



LAWRENCE ROONEY
ESTATE AGENTS

2 Townfield Close, Longton, Preston,

Lancashire PR4 5XD

£435,000

2 Townfield Close, Longton, Preston, Lancashire, PR4 5XD

Beautifully appointed detached family home positioned within a peaceful cul-de-sac development being within only a short walk away from the village amenities of Longton.

- Stylish Modern Detached
- Four Bedrooms
- Modern Bathroom & En-Suite
- Cul-de-Sac Location
- Close To Village Amenities
- Integral Double Garage
- Beautifully Presented & Finished
- Council Tax Band E
- Integral Double Garage & Driveway

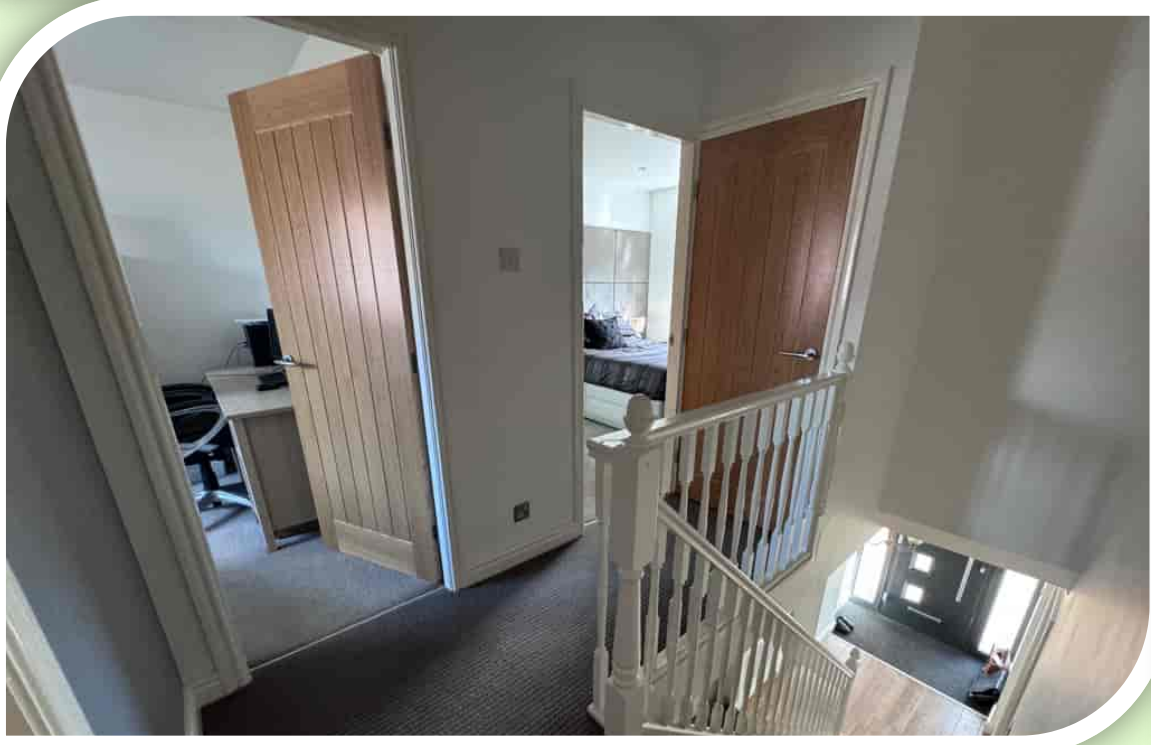
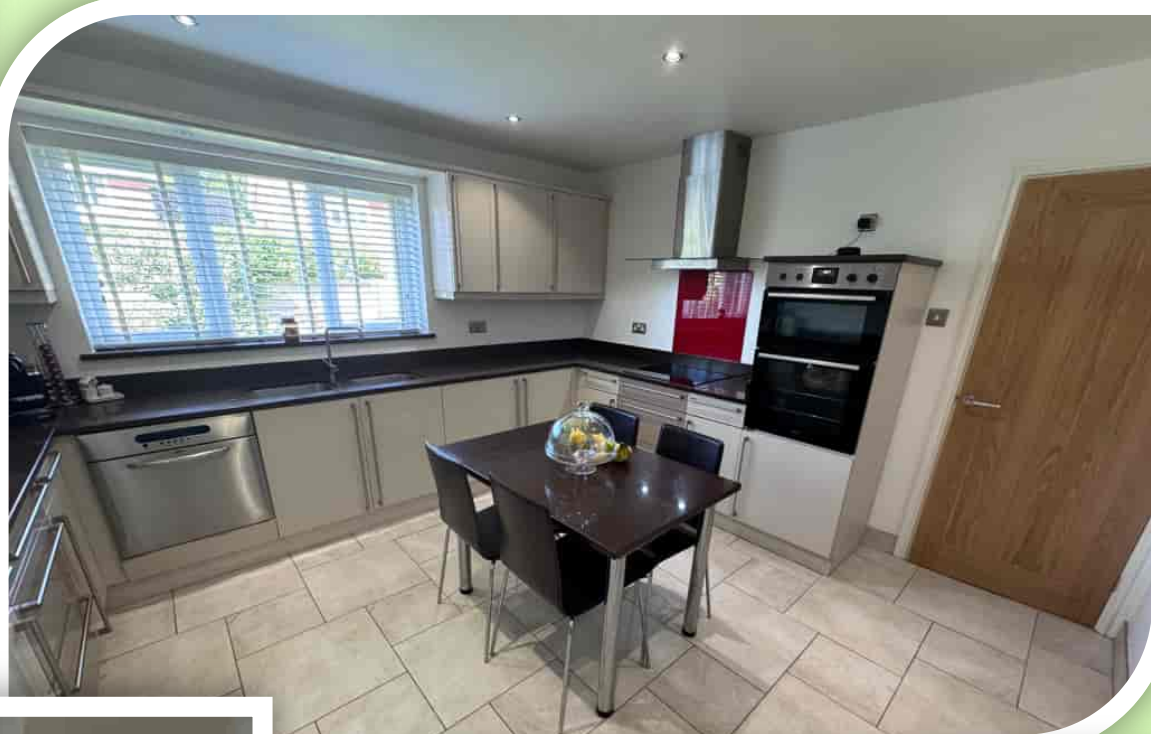
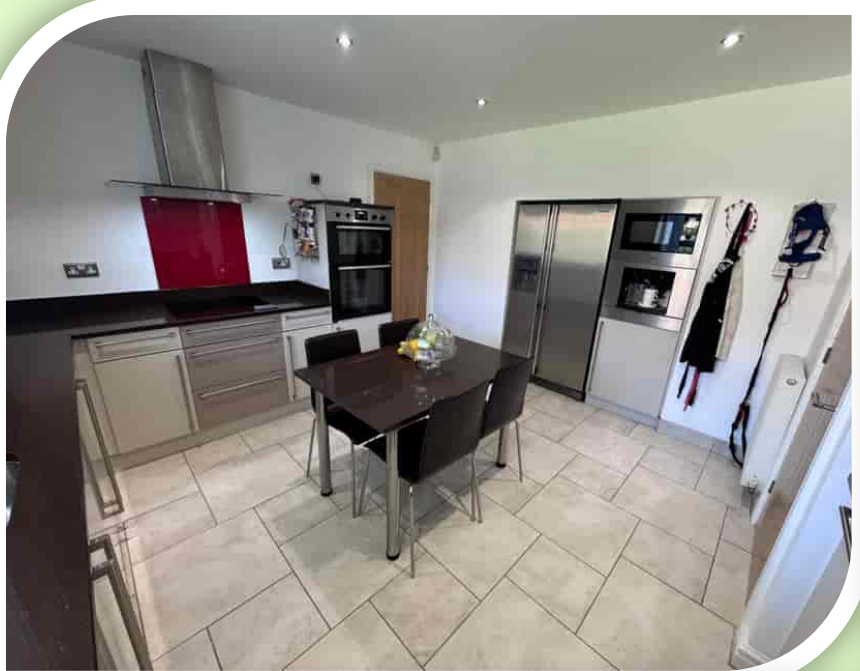
Beautifully appointed detached family home positioned within a peaceful cul-de-sac development being within only a short walk away from the village amenities of Longton. This superb detached property is all but a short walk away from the village centre amenities, reputable schools, transport networks and in particular the Brickcroft Nature reserve. Perfect for modern day family life, the spacious accommodation is arranged in flowing floor plan comprising : open storm porch, hallway, ground floor cloakroom, spacious bay fronted lounge, dining/sitting room, fitted breakfast kitchen, utility room, integral double garage, stunning main bedroom has fitted wardrobes and an en-suite shower room, a further three bedrooms and family bathroom. Outside, to the front the extensive driveway offers ample off road parking and access to the double garage. To the rear a generous, fully enclosed and established garden. The property is warmed by a gas fired central heating system and benefits from double-glazing throughout. Early viewing is a must to fully appreciate.

