



**LAWRENCE ROONEY**  
ESTATE AGENTS

6 Nursery Gardens, Longton,  
Preston, Lancashire PR4 5JG

£470,000

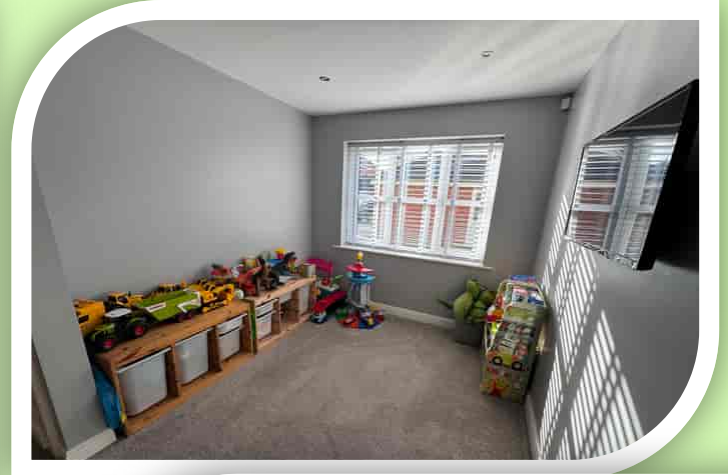
# **6 Nursery Gardens, Longton, Preston, Lancashire, PR4 5JG**

**Superb modern detached family home offering four bedrooms, two en-suites and an open plan living kitchen tucked away in a peaceful cul-de-sac.**

- Superb Modern Detached Property
- Four Bedrooms
- Family Bathroom & Two En-Suites
- Open Plan Living Kitchen
- Garage & Enclosed Rear Garden
- Beautifully Presented & Finished Throughout
- Peaceful Cul-de-Sac Location

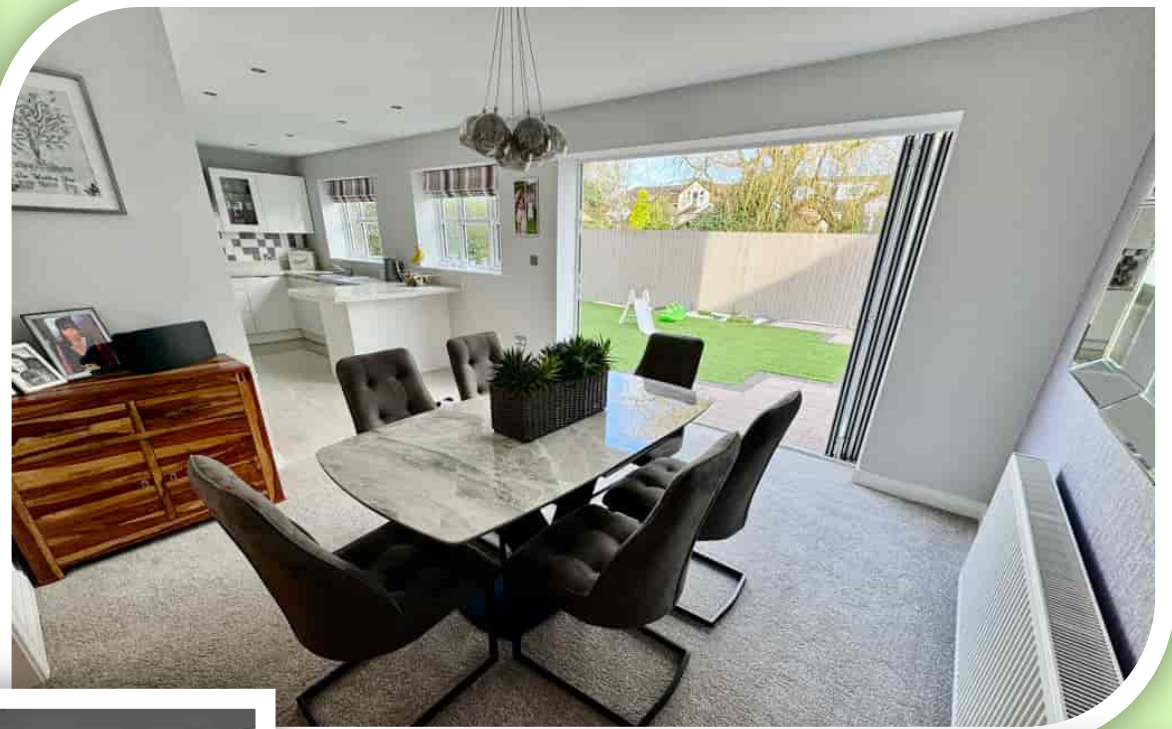
Superb modern detached family home offering four bedrooms, two en-suites and an open plan living kitchen. This stunning family home is situated within a cul-de-sac of only six other properties just off a popular country lane close to local amenities and schools. The beautifully presented living accommodation is arranged over ground and first floors briefly comprising: entrance porch, hallway, bay fronted lounge, dining area open into a breakfast kitchen, utility room, sitting room or home office, main bedroom has fitted wardrobes and access to an en-suite shower room, second double bedroom with an en-suite shower room, a further two bedrooms and a family bathroom. Outside driveway has off road parking for two cars and a single garage, front garden and to the rear a fully enclosed low maintenance garden. This property is warmed via a gas fired central heating system and benefits from double-glazing throughout. An internal inspection is highly advised to fully appreciate.





