



LAWRENCE ROONEY
ESTATE AGENTS

59 Franklands, Longton, Preston,

Lancashire PR4 5WD

£295,000

59 Franklands, Longton, Preston, PR4 5WD

Very well maintained linked detached property located within the village of Longton being offered for sale with NO CHAIN DELAY.

- Linked Detached Property
- Close To Village Centre & Schools
- NO CHAIN DELAY
- Modern Kitchen & Bathroom
- South Facing & Enclosed Rear Garden
- Three Bedrooms
- Attached Garage & Driveway
- Council Tax Band D

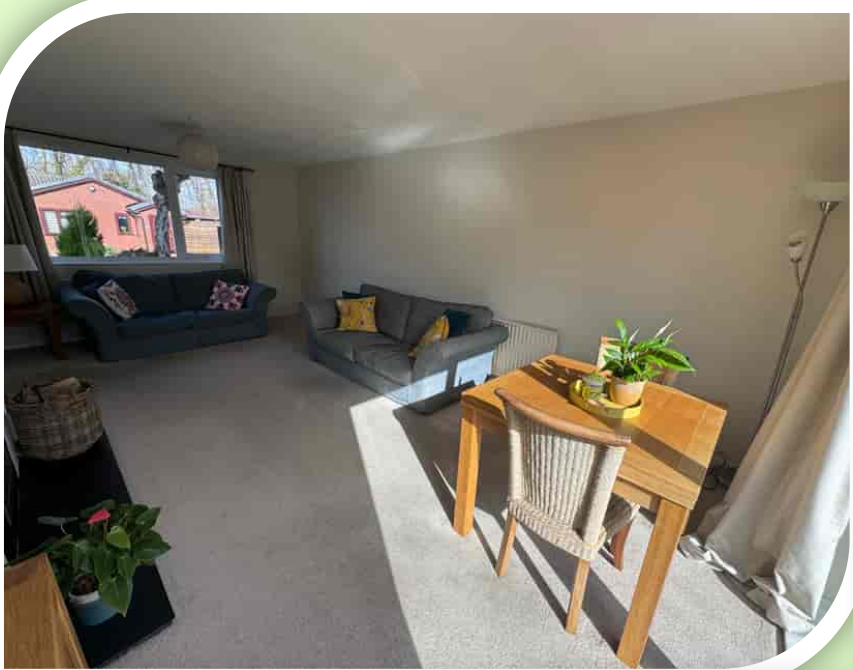
Very well maintained linked detached property located within the village of Longton being offered for sale with NO CHAIN DELAY. This superb family homes is positioned within an easy walk to Longton village centre and its wide array of amenities and services. The living accommodation is arranged over ground and first floors briefly comprising: entrance hallway, front to back lounge/diner, modern fitted kitchen, three bedrooms and a modern three piece bathroom suite. Outside garden to the front, driveway, attached garage and to the rear a generous fully enclosed garden area with the benefit of facing south. This property is warmed via a gas fired central heating system and benefits from double-glazing throughout.

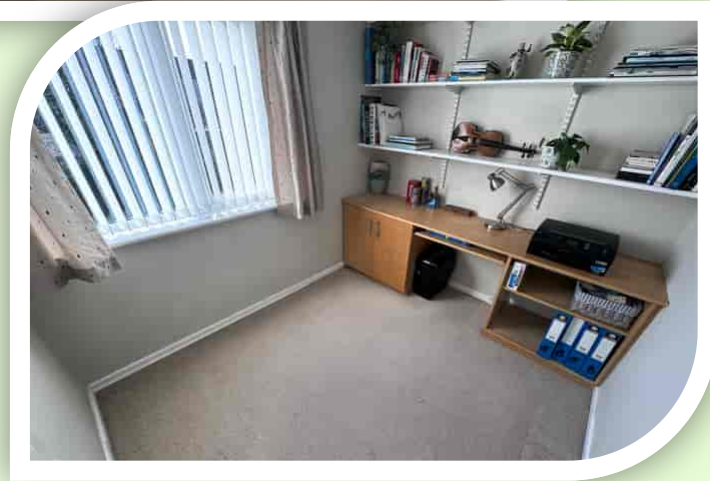




GROUND FLOOR

Access to the property is via the entrance hallway with stairs up to the first floor, wooden flooring, storage and radiator. The spacious lounge/diner runs from front to rear of the property having a front elevation window, inset multi fuel burner, sliding patio doors open out onto the rear garden, two radiators and two ceiling light points. The kitchen is fitted with an excellent range of modern units and contrasting Granite work surfaces to complement, underset sink/drainer, five ring gas hob, built in double oven, integrated appliances, space for a washing machine, side window, external rear door and a tiled floor.





