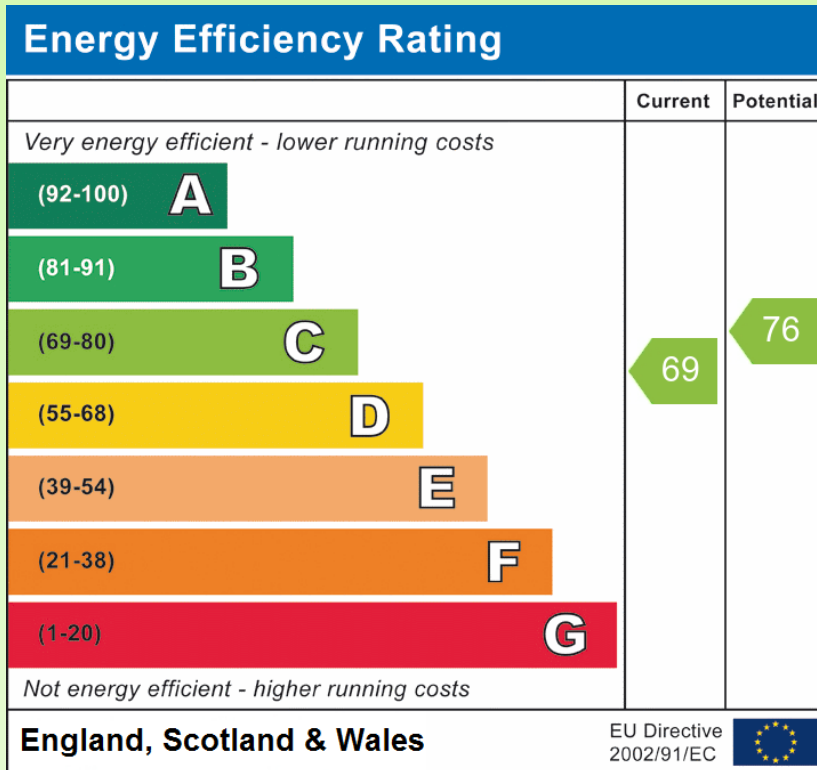


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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