



LAWRENCE ROONEY
ESTATE AGENTS

Lynwood, Cage Lane, New Longton,
Preston, Lancashire PR4 4JP

£265,000

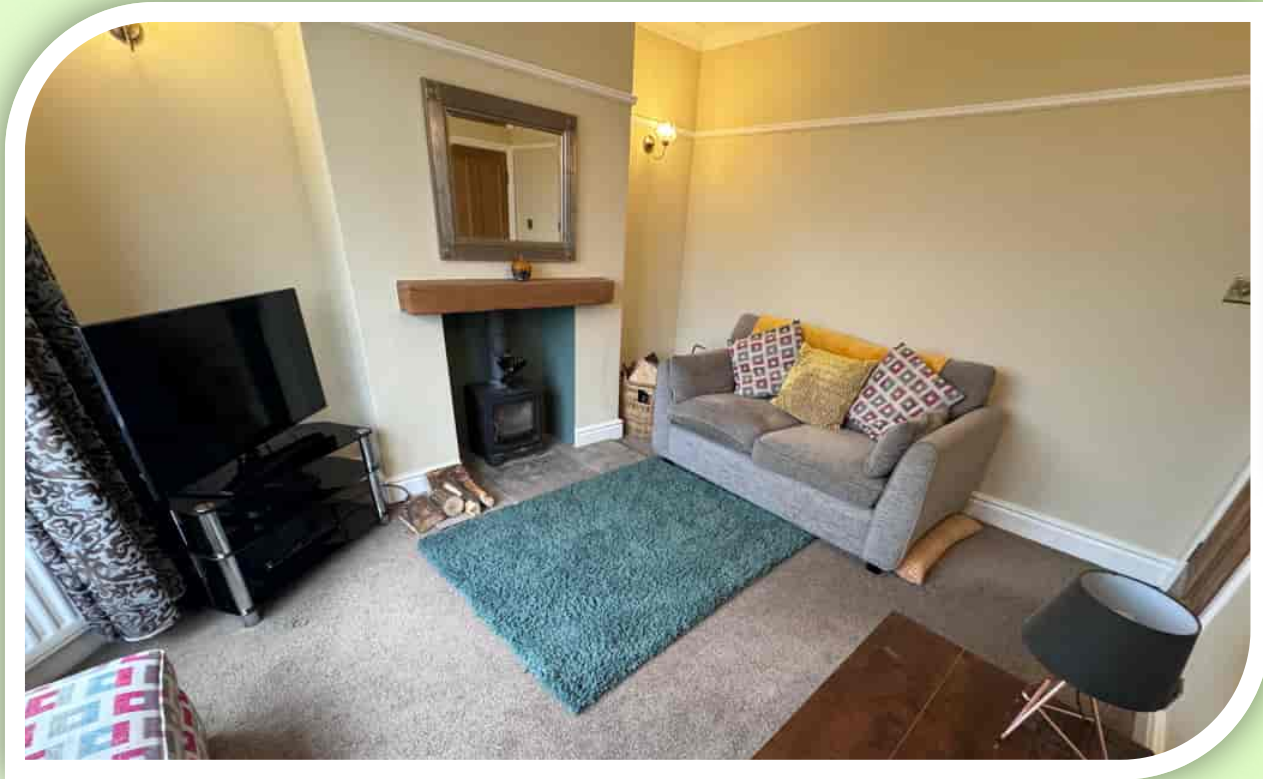
Lynwood, Cage Lane, New Longton, Preston, PR4 4JP

Charming traditional semi-detached property positioned on this sought after country lane offered for sale with NO CHAIN DELAY.

