



**LAWRENCE ROONEY**  
ESTATE AGENTS

15 Aspendale Close, Longton,  
Preston, Lancashire PR4 5LJ

£219,950

# **15 Aspendale Close, Longton, Preston, PR4 5LJ**

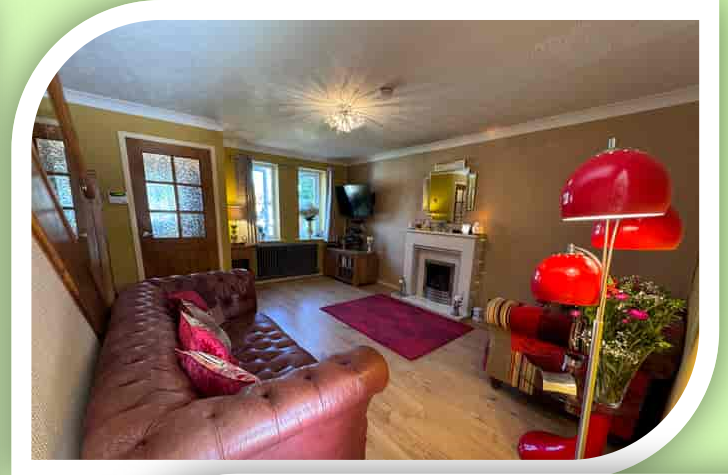
**Beautifully presented modern semi-detached tucked away in a cul-de-sac offered for sale with NO CHAIN DELAY.**

- Modern Semi-Detached House
- Three Bedrooms
- Cul-de-Sac Location
- Beautifully Presented Throughout
- South Facing & Enclosed Rear Garden
- NO CHAIN DELAY
- Detached Garage & Summer House/Office

Beautifully presented modern semi-detached property tucked away in a cul-de-sac offered for sale with NO CHAIN DELAY. Conveniently positioned for access to Longton's village centre, reputable schools and transport links this superb family home comprises: entrance hall, cloakroom, spacious lounge, dining kitchen, three bedrooms and a bathroom. Outside driveway, south facing and fully enclosed low maintenance rear garden, detached garage and a summer house or office. This property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Early viewing is highly recommended.

