



LAWRENCE ROONEY
ESTATE AGENTS

Tarradale
Longton
Preston

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'Routledge' style semi-detached bungalow offered for sale with NO CHAIN DELAY. This versatile style of property would be perfect as a family home or for those wanting bungalow style accommodation. A popular location, in the village of Longton, this property is within easy reach to the many amenities, schools and transport links. The accommodation is arranged over ground and first floors briefly comprising: porch, hall, lounge, dining kitchen, conservatory, bathroom and two double ground floor bedrooms. To the first floor there is a further double bedroom and walk in loft area ideal for development subject to the correct permissions. Outside extensive driveway for off road parking, detached single garage, low maintenance garden areas to the front and rear elevations. Viewing is highly advised.

£234,950

OPEN 7 DAYS A WEEK

Entrance Porch

Double-glazed units and external door.

Entrance Hallway

Front entrance door, stairs to the first floor, meter cupboard, built in storage and radiator.

Lounge

13' 9" x 12' 6" (4.19m x 3.81m) Double-glazed front window, electric fire within a limestone surround, radiator and coving.

Dining Kitchen

19' 0" x 9' 3" (5.79m x 2.82m) The kitchen has fitted units with contrasting work surfaces to complement, insert double sink/drain, built in oven, gas hob, space for other appliances and a double-glazed rear window. Open plan to a dining area having a radiator, a rear window and door to:

Conservatory

10' 4" x 7' 7" (3.15m x 2.31m) Double-glazed units, wall light points, external side door and a tiled floor.

Bedroom One

10' 1" x 11' 9" (3.07m x 3.58m) Double-glazed front window, dado rail, porthole style side window and radiator.

Bedroom Two

10' 2" x 10' 9" (3.10m x 3.28m) Double-glazed rear window, dado rail, laminate flooring and radiator.

Bathroom

White three piece suite comprises: panelled bath with shower over, pedestal wash hand basin and low level W.C. Double-glazed frosted side window, radiator and tiled to complement.

Landing

Access to bedroom and loft area.

Bedroom Three


12' 6" x 11' 5" (3.81m x 3.48m) Double-glazed side window and radiator.

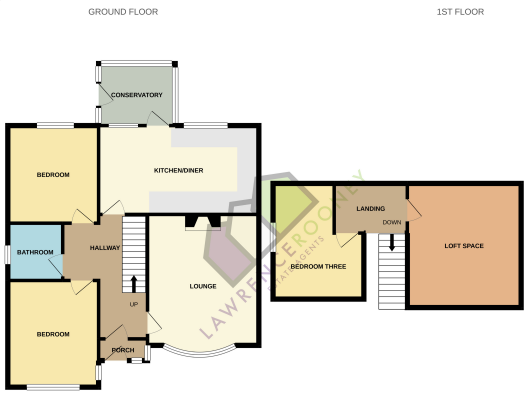
Walk In Loft

Boarded loft area would be ideal for storage or as a hobby room and where the central heating boiler is located. Potential for



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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