



LAWRENCE ROONEY
ESTATE AGENTS

5 Barn Hey, Longton, Preston,

Lancashire PR4 5BP

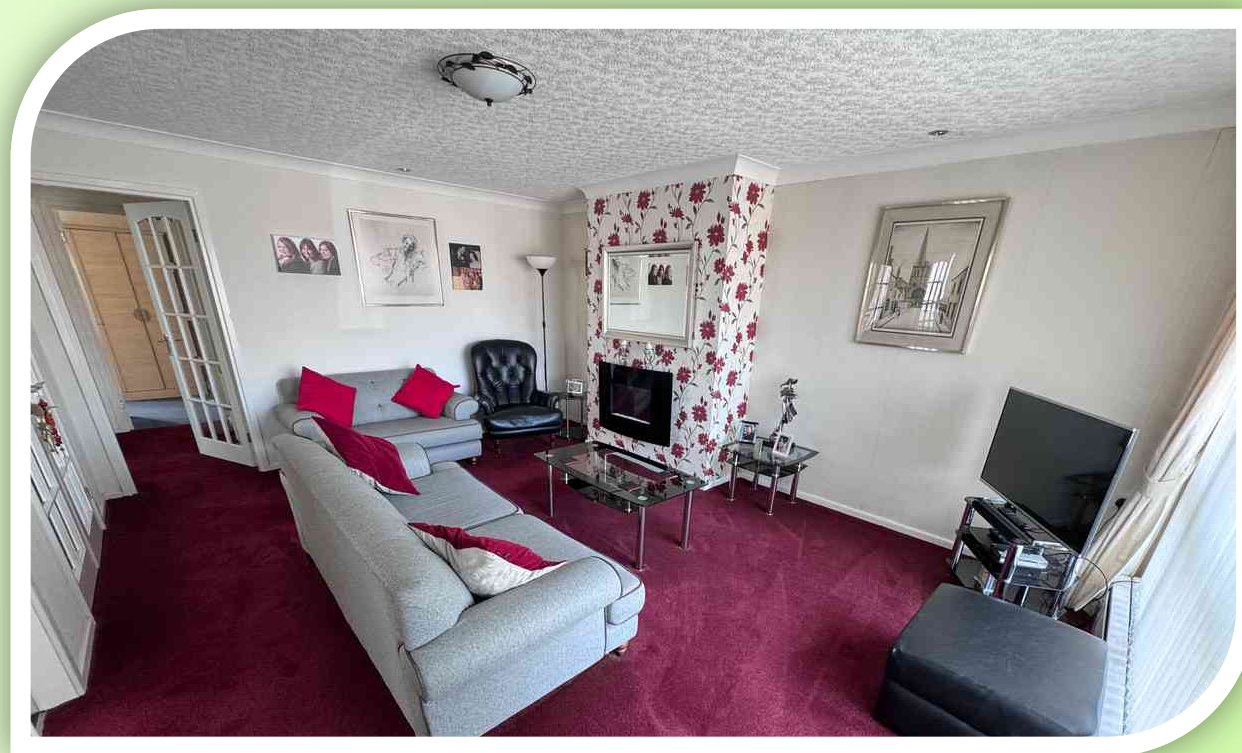
£285,000

5 Barn Hey, Longton, Preston, PR4 5BP

Extended detached true bungalow positioned within a cul-de-sac offered for sale with NO CHAIN DELAY.

- Detached True Bungalow
- Two Bedrooms
- Extended Accommodation
- South Facing Rear Garden
- Driveway & Garage
- Cul-de-Sac Location
- NO CHAIN DELAY
- Council Tax Band C
- Well Presented & Maintained Throughout

