



LAWRENCE ROONEY
ESTATE AGENTS

4 Pear Tree Croft

Longton

Preston

Lancashire

PR4 5AT



Semi-detached true bungalow positioned close to Longton village centre offered for sale with NO CHAIN DELAY. Perfect for those wanting to downsize their accommodation, this true bungalow is all but a short walk away from the village amenities and transport links. The living accommodation comprises: open storm porch, entrance hallway, bay fronted lounge, dining kitchen, side porch, main bedroom with fitted wardrobes, bedroom two and a stylish modern shower room. This property sits on a corner plot with mature garden areas to the front and side elevations, rear garden, driveway accessed from Brookway and a detached garage. Viewing is highly advised.

£200,000

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

Open Strom Porch

Covered access to the property.

Entrance Hallway

External front door and built in storage.

Lounge

11' 9" x 12' 9" (3.58m x 3.89m)

Double-glazed bay window to the front elevation, tiled fireplace, storage heater and wall light points.

Kitchen/Diner

12' 5" x 9' 8" (3.78m x 2.95m)

Range of fitted kitchen units with work surfaces tom complement, inset sink/drain, hob, built in oven, storage heater, double-glazed rear window and an external side door to:

Side Porch

Double-glazed side and front windows, tiled floor and an external rear door.

Bedroom One

11' 9" x 11' 6" (3.58m x 3.51m)

Double-glazed rear window and wardrobes fitted across one wall.

Bedroom Two

8' 4" x 10' 4" (2.54m x 3.15m)

Double-glazed front window and storage heater.

Shower Room


Stylish modern shower room is fitted with a white three piece suite comprising: corner shower cubicle, wall hung vanity unit with wash hand basin and a low level W.C. Unique stained glass and frosted side window, ladder towel radiator, wood effect flooring and beautifully tiled to complement.

Outside

This property is positioned on a generous corner plot with established gardens to the front and side elevations mostly laid to lawn with planted borders. Pathways, hedging to the boundaries, paved rear garden, detached garage is accessed via a gated driveway off Brook Hey.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



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