



LAWRENCE ROONEY
ESTATE AGENTS

Sunnymead, Chapel Lane, New
Longton, Preston, Lancashire PR4

£499,950

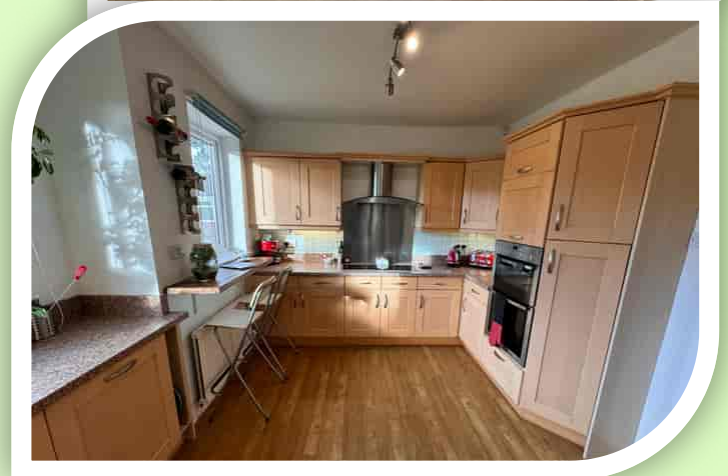
Sunnymead, Chapel Lane, New Longton, Preston, Lancashire, PR4 4AD

A delightful and versatile detached true bungalow standing in a plot of approximately 0.42 acre being offered for sale with NO CHAIN DELAY.

- Delightful Detached Bungalow
- 0.42 Acre Plot Approx
- NO CHAIN DELAY
- Versatile Accommodation
- Three Bedrooms & Two Bathrooms
- Substantial Detached Garage
- Secluded Location & Private Driveway
- Council Tax Band E

A delightful and versatile detached true bungalow standing in a plot of approximately 0.42 acre being offered for sale with NO CHAIN DELAY. Accessed via a private driveway 'Sunnymead' is an unique bungalow affording a secluded location within the sought after village of New Longton. The well presented and flexible living accommodation comprises: entrance hallway, bay fronted lounge/diner, fitted kitchen, large utility room with w.c, versatile rear reception room having French Doors out onto the rear gardens, main bedroom has the benefit of a walk through dressing area and en-suite bathroom, two further double bedrooms and bathroom. Outside the established plot offers mature garden areas, substantial detached double garage and ample parking. An early viewing is a must to fully appreciate.





RECEPTION SPACES

Access to Sunnymead is taken via the entrance hallway having Karndean flooring and access to the further accommodation. To the the left there is a bay fronted reception room ideal as a lounge or dining room with a further front window, two radiators and recessed fire. Doorway into the fitted kitchen comprising: excellent range of units, work surfaces to complement, inset sink/drain, built in double oven, hob with extractor over and splashback, breakfast bar, integrated dishwasher, two rear windows, radiator, breakfast bar and wood effect Karndean flooring. Off the kitchen is a useful utility room having access out onto the rear garden, fitted units, space for laundry appliances and access to a W.C. To the rear of the property a further reception room which would suit a variety of uses with a set of French doors out onto the rear garden, rear window, two radiators and access to two of the bedrooms.





PRIVATE SPACES

The main bedroom has a front facing window and radiator, opening through to a dressing room which also provides access to the en-suite bathroom. The dressing room has a front window, radiator and fitted wardrobes to one wall. The en-suite is fitted with a modern four piece suite in white comprising: step in shower cubicle, panelled bath and a vanity unit incorporates a wash hand basin and W.C. Frosted double-glazed rear window, ladder towel radiator and Karndean flooring. The second double bedroom has a bay window and additional window to the front elevation, radiator and fitted wardrobes to one wall. The third bedroom is to the rear of the property having a rear window and radiator. The bathroom is fitted with a modern suite comprising: p-shaped shower bath, vanity unit with a wash hand basin and W.C. Double-glazed frosted rear window, Karndean flooring, tiled to complement and ladder towel radiator.



OUTSIDE

'Sunnymead' is accessed via a private driveway leading to a dedicated driveway and a substantial detached double garage with remote roller shutter door. To the rear an established garden is laid to lawn with vegetable patch, paved patio and mature shrubbery to the boundaries. Front garden is laid to lawn with planted borders and paved pathways. Across the driveway, opposite to the property is a further lawn area with mature hedging.

GROUND FLOOR

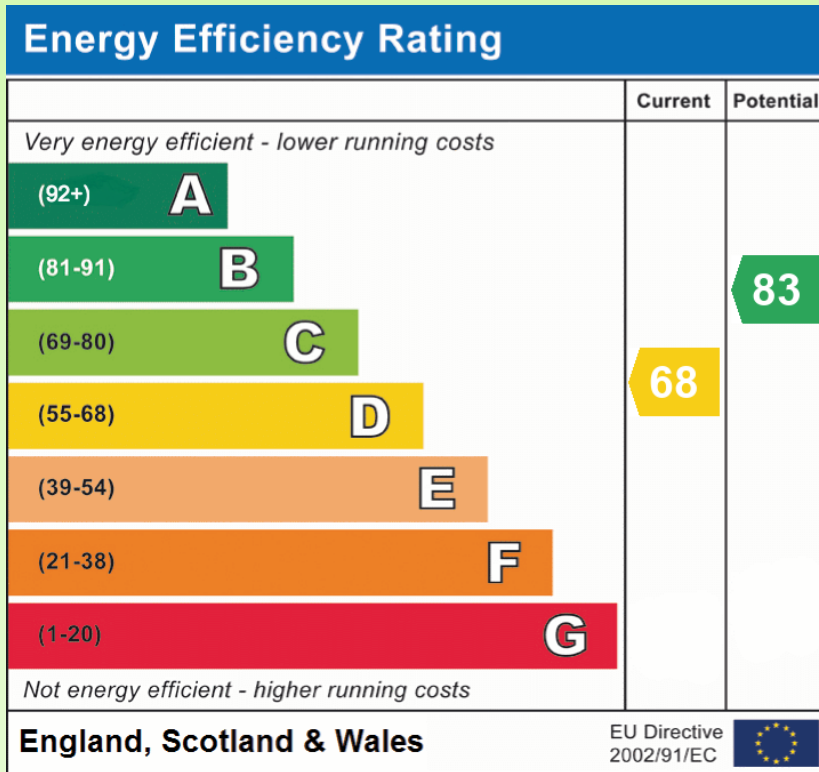


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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