



LAWRENCE ROONEY
ESTATE AGENTS

4 River View Court, Longton,
Preston, Lancashire PR4 5DN

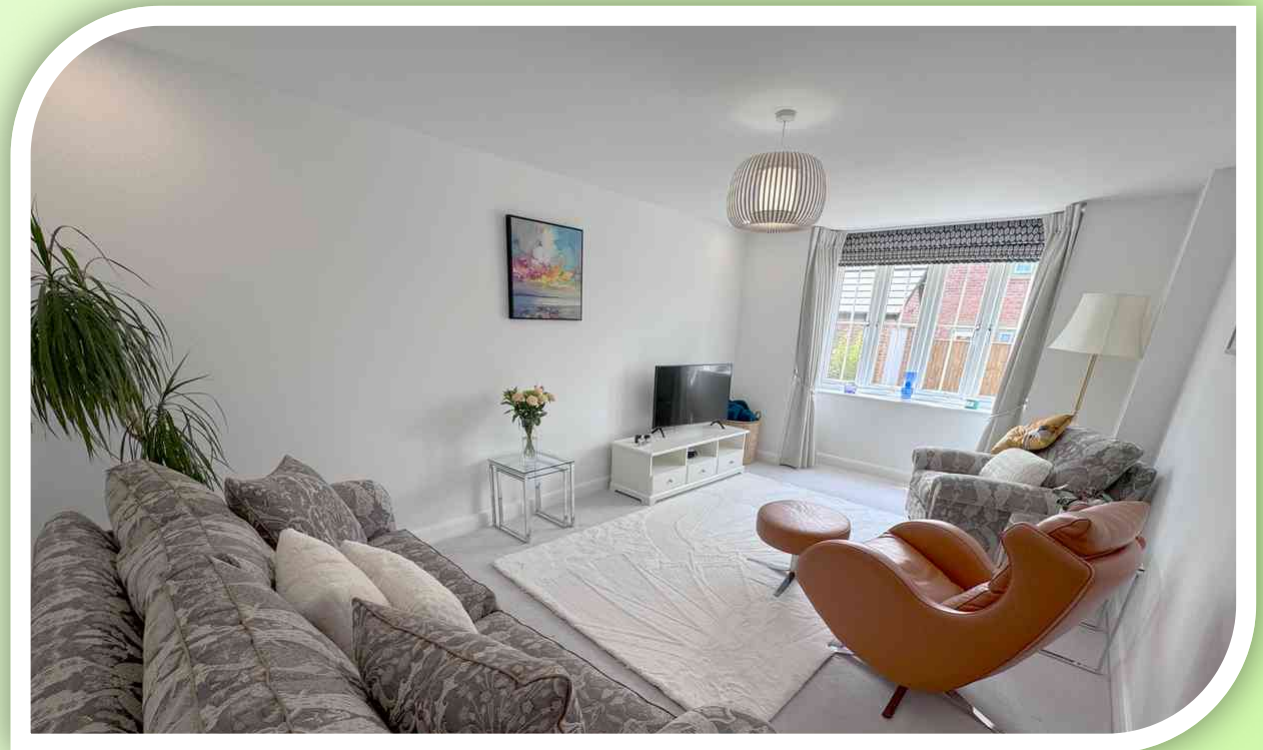
£465,000

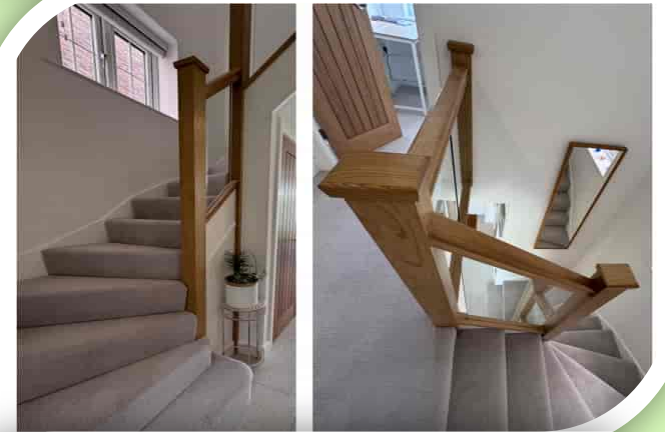
4 River View Court, Longton, Preston, Lancashire, PR4 5DN

Attractive modern detached property tucked away in a secluded corner of this sought after development.