- Traditional Semi-Detached
- Three Bedrooms
- Extended Kitchen
- NO CHAIN DELAY
- Integral Garage
- Sought After Country Lane Setting
- Council Tax Band C

Charming traditional semi-detached property, Lynwood is positioned on this sought after country lane and offered for sale with NO CHAIN DELAY. This superb family home is conveniently located for the amenities of New Longton, transport networks and access to reputable schools. The well presented living accommodation is arranged over ground and first floors briefly comprising: entrance hallway, bay fronted lounge with log burner, rear sitting or dining room, extended breakfast kitchen, integral garage, three bedrooms and a modern bathroom. Outside driveway offers off road parking space and access to the attached garage, the fully enclosed rear garden is laid to lawn with planted border, paved patio, hedging or fencing to the boundaries. Lynwood is warmed via a gas fired central heating system and benefits from double-glazing throughout



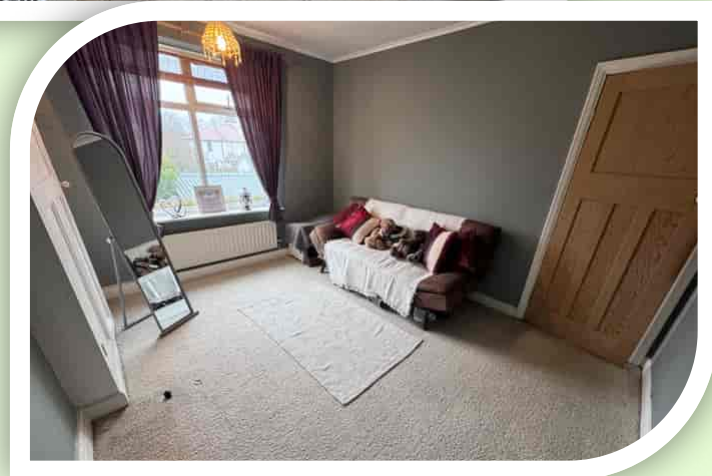
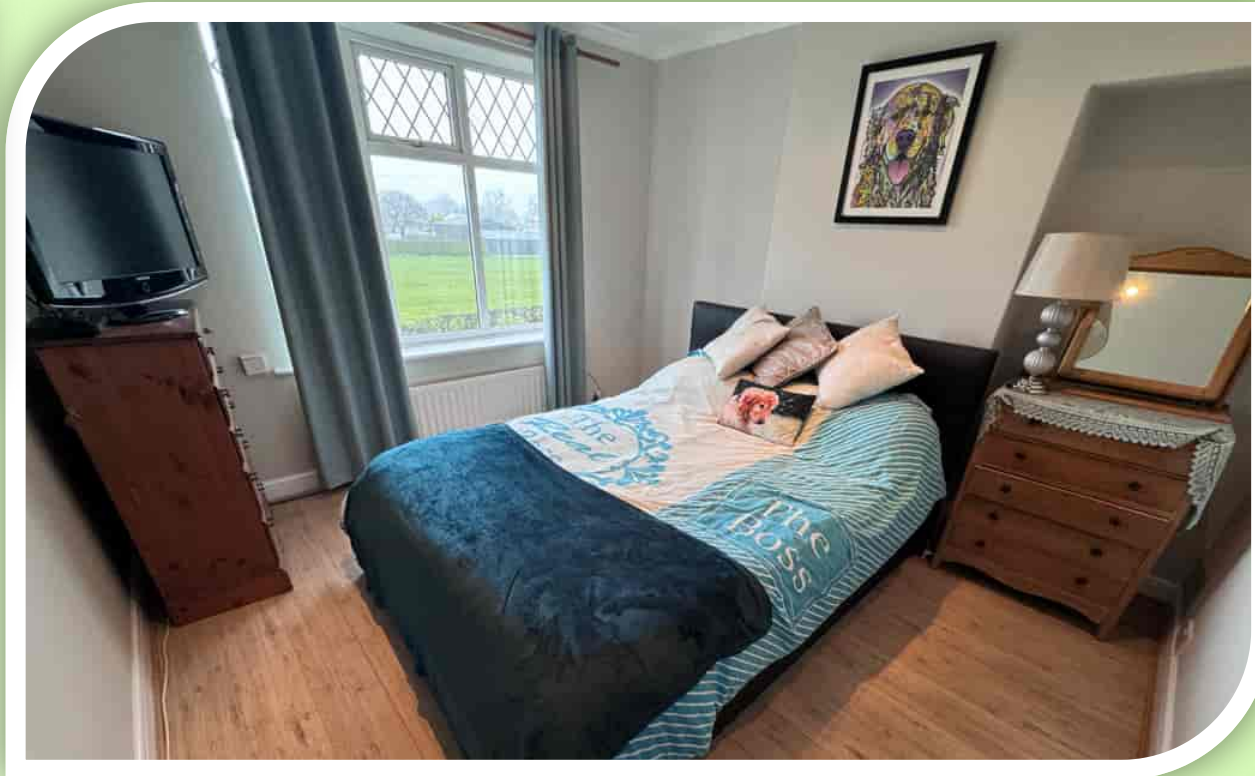