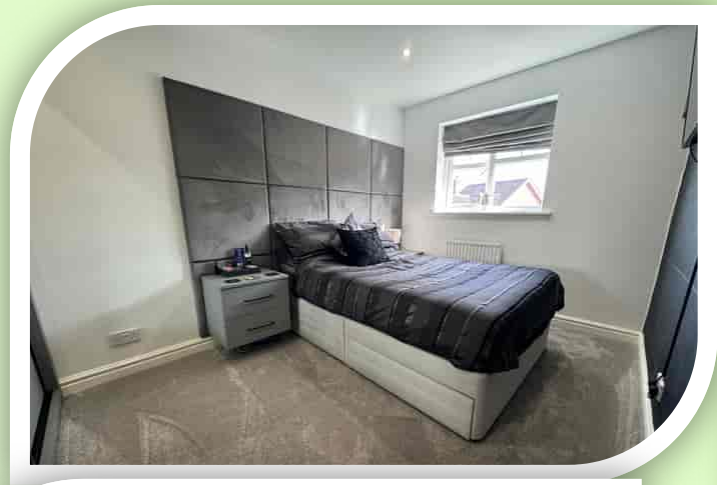




GROUND FLOOR

Access to the property is via the open storm porch, into the hallway having access to the first floor and ground floor W.C. Double doors from the hall open into the spacious bay fronted lounge, this principal reception room has a gas fire within an attractive surround and wood effect tiled floor. To the rear of the property the second reception space is ideal as a dining or sitting room having French doors out onto the rear garden. The stylish kitchen is fitted with a wide range of matching units, Granite work surfaces to complement, underset twin sinks, space for an American style fridge freezer, inset hob with extractor canopy over, built in double oven, rear window, tiled floor, integrated appliances include dishwasher, coffee machine and microwave. Access to the useful utility room with an external side door, inset sink/drainer and access into the double garage.





FIRST FLOOR

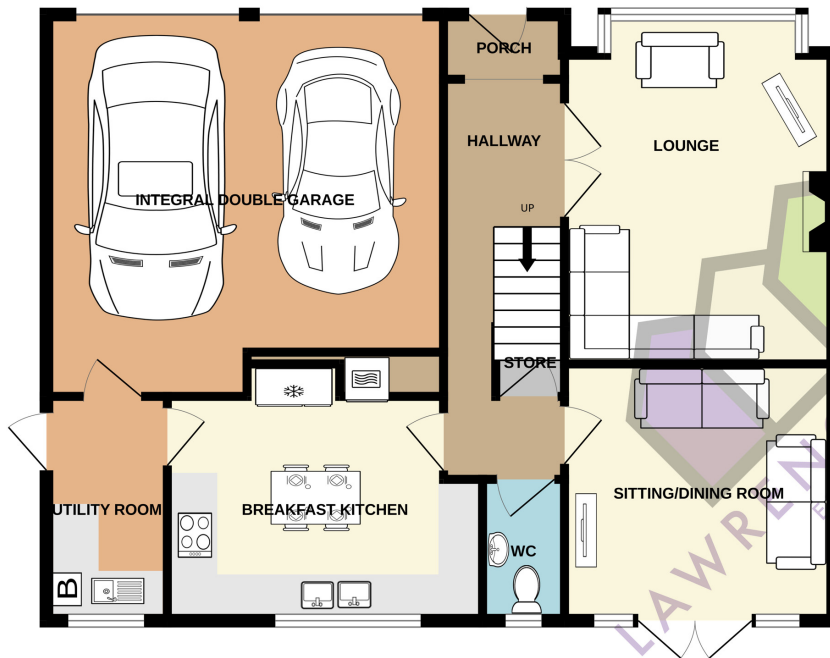
To the first floor the private spaces comprise four bedrooms, en-suite and family bathroom. The generously proportioned main bedroom is beautifully presented having stylish fitted wardrobes and a three piece en-suite shower room. The second double bedroom is across the landing and also have built in wardrobes. Bedroom three is currently utilised as an office and the last bedroom has fitted wardrobes. The family bathroom is expertly tiled being fitted with a white four piece suite comprising a panelled bath, corner shower cubicle, wall mounted wash hand basin and low level W.C.



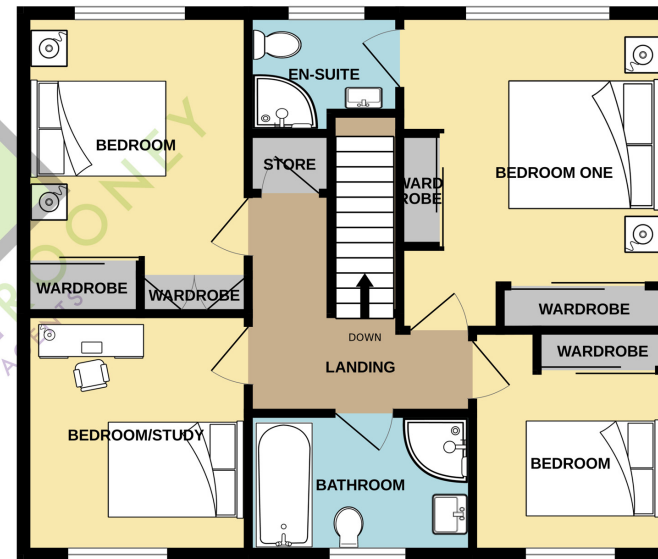
OUTSIDE

To the front the extensive driveway can accommodate several vehicles and access to the garages, lawn with planted border. Gated access to a side area having access to the generous rear garden. Fully enclosed the rear garden is principally laid to lawn with planted borders. Paved patios areas and decking are ideal for outdoor entertaining and fencing to the boundaries.

GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1548 sq.ft. (143.8 sq.m.) approx.

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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