



LAWRENCE ROONEY
ESTATE AGENTS

29 Shirley Lane

Longton

Preston

Lancashire

PR4 5WJ



Modern semi-detached offered for sale with NO CHAIN DELAY. Positioned within easy reach to Longton village centre, the wide array of amenities along with reputable schools are all but a short walk away. Ideal as a first time buy or family home this beautifully presented property offers three bedrooms, modern kitchen and a garage converted into a games/garden room with useful workshop. The living accommodation is arranged over ground and first floors comprising: entrance hallway, lounge, dining room, fitted kitchen, principal bedroom with built in wardrobes, two further bedrooms and a three piece bathroom. Outside garden area to the front and tandem driveway. The fully enclosed rear garden is paved and decked for easy maintenance, a former garage has been converted into a useful workshop in one half and the other a versatile garden/games room with fitted kitchen units ideal for entertaining. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Viewing is highly advised.

£225,000

OPEN 7 DAYS A WEEK

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Entrance Hallway

External front door, tiled floor with underfloor heating, vertical radiator and stairs to the first floor housing the central heating boiler.

Lounge

11' 6" x 14' 0" (3.51m x 4.27m)

Deep double-glazed front window, coving and vertical radiator. Opening through to:

Dining Room

7' 9" x 8' 9" (2.36m x 2.67m)

Double-glazed French doors out onto the rear garden, coving, fitted units and vertical radiator. Open archway into:

Kitchen

9' 4" x 9' 0" (2.84m x 2.74m)

Fitted with a range of high gloss finish units, work surfaces to complement, inset sink/drain, hob with extractor canopy over, built in oven, space for appliances, double-glazed rear window and tiled floor with underfloor heating.

Landing

Double-glazed side window and access to the private spaces.

Bedroom One

9' 5" x 12' 2" (2.87m x 3.71m)

Double-glazed front window, radiator, coving and range of built in wardrobes.

Bedroom Two

9' 6" x 8' 6" (2.90m x 2.59m)

Double-glazed rear window and radiator.

Bedroom Three

7' 8" x 8' 2" (2.34m x 2.49m)

Double-glazed front window and radiator.

Bathroom

White three piece comprises: panelled bath with shower over, pedestal wash hand basin and low level W.C. Double-glazed frosted side window, built in storage, ladder towel radiator, tiled elevations and a tiled floor with underfloor heating.

Games/Garden Room

10' 0" x 12' 7" (3.05m x 3.84m)

Formally a garage now serves as versatile space ideal as a garden room or for entertaining having fitted base units with work surfaces, double -glazed window, wood effect flooring and accessed via a set of double-glazed French doors.

Workshop

10' 0" x 8' 4" (3.05m x 2.54m)


Remainder of the garage is a useful work shop or store.

Gardens

The front is laid to lawn with planted borders and a tandem driveway with gated access to the rear. The rear is paved and decked for easy maintenance and fully enclosed with fencing.

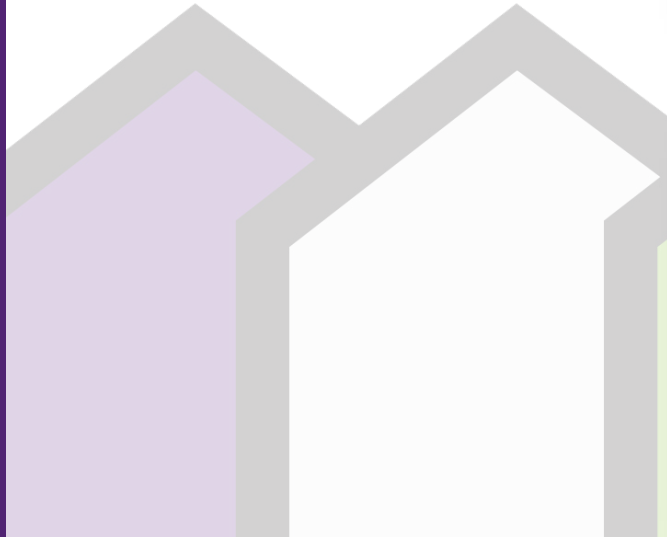


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



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