



LAWRENCE ROONEY  
ESTATE AGENTS

2 Arundel Road

Longton

Preston

Lancashire

PR4 5NH



Detached property offered for sale with NO CHAIN DELAY. Positioned within this sought after location close to Longton village centre, the living accommodation is arranged over ground and first floor briefly comprising: entrance hallway, front to back lounge/diner, fitted kitchen, three bedrooms and bathroom. Outside driveway offers road parking and access to a attached single garage. There is a garden area to the front and to the rear and generous and fully enclosed garden. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout. This property does require a cosmetic uplift however offers superb potential for development subject to the correct permissions.

£260,000

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

### Entrance Hallway

External front door, radiator and stairs to the first floor with store under.

### Lounge/Diner

11' 9" x 20' 5" (3.58m x 6.22m)

Spacious front to back reception room with front window, patio doors to the rear, electric fire within a wood surround, coving, two radiators and two ceiling light points.



### Kitchen

8' 2" x 11' 2" (2.49m x 3.40m)

Range of fitted units with work surfaces to complement, inset sink/drain, space for appliances, radiator, external rear door, extractor fan, tiled splashbacks and coving.



### Landing

Front window and access to the private spaces.

### Bedroom One

12' 2" x 11' 7" (3.71m x 3.53m)

Rear window and radiator.

### Bedroom Two

12' 2" x 8' 7" (3.71m x 2.62m)

Front window, radiator and wardrobes fitted across one wall.

### Bedroom Three

8' 3" x 7' 1" (2.51m x 2.16m)

Rear window and radiator.



### Bathroom

Fitted with a three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and low level W.C. Frosted side window, radiator and tiled to complement.

### Attached Garage


Up and over front door, rear door and window.

### Gardens

To the front lawn with planted border, double width driveway offers off road parking and access to the garage. Gated access into a generous rear garden being laid to lawn with planted borders, paved patio, hedging and fencing to the boundaries.

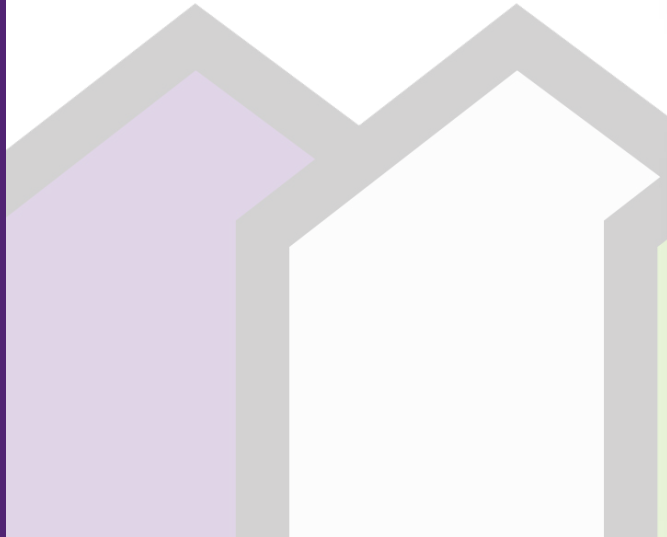


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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