



LAWRENCE ROONEY
ESTATE AGENTS

19 Kentmere Drive, Longton,
Preston, Lancashire PR4 5EP

£225,000

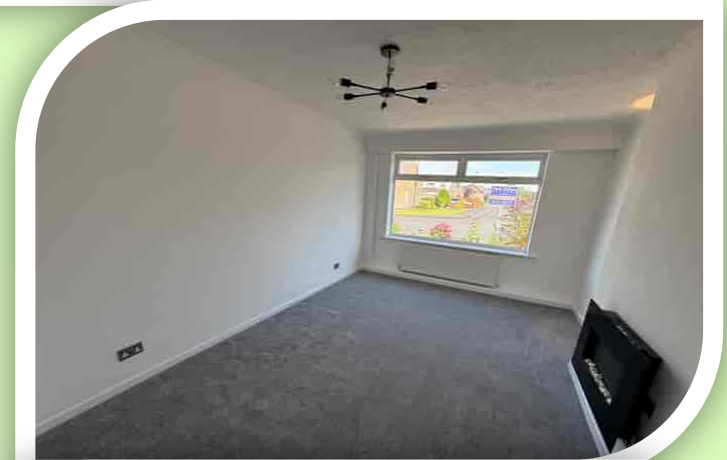
19 Kentmere Drive, Longton, Preston, PR4 5EP

Delightful true bungalow tucked away in a popular cul de sac close to the village centre being offered for sale with NO CHAIN DELAY.

- True Bungalow
- Cul-de-Sac Location
- Two Bedrooms
- Beautifully Presented Accommodation
- Driveway & Garage
- South Facing Rear Garden
- NO CHAIN DELAY
- Council tax band C
- Modern Kitchen & Shower Room

Positioned within a peaceful cul-de-sac that is only a short walk away from the village amenities of Longton is this delightful true bungalow. Offered for sale with NO CHAIN DELAY and ready to move into this semi-detached property is beautifully presented throughout comprising: side porch, hallway, spacious lounge, new fitted kitchen, rear garden or utility room, two bedrooms and a stylish modern shower room. Outside the extensive driveway offers ample off road parking and access to the detached garage, low maintenance front garden, the landscaped rear garden faces south and features a large deck ideal for entertaining. This home is warmed via a gas fired central heating system and benefits from double-glazing throughout. Ideal for those wanting to downsize their accommodation and want easy access to the village centre.

