



LAWRENCE ROONEY
ESTATE AGENTS

7 Meadoway, Longton, Preston,

Lancashire PR4 5BB

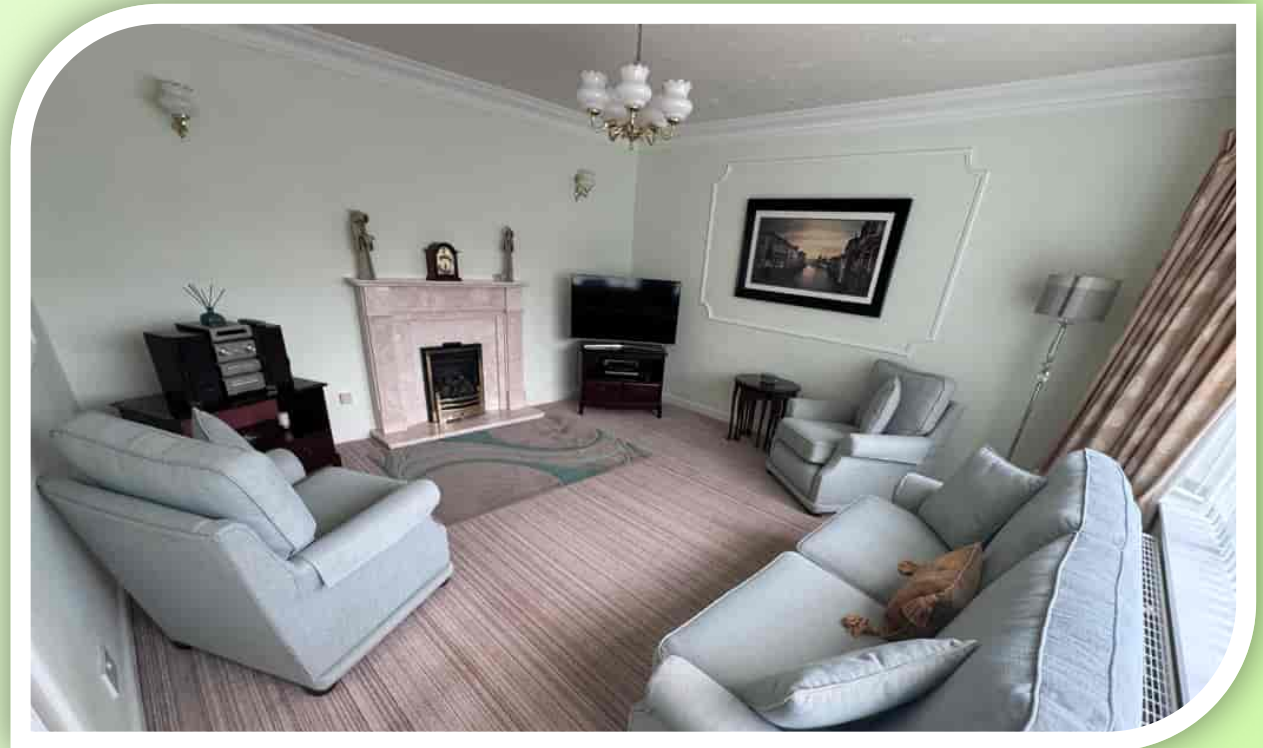
£265,000

7 Meadoway, Longton, Preston, Lancashire, PR4 5BB

Semi-detached Routledge style bungalow offered for sale with NO CHAIN DELAY offering extended and versatile living accommodation.

- Extended Routledge Bungalow
- Flexible Accommodation
- Three / Four Bedrooms
- NO CHAIN DELAY
- Close To Village Centre
- Extensive Driveway
- South Facing & Enclosed Rear Garden

