



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

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

Individual detached true bungalow ideally placed for access to Longton village

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



We have made every effort to ensure the accuracy of the floorplan information, measurements and details shown, but we cannot be held responsible for any errors or omissions, or for any consequences arising from the use of the information. The floorplan, photos and descriptions are for guidance only and do not constitute an offer of any property. The floorplan, photos and descriptions are for guidance only and do not constitute an offer of any property.





Lawrence Rooney Estate Agents for themselves and the vendors of this property whose agents they are give notice that:

1. All plans, descriptions, dimensions, references to condition, suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or other appliances at the property have not been tested nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof.
4. All correspondence (whether marked or not) and all discussions with Lawrence Rooney Estate Agents and or their employees regarding the property referred to in these particulars are subject to contract.
5. No Person in the employment of Lawrence Rooney Estate Agents has any authority to make any representations or warranty whatsoever in relation to this property.
6. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property.

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.

Lawrence Rooney Estate Agents
78 Liverpool Road, Preston, Lancashire, PR4 5PB

01772614433
info@lawrencerooney.co.uk
www.lawrencerooney.co.uk

OPEN 7 DAYS A WEEK