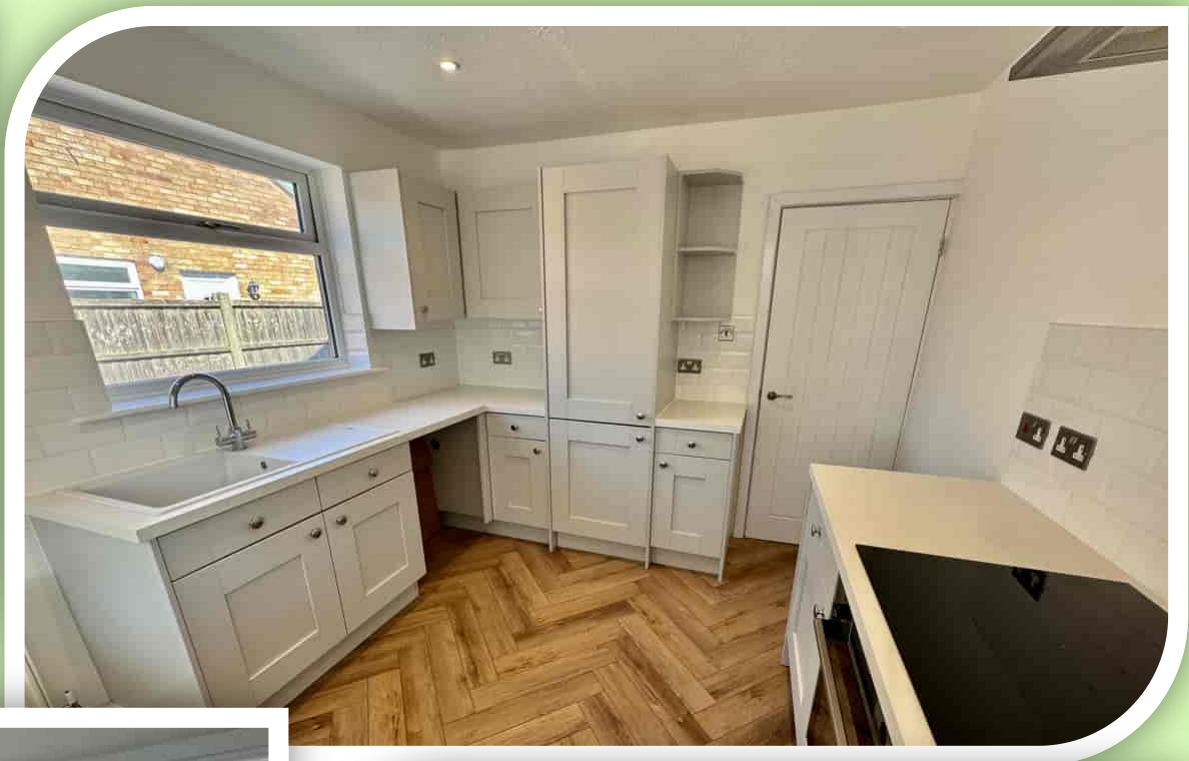




RECEPTION ROOMS

Access to the accommodation is taken via the entrance porch and through into the inner hallway with Herringbone style flooring. To the front of the property the spacious lounge has a front window, wall mounted electric fire, two radiators, coving and wall light points. At the rear of the property the newly fitted kitchen offers a modern range of units with work surfaces to complement, inset sink/drain, hob with extractor over, built in oven, space for appliances, dual elevation windows, radiator and wood effect Herringbone style floor. Rear door into a versatile space perfect a a garden or utility room having dual elevation windows, radiator, Herringbone style floor and an external side door.







PRIVATE SPACES

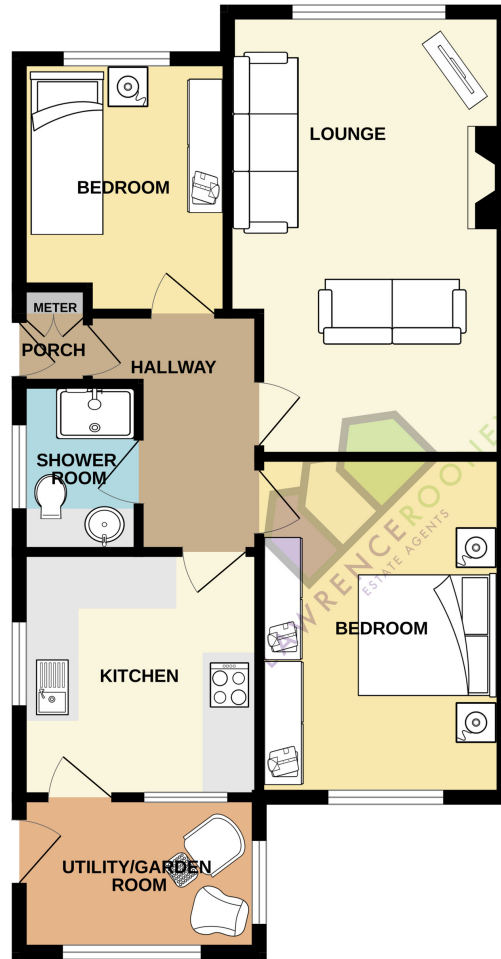
The main bedroom is to the rear of the property having a radiator and a window offering a pleasant view over the rear garden. A second bedroom is to the front with radiator and front facing window. The stylish shower room is fitted with a three piece suite comprising: step in shower cubicle, built in vanity unit with a wood block worktop features a surface mounted wash hand basin and a concealed cistern W.C. Frosted side window, ladder towel radiator and expertly tiled.



OUTSIDE

To the front there are planted borders around a decorative gravel centre, extensive side drive offers ample off road parking and access to the detached garage at the rear. The rear garden enjoys a southern aspect, hard landscaped for easy maintenance, mature planted borders, stepping stones, enclosed with timber fencing and a large deck is perfect for outdoor entertaining.

GROUND FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE NOTE: Lawrence Rooney Estate Agents have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(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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