



LAWRENCE ROONEY
ESTATE AGENTS

School Lane

Longton

Preston



Individual detached true bungalow ideally placed for access to Longton village. Offered for sale with NO CHAIN DELAY this property is merely a short walk from the many village amenities Longton has to offer, the accommodation comprises: entrance porch, hallway, spacious lounge, recently updated dining kitchen, two double bedrooms, bathroom and a separate W.C. Outside gated driveway offers off road parking and access to the attached garage, the other outdoor spaces are paved for easy maintenance. The property is warmed via a gas fire central heating system and benefits from double-glazing throughout. Perfect for those wanting to downsize their accommodation and viewing is highly advised.

£269,950

OPEN 7 DAYS A WEEK

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Reception Rooms

Access to the property is taken via the entrance porch and through into the hallway. Turning to the left the spacious lounge features a bay window, stone fireplace with a gas fire and two wall light points. At the rear the dining kitchen has been recently updated with a modern range of units and contrasting work surfaces to complement. Inset sink/drain, built in oven, hob with extractor canopy over, space for appliances, dual aspect windows and external door.

Private Spaces

The property has two double bedrooms, bathroom and a separate W.C. The larger of the bedrooms is positioned to the rear of the property having dual aspect windows and radiator. The other bedroom into the front of the property also featuring dual aspect window and a radiator. The bathroom is fitted with a panelled bath and pedestal wash hand basin, a separate W.C.

Outside

The outside paces are block paved for easy maintenance, raised planters, gated access to a side driveway, fencing to the rear and side boundaries and brick wall to the front.

Entrance Porch

Hallway

Lounge

11' 6" x 17' 7" (3.51m x 5.36m)

Dining Kitchen

10' 0" x 15' 4" (3.05m x 4.67m)

Bedroom One

11' 2" x 12' 3" (3.40m x 3.73m)

Bedroom Two

9' 9" x 11' 5" (2.97m x 3.48m)

Bathroom

W.C


Garage

Gardens



L A W R E N C E R O O N E Y

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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 	



GROUND FLOOR



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