



LAWRENCE ROONEY
ESTATE AGENTS

Chestnut Crescent

Longton



Detached family home located within this sought after development close to the village centre of Longton. A short walk away from the local amenities, schools and transport links the accommodation is arranged over ground and first floors comprising: entrance hallway, lounge, open plan dining kitchen, conservatory, three bedrooms and a bathroom. Outside driveway and garden at the front, the rear has a detached single garage, lawn and patio. The property benefits from double-glazing and is warmed via a gas fired central heating system.

£279,950

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

Entrance Hallway

External front door, stairs to the first floor, double-glazed side window and radiator.

Lounge

11' 3" x 16' 8" (3.43m x 5.08m) Spacious reception room with a brick chimney breast, double-glazed front window, radiator and two ceiling light points. Double doors open into:

Dining Kitchen

17' 5" x 7' 5" (5.31m x 2.26m) Fitted range of modern units and breakfast bar, inset sink/drain, hob with extractor canopy over, built in oven, integrated appliances, double-glazed rear window external side door and sliding patio doors into:

Conservatory

10' 3" x 8' 7" (3.12m x 2.62m) Double-glazed units, tiled floor and French doors open out onto the rear garden.

Landing

Double-glazed frosted side window and access to the private spaces.

Bedroom One

9' 3" x 11' 9" (2.82m x 3.58m) Double-glazed front window and radiator.

Bedroom Two

11' 2" x 10' 9" (3.40m x 3.28m) Double -glazed rear window and radiator.

Bedroom Three

7' 9" x 7' 9" (2.36m x 2.36m) Double-glazed front window and radiator.

Bathroom

Three piece suite comprises: panelled bath with shower over, pedestal wash hand basin and low level W.C. Double-glazed frosted rear window, tiled to complement and radiator.

Garage


Detached single garage with an up and over front door.

Outside

To the front lawn and paved driveway. The driveway leads to the garage at the rear and access to the rear garden. At the rear there is a paved patio, lawn with border, fencing and hedging to the boundaries.



Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 71 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC  | |



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms are only approximate. The agent does not accept any responsibility for any inaccuracies in the floor plan. The floor plan is provided for information only and does not constitute an offer of any property. The agent does not accept any responsibility for any inaccuracies in the floor plan. The floor plan is provided for information only and does not constitute an offer of any property. The agent does not accept any responsibility for any inaccuracies in the floor plan.





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