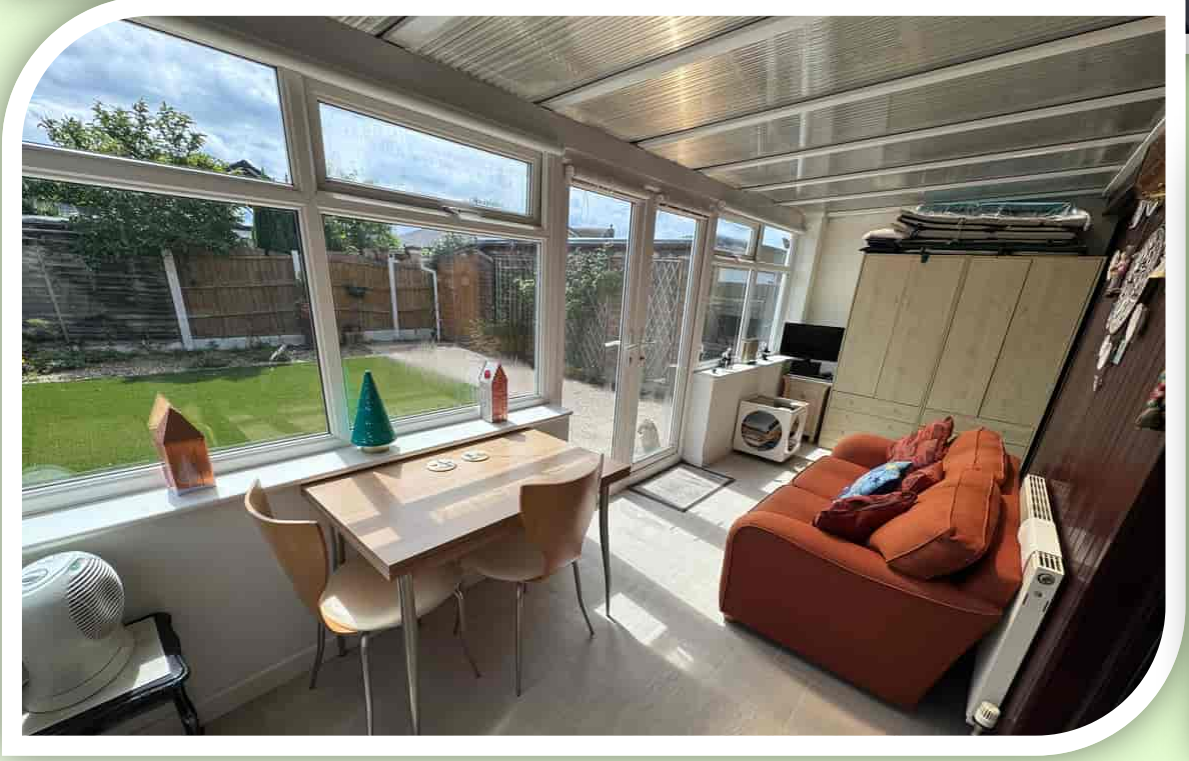
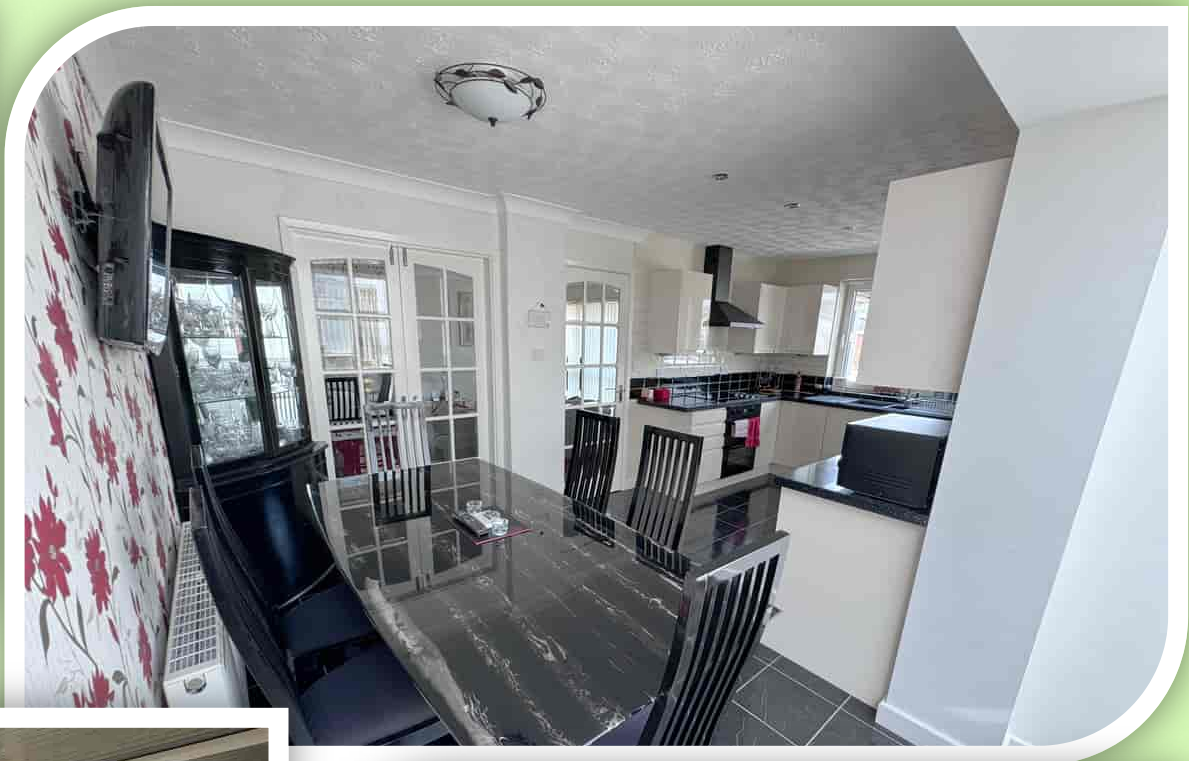
Extended detached true bungalow positioned within a cul-de-sac offered for sale with NO CHAIN DELAY. This delightful extended property is located all but a short walk from the village centre and offers well presented and maintained living accommodation that comprises: entrance porch, lounge, modern fitted kitchen with dining area, utility room, side porch, inner hallway, main bedroom has an extensive range of built in furniture, large conservatory, second double bedroom and a shower room. Outside low maintenance front garden, driveway, detached garage and a fully enclosed south facing rear garden. The bungalow is warmed via a gas fired central heating system and benefits from double-glazing throughout. Perfect for those wanting to downsize their accommodation.