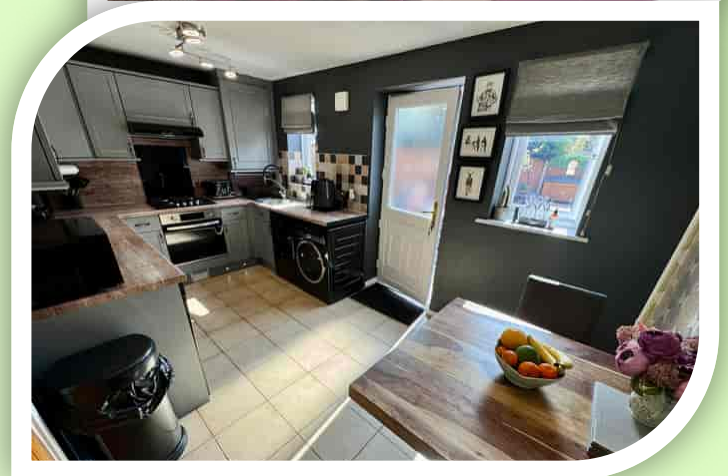




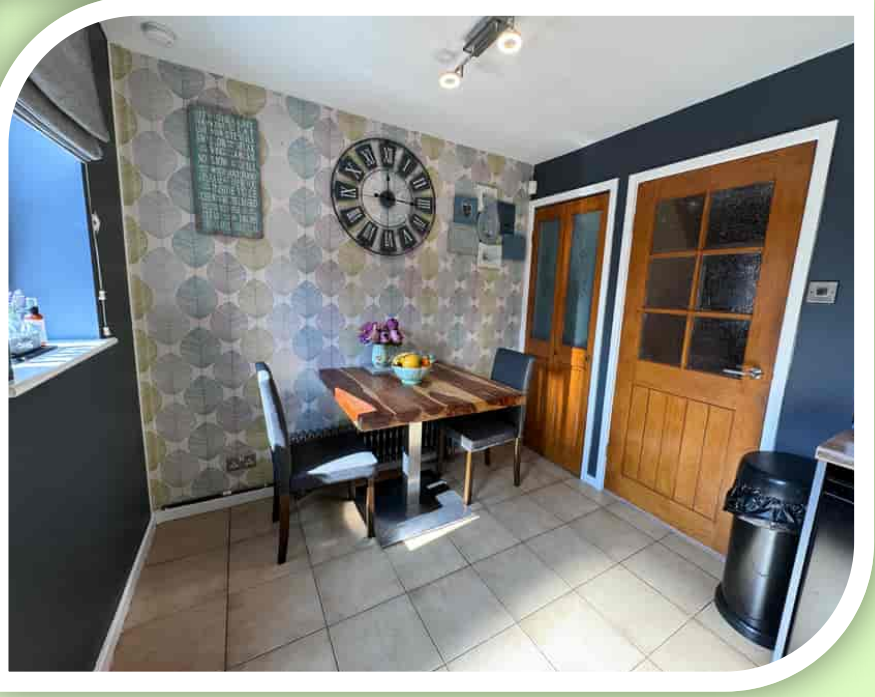
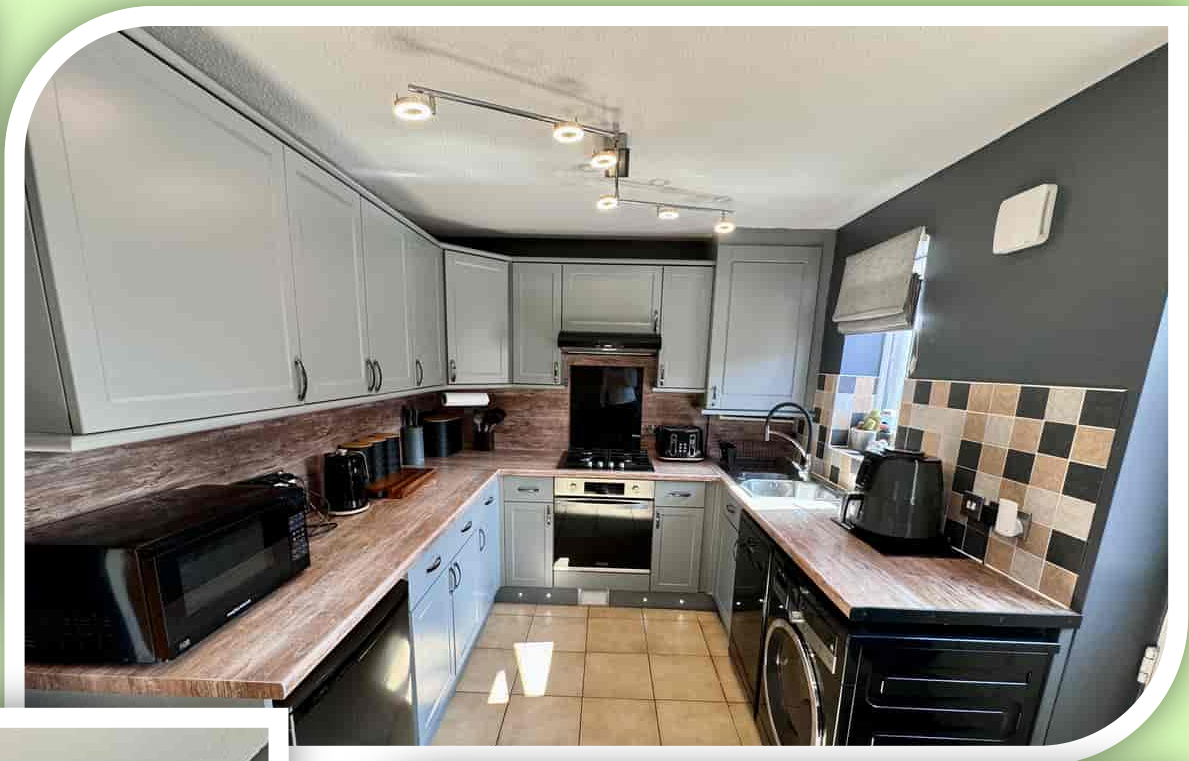


## GROUND FLOOR

Access to the property is via the entrance hallway through to the lounge passing the ground floor W.C. The spacious lounge has two front facing windows, stairs with glass balustrade leads up to the first floor, column radiator, gas fire within a surround and wood effect flooring. The kitchen/diner is fitted with a range of modern units, work surfaces to complement, inset sink/drain, gas hob with extractor over, built in oven, space for appliances, two rear facing windows, tiled floor and an external door out onto the rear garden.