## GROUND FLOOR

The accommodation is accessed via the entrance porch and into the hallway with stairs up to the first floor and useful cloakroom in the under stairs space. To the right the lounge is the principal reception room having a bay window with shutters to the front elevation, stove effect fire with wooden mantle above radiator and wall light points. Double doors open into a dining area that has a set of bi-fold doors opening out into the rear garden and also open plan into the breakfast kitchen. Ideal for modern day family life this open plan space, the kitchen is fitted with a wide range of units, work surfaces and breakfast bar to complement, two rear facing windows, inset sink/drainage, gas hob with extractor canopy over, built in double oven, wine chiller, tiled floor and integrated appliances. Off the kitchen a spacious utility room with an external side door, fitted units, inset sink/drainage and space for laundry appliances. The front sitting room would also be perfect as a playroom or home office having a front window and radiator.





## FIRST FLOOR

At the first floors the private spaces comprise, four bedrooms, two en-suite shower rooms and a family bathroom. The spacious main bedroom has a front window, radiator and expertly fitted wardrobes to one wall. This main bedroom is serviced by a beautifully tiled en-suite shower room comprising: walk in shower cubicle, vanity unit incorporating a wash hand basin and a low level W.C. The second double bedroom has a front window, radiator and three piece en-suite shower room. The remaining two bedrooms are located at the rear of the property with rear window and radiators. The family bathroom is fitted with a panelled bath with shower over, pedestal wash hand basin and low level W.C . Frosted rear window and expertly tiled.

## OUTSIDE

To the front driveways offer off road parking space for two cars and access to the garage. Laid to lawn with paved pathways. The fully enclosed has an artificial lawn, paved patio with



matching pathways, outside power points, lighting, fencing and hedging to the boundaries.

**ENTRANCE PORCH**

**HALLWAY**

**CLOAKROOM**

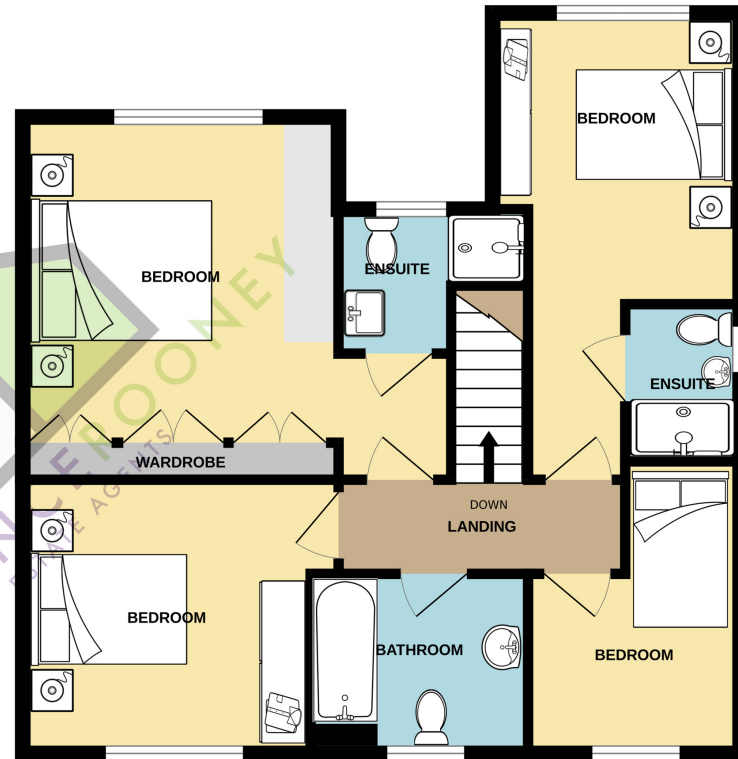
**LOUNGE**

11' 11" x 14' 5" (3.63m x 4.39m)

GROUND FLOOR



1ST FLOOR

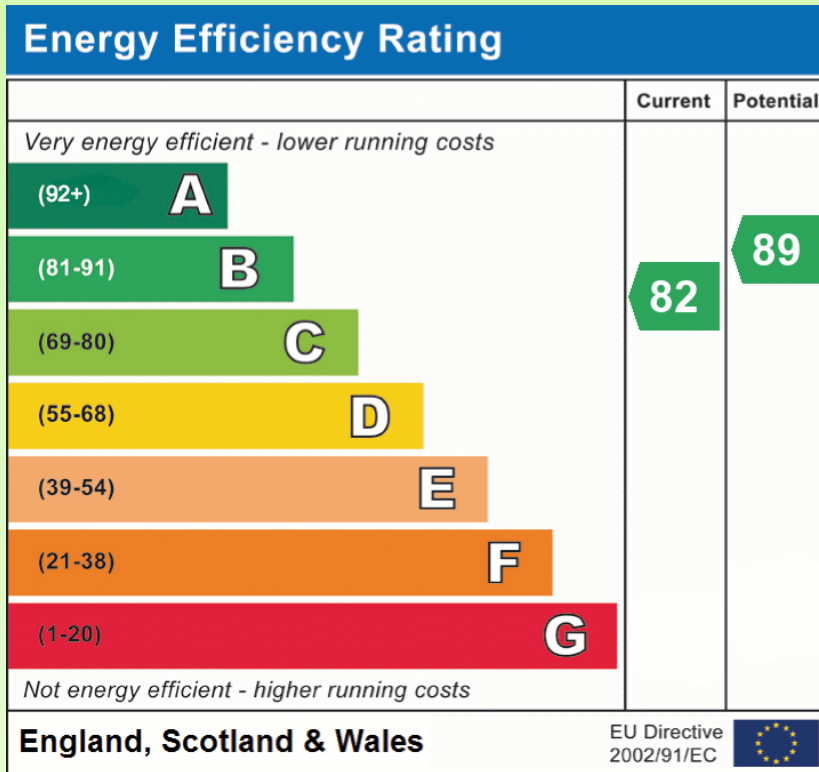


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