- Attractive Modern Detached Property
- Close to The Village Centre
- Four Bedrooms
- Bathroom & En-Suite Shower Room
- Cul-de-Sac Development
- Detached Garage & Driveway
- Enclosed & Established Rear Garden
- Beautifully Presented Throughout
- Solar Panels & Underfloor Heating

Attractive modern detached property tucked away in a secluded corner of this sought after development. Ideally placed for easy access to Longton village centre, this beautifully presented family home is all but a short walk away from the many amenities and reputable schools Longton has to offer. The living accommodation is arranged over ground and first floors briefly comprising: open storm porch, hallway, bay fronted lounge, open plan living kitchen with a useful utility cupboard and bi-fold doors to a rear bay, cloakroom, main bedroom has an en-suite shower room, a further three bedrooms and three piece bathroom. Outside the front driveway can accommodate four/five cars with access to a detached garage, the fully enclosed rear garden has established planted borders, lawn and paved patio areas. This property benefits from double-glazing throughout, warmed via a gas fired central heating with underfloor heating to the ground floor and the solar panels to help reduce energy costs.

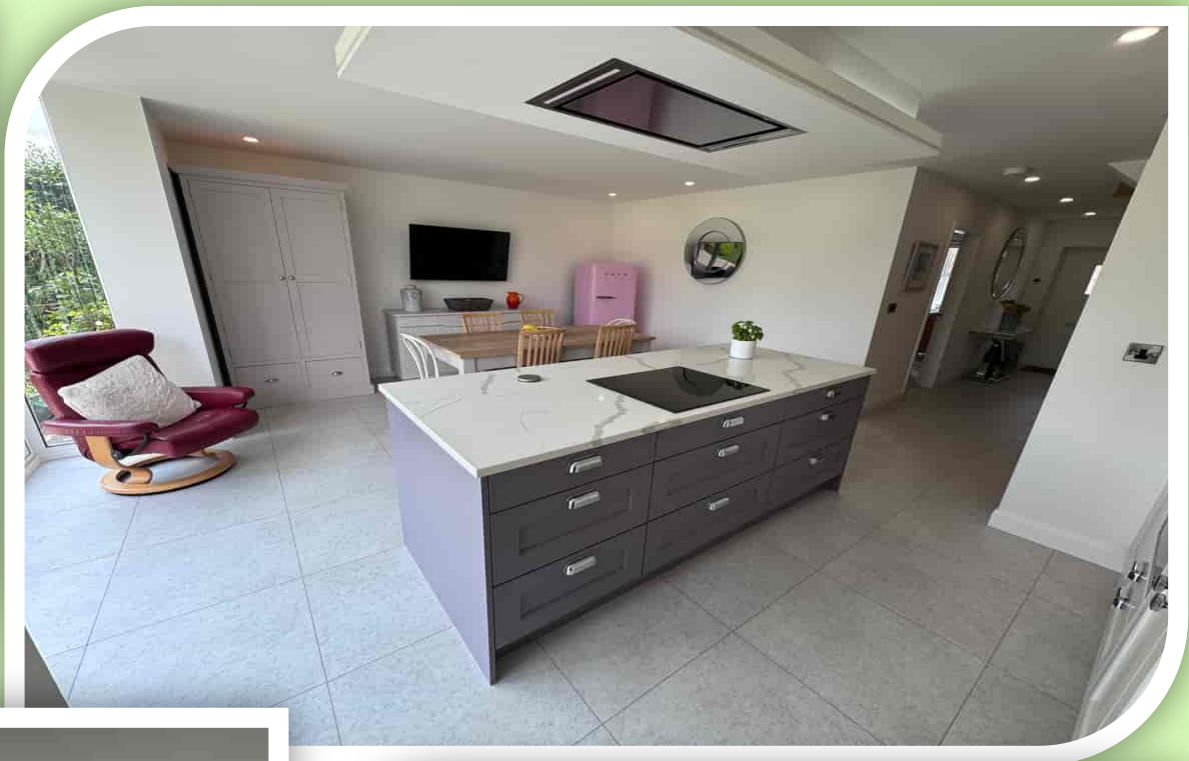


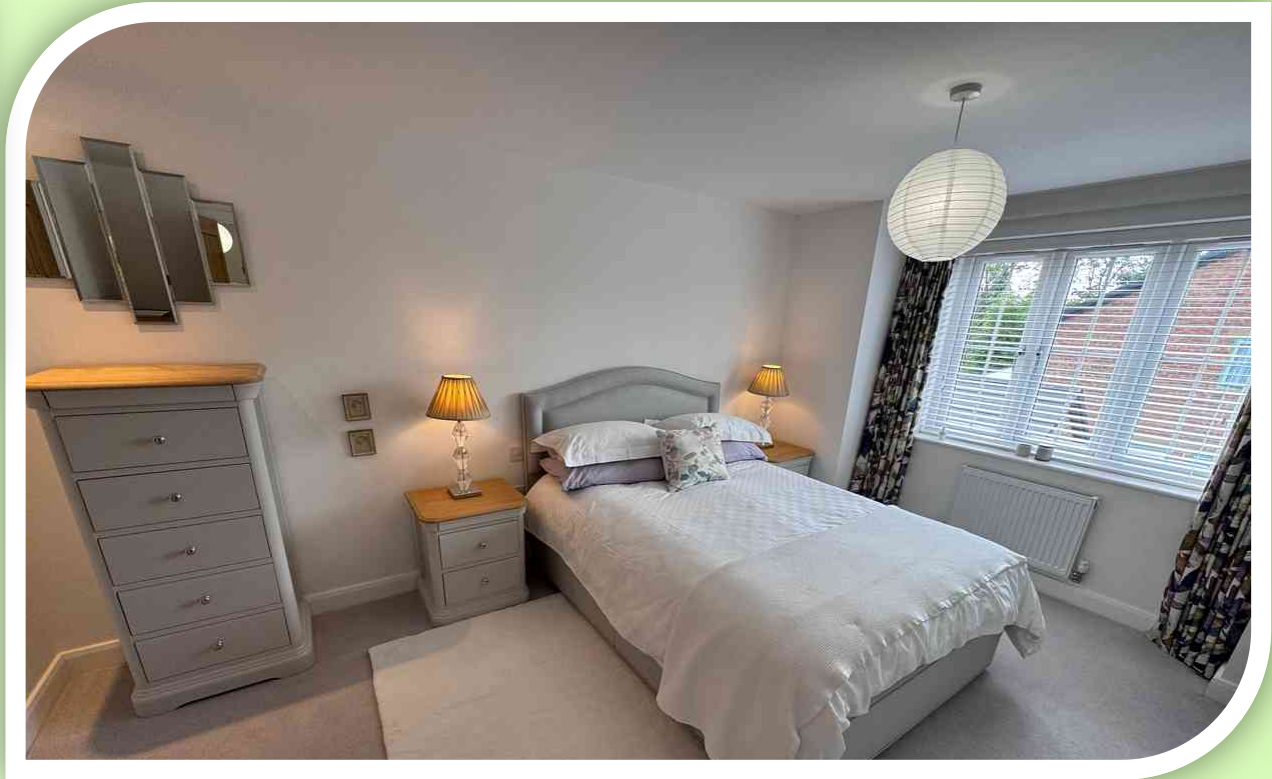


GROUND FLOOR

This property is accessed via the open storm porch, into the hallway having an Oak with glass balustrade stair case up to the first floor and open plan though to the kitchen/diner across the rear of the property. The main reception room is the bay fronted lounge that also has under floor heating. To the rear of the property the open plan living kitchen is the perfect space for modern day family life, the rear bay with bi-fold doors has access to the rear garden and under floor heating throughout. The kitchen is fitted with a range of stylish units, Quartz work surfaces to complement, matching island counter with an induction hob and a ceiling coffer above houses an extractor canopy, under set sink, integrated appliances, and double doors open a utility cupboard with fitted units, Quartz work surface, side window, space for laundry appliances and the central heating boiler.