## FIRST FLOOR

To the first floor are three bedrooms and a white bathroom suite. The main bedroom has two front windows, laminate flooring and a radiator. A second double bedroom has two rear facing windows, laminate flooring and radiator. Bedroom three is currently utilised as an office with front window, radiator, built in storage and laminate flooring. The bathroom is fitted with a white three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and a low level W.C.



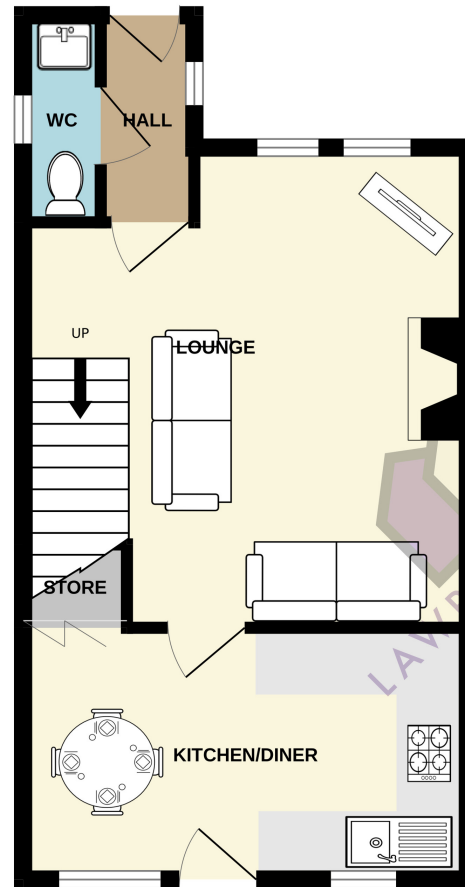


## OUTSIDE

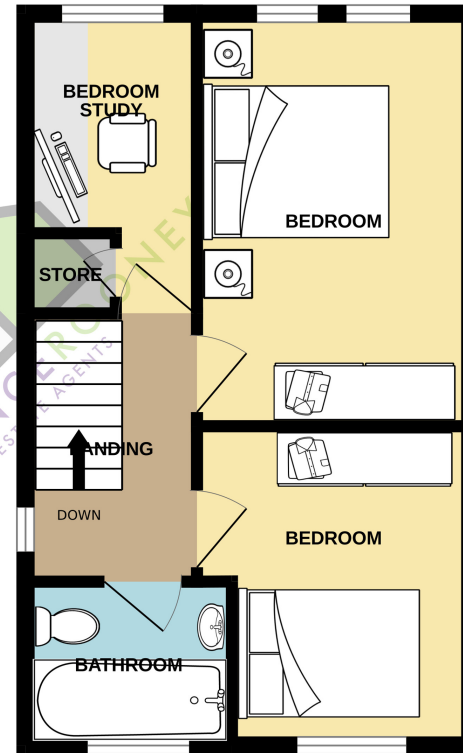
The front is laid to lawn and has a paved driveway for off road parking and access to the detached garage. The fully enclosed rear garden has the advantage of facing south with low maintenance artificial grass, imprinted concrete patio areas and a useful outbuilding with power ideal as a summer house or office.



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.  
Made with Metropix ©2024

Lawrence Rooney Estate Agents for themselves and the vendors of this property whose agents they are give notice that:

1. All plans, descriptions, dimensions, references to condition, suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or other appliances at the property have not been tested nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof.
4. All correspondence (whether marked or not) and all discussions with Lawrence Rooney Estate Agents and or their employees regarding the property referred to in these particulars are subject to contract.
5. No Person in the employment of Lawrence Rooney Estate Agents has any authority to make any representations or warranty whatsoever in relation to this property.
6. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property.

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+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Lawrence Rooney Estate Agents  
 3 Oak Gardens, Longton, Lancashire PR4 5XP  
 01772614433 info@lawrencerooney.co.uk

www.lawrencerooney.co.uk



OPEN 7 DAYS A WEEK