



**LAWRENCE ROONEY**  
ESTATE AGENTS

6 Intack Road, Longton, Preston,

Lancashire PR4 5ED

£335,000

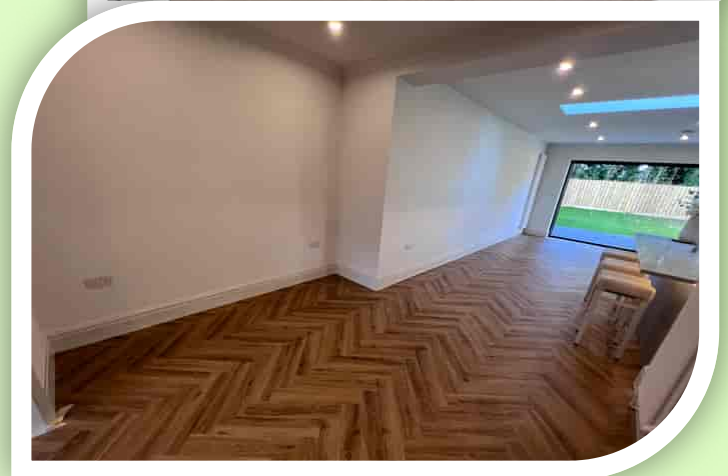
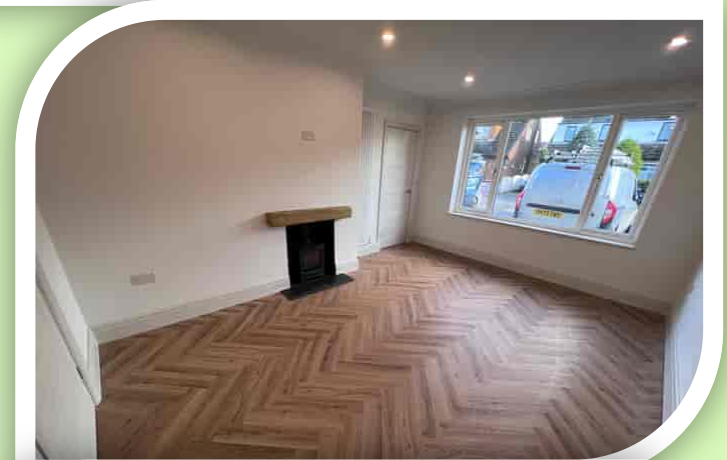
## **6 Intack Road, Longton, Preston, Lancashire, PR4 5ED**

**Most deceptive and versatile  
family home positioned within a  
cul-de-sac close to the village  
centre.**

- Most Deceptive Family Home
- Close To Reputable School & Village Centre
- Cul-de-Sac Location
- Three / Four Bedrooms
- Stunning Open Plan Living Kitchen
- Bathroom & Shower Room
- NO CHAIN DELAY
- Beautifully Presented Throughout

This fully refurbished and skillfully extended semi-detached property is offered for sale with NO CHAIN DELAY. Positioned within a cul-de-sac the property is a short walk away from Longton village centre and St.Oswalds primary school. A most deceptive and versatile family home comprising: entrance hallway, ground floor bathroom, lounge with a log burner, sitting/dining room, study/ground floor bedroom or playroom, simply stunning open plan living kitchen with feature skylight and bi-fold doors. To the first floor there are three bedrooms and a shower room. Outside of road parking to the front driveway, useful garen store and a fully enclosed rear garden. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout. An internal inspection is highly advised to fully appreciate.

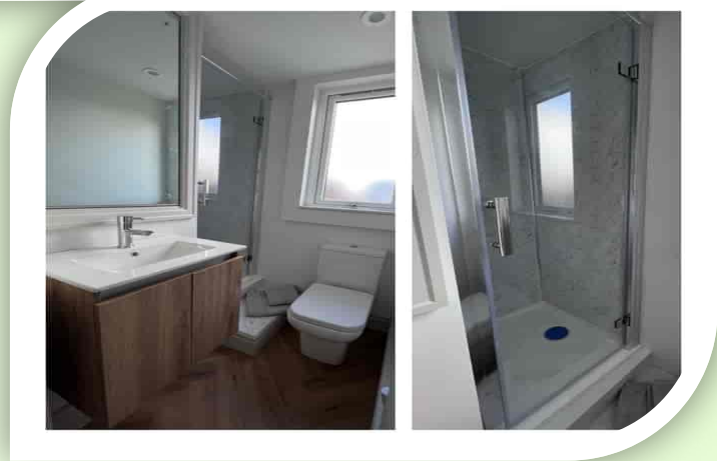




## GROUND FLOOR

The accommodation begins with the entrance hallway having stairs up to the first floor, wood effect flooring and a side window. There is a three piece ground floor bathroom fitted with a panelled bath, vanity unit wash hand basin and low level W.C. The principal reception room features a log burner, front window, wood effect flooring laid in a herringbone style, a set of double doors open into a sitting or dining area which is open plan into a simply stunning open plan living kitchen. Off the sitting/dining room is a useful room ideal as a home office, ground floor bedroom or even a playroom. At the rear a very impressive open plan space with skylight offering spaces for cooking, relaxing or entertaining, the kitchen is fitted with a modern range of units, Quartz work surfaces/breakfast bar to complement, Belfast sink, hob with extractor over, built in oven, integrated appliances, external side door, vertical radiators, external side door, a continuation of the herringbone style flooring and a set of bi-fold doors open out to the rear garden.





## FIRST FLOOR

At the first floor there are three bedrooms and a shower room. The main bedroom is to the rear of the property having a rear window and a radiator. The second double bedroom has a front window and radiator. The remaining bedroom is a single with side window and radiator. A shower room expertly fitted comprising: step in shower cubicle, vanity unit with wash hand basin and low level W.C. Above the vanity unit is a useful storage space.



## OUTSIDE

Outside driveway to the front has off road parking spaces and access to a useful garden store to the rear. The fully enclosed rear garden is laid to lawn, a paved patio area has an overhang with inset spotlights and outdoor power socket. The useful garden store has a front door, rear window, power and light points.

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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