FIRST FLOOR

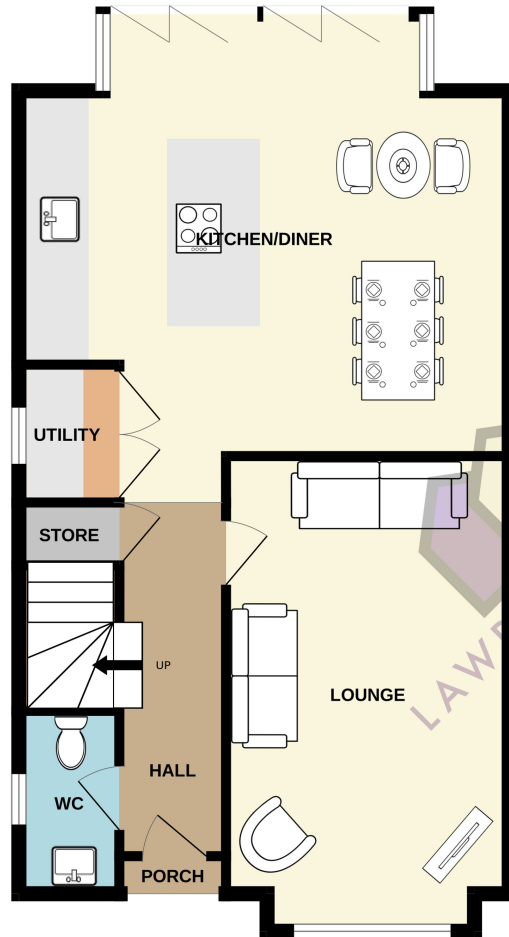
At the first floor the private spaces comprise four bedrooms, en-suite shower room and a family bathroom. The spacious main bedroom has a bay window to the front elevation, radiator, space for wardrobes and access to a beautifully tiled white three piece en-suite shower room. There are a further two double bedrooms to the rear of the property and the fourth bedroom is also ideal as a home office. The family bathroom is attractively tiled, fitted with a white three piece suite and a frosted side window.



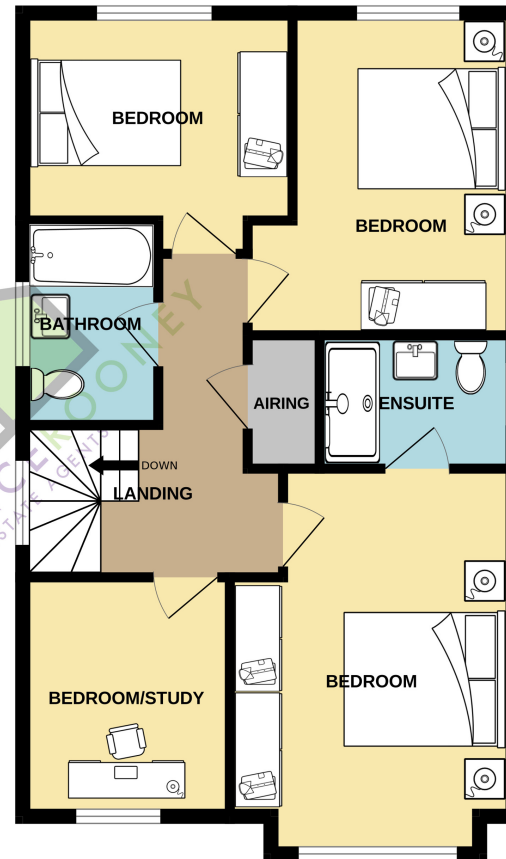
OUTSIDE

At the front the driveway can accommodate off road parking for four/five cars and access to the detached single garage that has an electric car charge point. The rear garden is beautifully landscaped being laid to lawn, railway sleeper borders are planted with an abundance of perennials and shrubbery, paved patio areas and fencing or hedging to the.

GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.1 sq.m.) approx.




TOTAL FLOOR AREA: 1266 sq.ft. (117.6 sq.m.) approx.

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	89	90
(69-80)	C		
(55-68)	D		
(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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