



LAWRENCE ROONEY
ESTATE AGENTS

Ivy Cottage 43
Station Road
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Station Road
New Longton
Preston
Lancashire
PR4 4LP



Charming former weavers cottage located within this popular village offered for sale with NO CHAIN DELAY. Ivy Cottage is positioned within easy reach of the local amenities, reputable primary school and transport link. Internally this end cottage offers well presented living accommodation arranged over two levels comprising: lounge open plan to a dining area, modern fitted kitchen, two bedrooms and a bathroom. Outside there is a fully enclosed yard at the rear. Ivy Cottage is warmed via a gas fired central heating system and benefits from double-glazing throughout.

£169,950

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

Lounge

14' 5" x 11' 8" (4.39m x 3.56m)

External front door, brick fireplace with matching alcove display plinths, wall light points, exposed ceiling beams, radiator and stairs to the first floor. Open plan into :

Dining Room

14' 5" x 9' 2" (4.39m x 2.79m)

Dual elevation windows, radiator, wall light points, beamed ceiling and opening though into:

Kitchen

7' 7" x 8' 2" (2.31m x 2.49m)

Fitted with a modern range of units and contrasting work surfaces to complement, inset sink/drain, hob, brand new built in oven, space for appliances, dual elevation windows, external side door and tiled splashbacks.

Landing

Access to the private spaces.

Bedroom One

11' 7" x 8' 10" (3.53m x 2.69m)

Front window and radiator.

Jack & Jill Bathroom

6' 1" x 9' 0" (1.85m x 2.74m)

Three piece white suite comprising: panelled bath with shower over, pedestal wash hand basin and low level W.C. Frosted rear window, radiator and tiled to complement.

Bedroom Two

8' 6" x 12' 5" (2.59m x 3.78m)


Dual elevation windows and radiator.

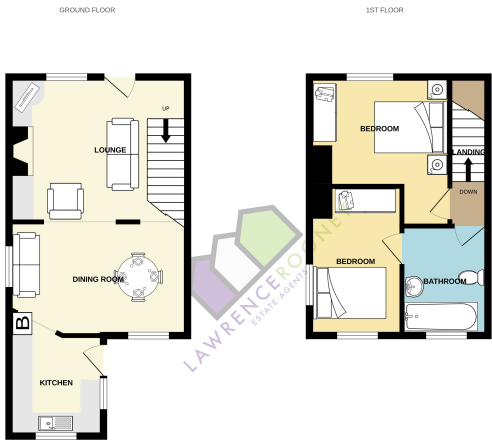
Outside

Fully enclosed paved yard with gated access.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of fixtures, fittings, etc. are not guaranteed. The plan is for information only and should not be used as such by any prospective purchaser. The floorplan is not intended to be used as a guide to the actual layout of the property. Please refer to the actual property for details.





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