



LAWRENCE ROONEY
ESTATE AGENTS

5 Pinfold, Longton, Preston,

Lancashire PR4 5AE

£325,000

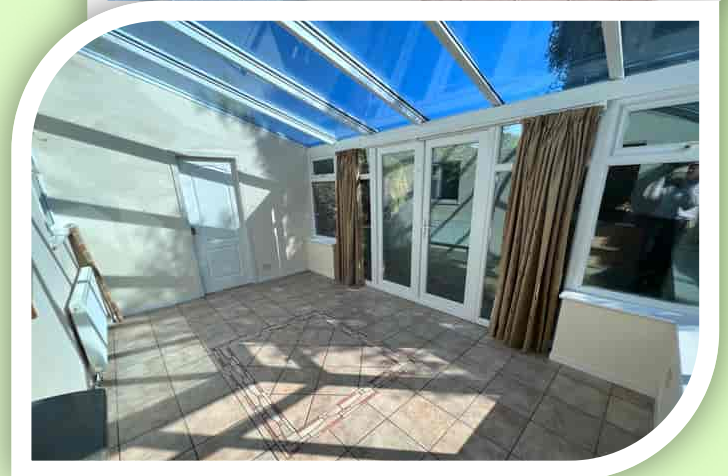
5 Pinfold, Longton, Preston, Lancashire, PR4 5AE

Linked detached chalet style property positioned within this sought after cul-de-sac offered for sale with NO CHAIN DELAY.

- Linked Detached Chalet Style Property
- Central Village Location
- Two/Three Bedrooms
- Two Driveways & Two Garages
- Two Shower Rooms
- NO CHAIN DELAY
- Highly Desirable Cul-de-Sac
- Council Tax Band D
- Enclosed Rear Garden

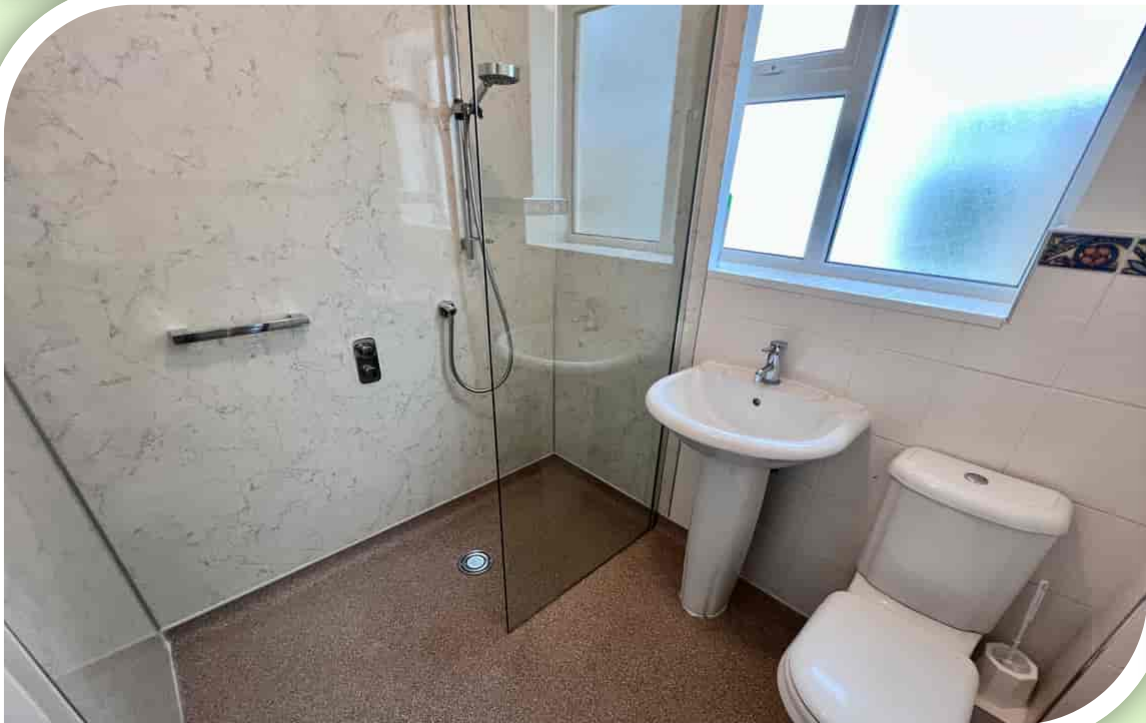
Positioned within this highly desirable cul-de-sac this linked detached chalet property is offered for sale with NO CHAIN DELAY. The many amenities and services that Longton has to offer are all but a short walk away along with reputable primary schools and transport links. A very deceptive and versatile property that comprises: entrance hallway with a vaulted ceiling, spacious full width lounge, sitting room or ground floor bedroom, modern wet room, fitted kitchen, impressive conservatory and a useful utility room. To the first floor there are two double bedrooms both with fitted wardrobes and a four piece shower room. Outside there are two driveways, an attached garage, a detached garage and fully enclosed rear garden. This property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Early viewing is essential.





GROUND FLOOR

The accommodation is accessed via the entrance hallway with a vaulted ceiling, stairs lead up to the first floor, tiled floor and a radiator. To the left the spacious lounge spans the full width of the property with two front facing windows, a side window, coving, skirting board style radiators and a gas fire within a tiled surround. The next reception space is a sitting room with a side window, radiator and access into the utility room, would also be suitable as a further bedroom or study. The kitchen is fitted with an excellent range of units, work surfaces with breakfast bar to complement, five ring gas hob, inset sink/drain, built in oven, side window, tiled floor, integrated appliances and open into a superb multifunctional conservatory. This versatile room has a glass roof, attractive tiled floor, radiator and French doors open out onto the rear garden. Door to access the useful utility room with fitted units, space for laundry appliances, inset sink/drain and an external side door. A modern wet room has a shower area with glass screen, pedestal wash hand basin and low level W.C.





FIRST FLOOR

At the first floor there are two double bedrooms and four piece shower room. The main bedroom is to the rear of the property offering a pleasant view over to the village church, has fitted wardrobes along one wall and a radiator. Crossing the landing you pass a four piece shower room fitted with: corner shower cubicle, bidet, pedestal wash hand basin and low level W.C. The second double bedroom has a front window and fitted storage to each side elevation.



OUTSIDE

To the front there are two paved driveways, the left hand drive has space for one car and access to the attached single garage, the second driveway can accommodate further off road parking, a low maintenance slate garden area is planted with shrubbery, access to a detached garage and gate into the rear garden. The fully enclosed rear garden affords a high degree of privacy with a shaped lawn, block paved patio and paved pathways, mature shrub borders

GROUND FLOOR

1ST 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		
(69-80)	C		75
(55-68)	D		
(39-54)	E	48	
(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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OPEN 7 DAYS A WEEK