FIRST FLOOR

At the first floor there are three bedrooms and a modern bathroom. The main bedroom is to the rear of the property with a rear window, radiator and space for wardrobes. The second double bedroom is at the front of the property with a front window, radiator and built in wardrobes. Ideal as a study the third bedroom has a rear window and radiator. Fitted with a modern white suite the bathroom comprises: p-shaped shower bath, vanity unit incorporates a pedestal wash hand basin and concealed cistern W.C. Frosted side window, ladder towel radiator and stylish tiling to complement.



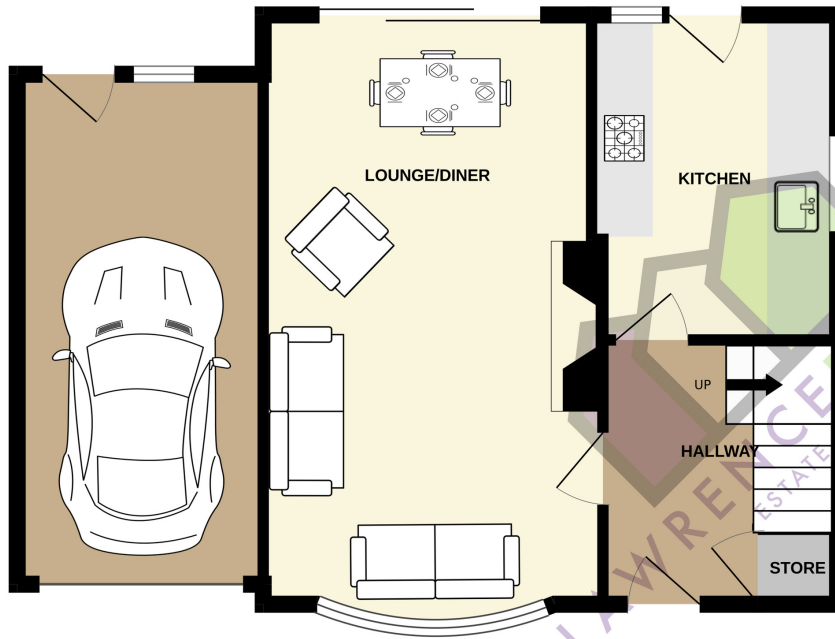
OUTSIDE

To front lawn with planted border, paved pathway, driveway offers off road parking and access to the attached garage. The south facing rear garden has an extensive paved patio area, lawn with well stocked planted borders, access to the garage and full enclosed with timber panel fencing.

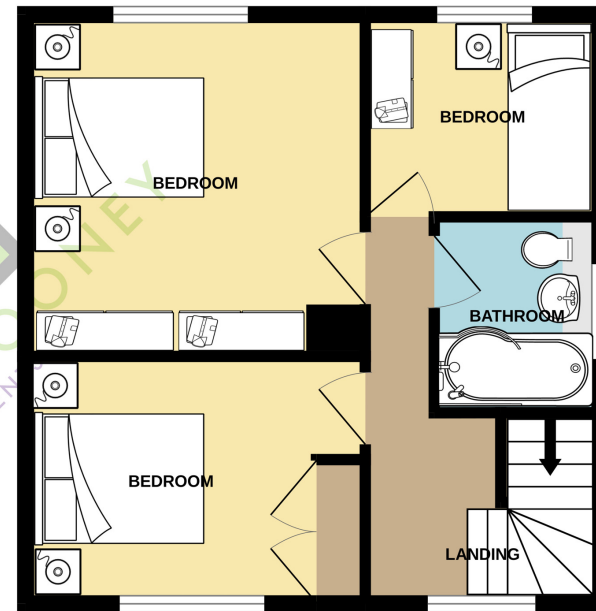
ENTRANCE HALLWAY

L LOUNGE/DINER

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		82
(69-80) C		
(55-68) D	57	
(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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