



LAWRENCE ROONEY
ESTATE AGENTS

5 Brookdale
New Longton
Preston
Lancashire
PR4 4XL



Delightful semi-detached true bungalow offered for sale with NO CHAIN DELAY. Positioned on a generous corner plot within the popular village of New Longton this property comprises: entrance porch, hallway, lounge, dining kitchen, two bedrooms and a white three piece bathroom. Outside there are garden areas to three elevations and a detached garage with a driveway accessed via Hawthorn Close. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout.

£185,000

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

Entrance Porch

External front door and inner door into:

Hallway

Built in storage.

Lounge

10' 4" x 16' 6" (3.15m x 5.03m)

Spacious reception room having an oriel style double-glazed front window, tiled fire surround housing a living flame gas fire, coving and garage.

Dining Kitchen

10' 11" x 12' 3" (3.33m x 3.73m)

Fitted kitchen has a variety on units with contrasting work surfaces to complement, inset sink/drain, gas hob, built in oven with extractor over, space for appliances, dual elevation double-glazed side windows, exposed wooden floorboards, radiator, space for a dining table and an external rear door.

Bedroom One

10' 4" x 14' 0" (3.15m x 4.27m)

Double-glazed rear window, radiator and built in storage.

Bedroom Two

10' 9" x 10' 1" (3.28m x 3.07m)

Double-glazed front window, radiator and built in storage.

Bathroom

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

Garage


Detached single garage with an up and over front door and side door.

Gardens

To the front and side elevations there are garden areas laid to lawn with planted borders, pathways, dwarf wall to the boundaries and driveway accessed via Hawthorn Close. The rear is fully enclosed being laid to lawn with planted borders, pathways and gated access.

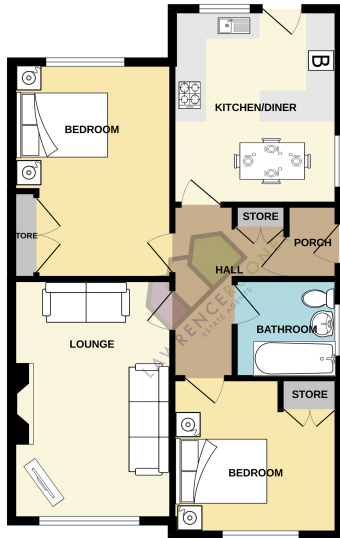


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



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