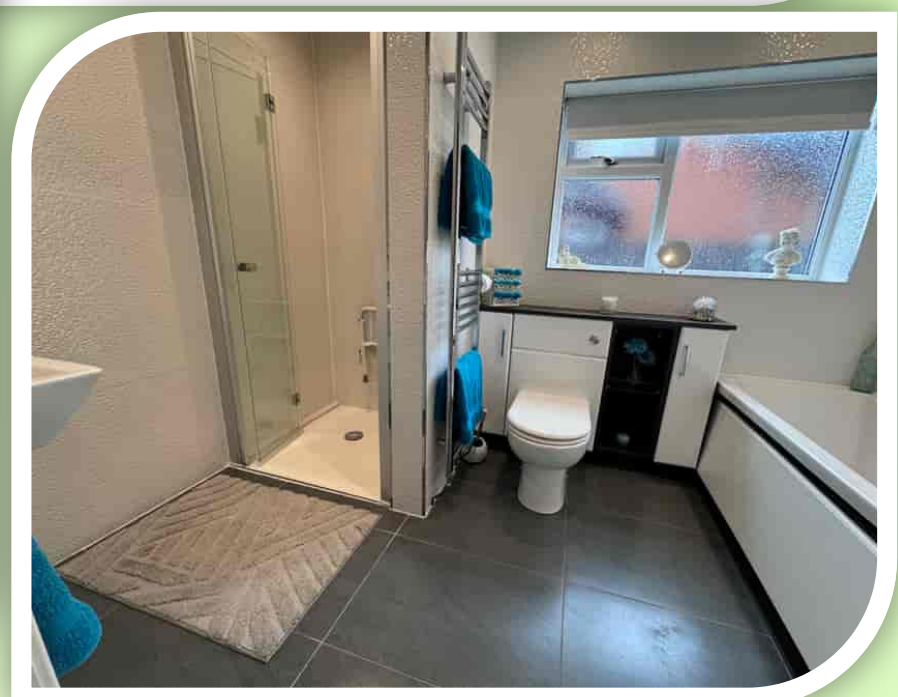
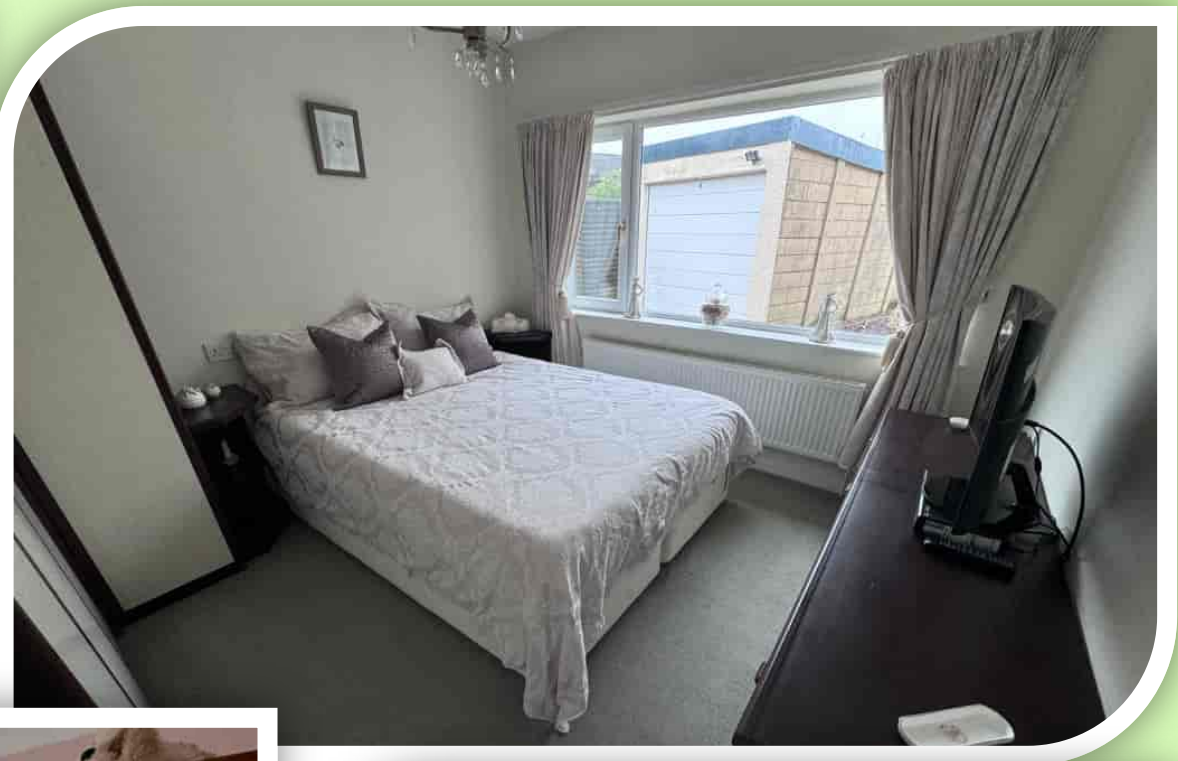
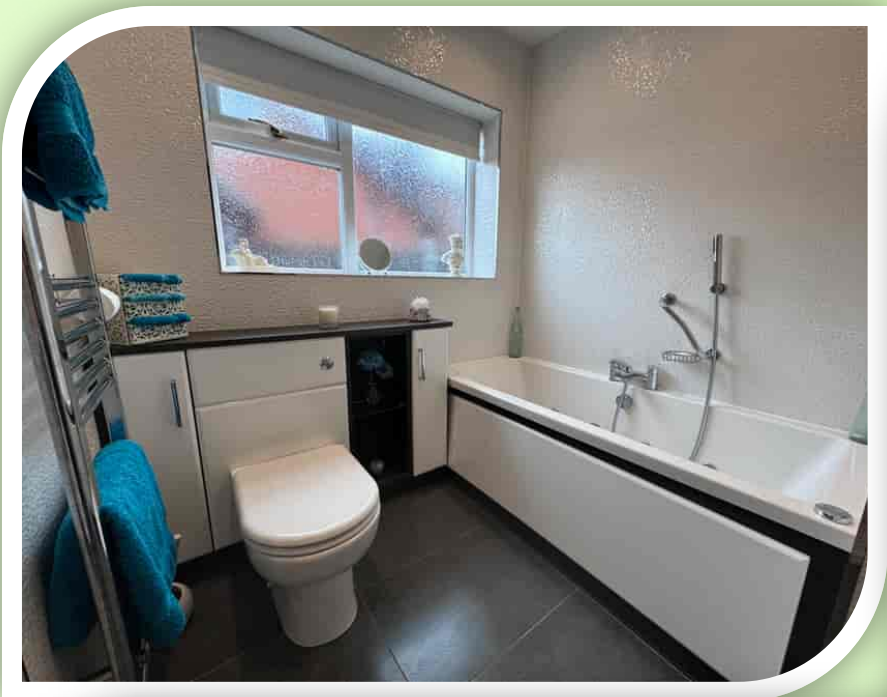
Semi-detached Routledge style bungalow offered for sale with NO CHAIN DELAY. This ever popular style of home offers extended and versatile living accommodation briefly comprising: entrance hallway, bay fronted lounge, two ground floor bedrooms, modern four piece bathroom, dining room open plan into a fitted kitchen, useful utility room, further double bedroom and a further bedroom or study to the first floor. Outside the extensive driveway offers ample off road parking or hard standings for several vehicles, detached garage and a low maintenance and fully enclosed rear garden. Positioned within a short walk from the Longton village this property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Early viewing is highly advised.





