



LAWRENCE ROONEY
ESTATE AGENTS

24 Shirley Lane

Longton

Preston

Lancashire

PR4 5WJ



Link detached chalet style property offered for sale with NO CHAIN DELAY. Positioned on a generous corner plot this deceptively spacious property is all but a short walk from the village centre, amenities, schools and transport links. The living accommodation is arranged over ground and first floor comprising: entrance hallway, spacious lounge, dining/bedroom, fitted breakfast kitchen, side lobby, wet room, utility room, integrals garage, two double bedrooms, single bedroom or study and bathroom to the first floor. Outside two driveways, attached garage, front and side gardens and a fully enclosed rear garden. The property is warmed via gas fired central heating system and benefits from double-glazing throughout. Viewing is highly advised of this very versatile property.

£265,000

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

Entrance Hall

External side door, stairs to the first floor and a stunning wooden floor.

Lounge

19' 6" x 11' 4" (5.94m x 3.45m)

Spacious lounge spanning across the full width of the property, front window, radiator, wooden flooring, coving two ceiling light points and built in storage.

Dining/Bedroom

11' 6" x 9' 7" (3.51m x 2.92m)

Versatile room with a rear window, wooden flooring, radiator and dado rail.

Breakfast Kitchen

7' 5" x 16' 3" (2.26m x 4.95m)

Fitted with a range of units, work surfaces to complement, inset sink/drain, under stairs storage, radiator, dual elevation windows and space for a dining table.

Lobby

External rear door for access to:

Wet Room

Modern wet room with wet shower area, pedestal wash hand basin and low level W.C. Frosted rear window.

Utility Room

Useful utility room with base units and an inset circular sink. Door into:

Integral Garage

Up and over front door, power and light points.

Landing

Access to the private spaces.

Bedroom One

11' 9" x 8' 3" (3.58m x 2.51m)

Front window, radiator and built in storage.

Bedroom Two

11' 9" x 9' 7" (3.58m x 2.92m)

Rear window, radiator and built in storage.

Bedroom Three

6' 5" x 12' 5" (1.96m x 3.78m)

Side window, radiator, built in wardrobe and a fitted desk.

Bathroom


White three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and a low level W.C. Frosted side window and tiled to complement.

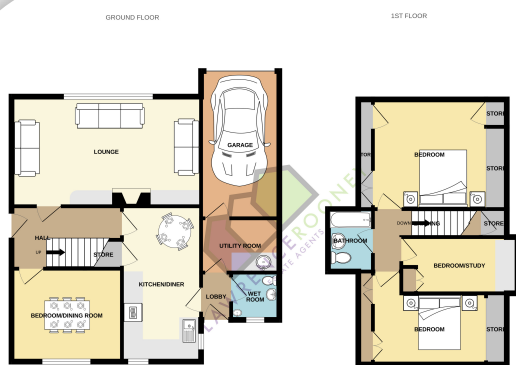
Outside

There are two driveways, one off Shirley lane and the other off Franklands. Front and side garden areas are laid to lawn, pathways, to the rear a fully enclosed and south facing garden is paved with gravel for easy maintenance.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(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	



While every attempt has been made to ensure the accuracy of the floor plan, the measurements of rooms, fixtures, fittings and all other items are approximate and not necessarily to scale. The purchaser is advised to verify the accuracy of the floor plan and measurements by site inspection. The floor plan and measurements are provided for information only and do not constitute a contract. The floor plan and measurements are provided for information only and do not constitute a contract. The floor plan and measurements are provided for information only and do not constitute a contract.





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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.

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