RECEPTION ROOMS

Access to the property is via the entrance porch and through to the spacious lounge. This reception room has a front window, wall mounted electric fire, coving, radiator and meter cupboard. A single door and set of double doors both open into the dining kitchen. The kitchen is fitted with a stylish modern range of units, contrasting work surfaces to complement, inset sink/drainer, front window, built in oven, integrated dishwasher and fridge, hob with extractor canopy over and a tiled floor flows into the dining area that has space for a dining table and part of the side extension is access to the rear porch with side window and glazed roof. Just off the kitchen is a useful utility room, side window, radiator, space for laundry appliances and a glazed roof. The inner hall leads from the lounge to the private spaces. Spanning across the rear of the property is a spacious conservatory with double-glazed units, tiled floor and French doors open out onto the rear garden.





PRIVATE SPACES

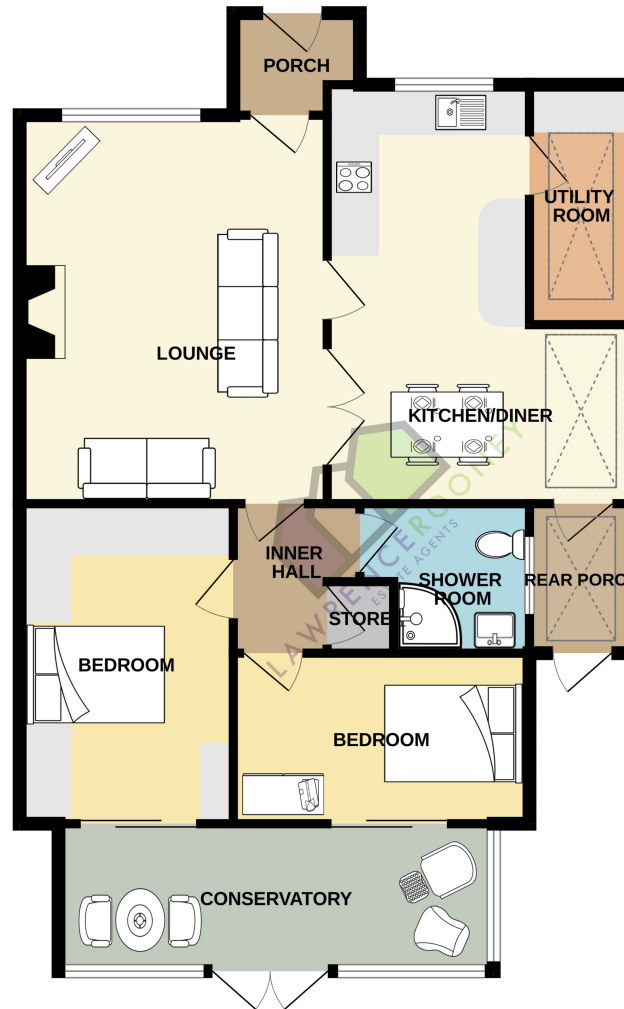
The spacious main bedroom is fitted with a comprehensive range of fitted wardrobes and matching bedsides and drawers. Sliding patio doors open into the rear conservatory and another set of sliding patio doors give access to the second double bedroom. The shower room is fitted with a white three piece suite comprising: step in corner shower cubicle, vanity unit with wash hand basin and a low level W.C. Frosted side window, ladder towel radiator and tiled to complement.



OUTSIDE

The front has a driveway with space for several vehicles, raised planter and a bound gravel hard standing. The south facing rear garden is fully enclosed with an artificial lawn, bound gravel segments and fencing to the boundaries.

GROUND FLOOR
909 sq.ft. (84.4 sq.m.) approx.



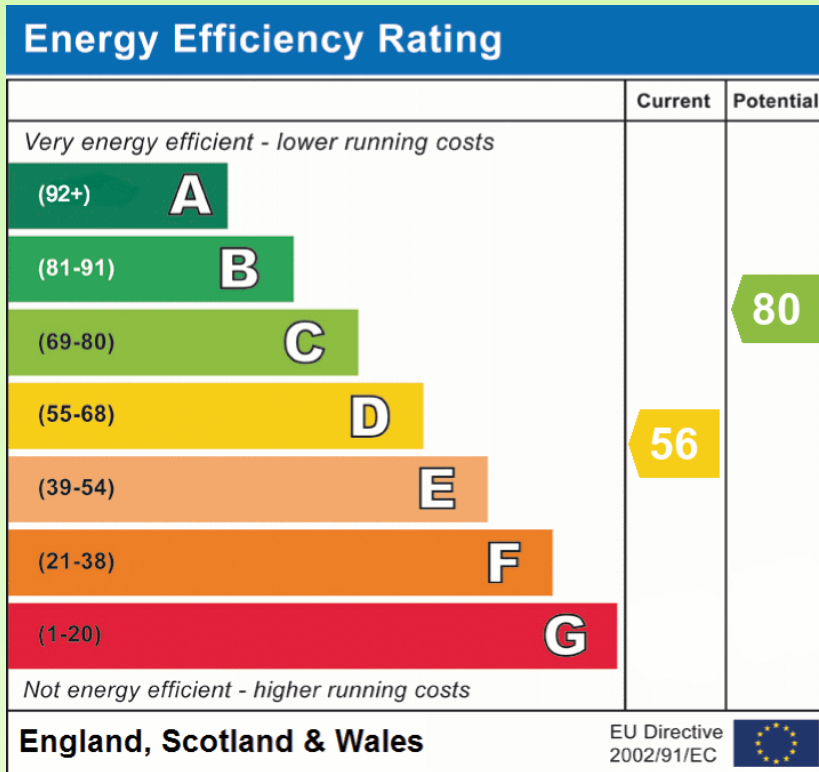
TOTAL FLOOR AREA : 909 sq.ft. (84.4 sq.m.) approx.

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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