GROUND FLOOR

Access to Lynwood is via the entrance hallway having wooden flooring, stairs up to the first floor and radiator. The principal reception room is the lounge having a bay window to the front elevation, shaped radiator to the bay, log burning stove sat on a stone hearth with wooden mantel above, picture rail, coving and wall light points. To the rear the second reception room is ideal as sitting or dining room, a set of French doors open out onto the rear garden, wood flooring and an attractive fireplace. The extended kitchen is fitted with an excellent range of units, wood work surfaces and breakfast to complement, inset sink/drainer, space for appliances, rear window, external rear door, access into the integral garage and a tiled floor.







FIRST FLOOR

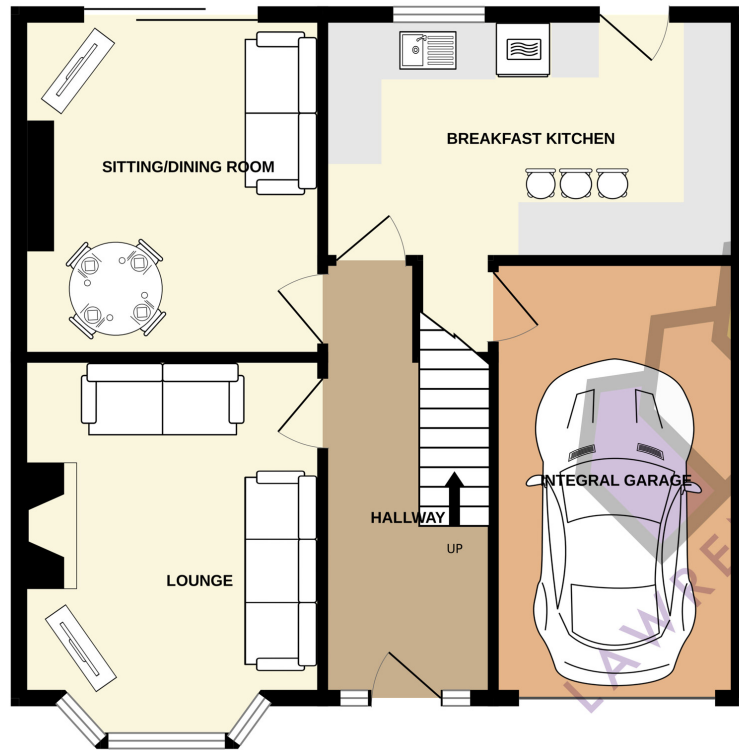
To the first floor the private spaces comprise three bedrooms and a modern fitted bathroom and are accessed from the landing which has a large frosted side window. The main bedroom has a front window offering a view over farmland to the front, wood effect flooring and radiator. The second double bedroom has a rear window, radiator and built in storage. Ideal as an office the third bedroom has a front window and radiator. The bathroom is fitted with a modern three piece suite in white comprising: panelled bath with shower over, pedestal wash hand basin and low level W.C. Frosted rear window and tiled to complement.