GROUND FLOOR

The property is accessed via the entrance porch and through into the hallway having stairs to the first floor, radiator and Karndean wood effect flooring. To the right the principal reception room, the lounge has a bay window to the front elevation, attractive fire surround houses a gas fire, radiator and wall light points. Across the hallway the front bedroom has a front window, original stained glass porthole style side window, karndean wood effect flooring and radiator. Next to the bedroom, there is a stylish modern four piece bathroom fitted with a walk in shower cubicle with glass screen, double end spa bath, wall mounted wash hand basin, vanity unit with a low level W.C, frosted side window, ladder towel radiator and expertly tiled tiled to complement. The main bedroom is to the rear of the property having a rear facing window, radiator and built in wardrobes. The rear extension forms a dining space with a side windows, dado rail and radiator. Open into the kitchen fitted with a an excellent range of units, work surfaces to complement, inset sink/drainer, gas hob, double oven, rear window, tiled floor, coving and space for appliances. A useful utility room has an external rear door with window, fitted units and work surfaces with inset circular sink, space for laundry appliances, radiator and a tiled floor.





FIRST FLOOR

At the the first floor there is a further double bedroom, single bedroom or study and a two piece W.C. The second double bedroom has a side window, radiator and built in storage. Across the landing a further bedroom or perfect as a study with a radiator and Velux roof light.



OUTSIDE

This property boasts an extensive side driveway offering ample off road parking or hardstandings for several vehicles and access through double gates to a garage . There is a low maintenance front garden and a side lawn. The fully enclosed rear garden has the advantage of facing south with raised railway sleeper planted borders, imprinted concrete patio area 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.
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