



LAWRENCE ROONEY
ESTATE AGENTS

42 Newgate Lane
Whitestake
Preston
Lancashire
PR4 4JU



Charming mid terrace cottage positioned on a country lane being offered for sale with NO CHAIN DELAY. Boasting an extensive rear garden this delightful home comprises: entrance porch, lounge, fitted kitchen with breakfast bar, useful utility space, conservatory, two double bedrooms and a modern three piece bathroom suite. Outside paved front area and the rear garden has a paved patio leading to a lawn having planted borders, hedging or fencing to the boundaries and a useful outdoor store. Heating is by way of electric heaters and this property benefits from double-glazing throughout. A popular location that provides easy access to the transport networks, city centre or the villages of New Longton and Longton.

£225,000

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

Entrance Porch

External front door and stairs to the first floor.
Internal door to:

Lounge

15' 1" x 14' 0" (4.60m x 4.27m) (Max Width)

Double-glazed front window, electric radiator, recess for an electric fire with a tiled hearth and wooden mantel over.

Kitchen

15' 1" x 9' 2" (4.60m x 2.79m)

Extensive range of fitted units with contrasting work surfaces and breakfast bar to complement, inset sink/drain, built in double oven, five ring gas hob with extractor canopy over, integrated fridge/freezer, double-glazed rear window, tiled floor and open archway to:

Utility Room

8' 7" x 6' 7" (2.62m x 2.01m)

Versatile space ideal as a utility area having a tiled floor, built in storage and a skylight.

Conservatory

8' 1" x 11' 0" (2.46m x 3.35m)

Spacious double-glazed conservatory having an external side door and a tiled floor.

Landing

Access to the first floor.

Bedroom One

12' 0" x 10' 10" (3.66m x 3.30m)

Double-glazed front window, electric radiator and built in store.

Bedroom Two

9' 2" x 9' 5" (2.79m x 2.87m)

Double-glazed rear window and an electric radiator.

Bathroom


Fitted with a modern white suite the bathroom comprises: panelled bath with shower over, pedestal wash hand basin and low level W.C. Double-glazed frosted rear window, electric radiator, built in storage and tiled to complement.

Garden

Paved area to the front, the enclosed rear garden has paved patio area leading to a lawn that has planted borders, hedging or fencing to the boundaries and a useful garden store.



Energy Efficiency Rating

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



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