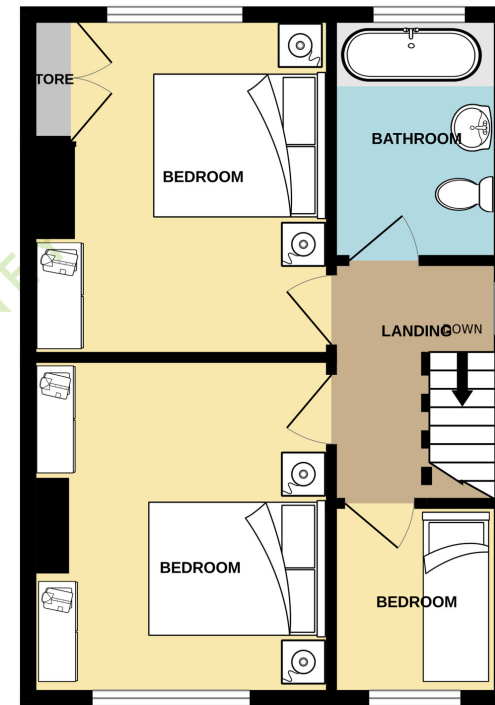
OUTSIDE

Paved driveway to the front has ample off road parking space, gravel border and hedging to the front boundary. The south facing rear garden is laid to lawn with planted border, paved patio, decking and fully enclosed having hedging or fencing to the boundaries.

GROUND FLOOR



1ST FLOOR

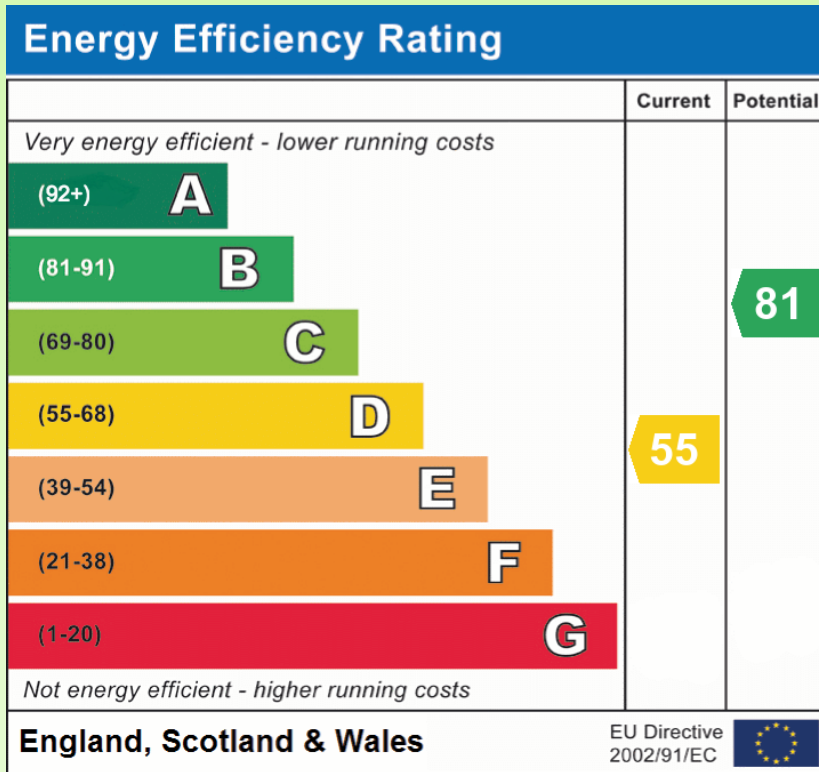


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Lawrence Rooney Estate Agents
 3 Oak Gardens, Longton, Lancashire PR4 5XP
 01772614433 info@lawrencerooney.co.uk

www.lawrencerooney.co.uk



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