

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.

OPEN 7 DAYS A WEEK

£200,000

Ζ

0

0

Y

pro-

U

Ζ

111

Y

3

4

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/drainer, 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.









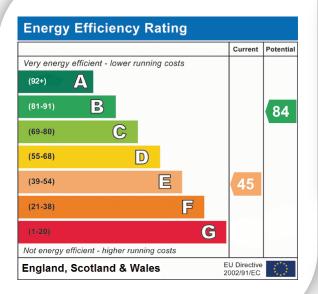
◀

Ζ

Ο

Ο

Y



GROUND FLOOR



While every abmorphise been notes to ensure the accusary of the flooplan contained here, measurements of docs, webdee, needs and register terms are approximate and re-speciality to blanc the organization prospective partners. The series is special and applicates there have not been strated and re-gisteration on the flooplant provided terms of the series of the









11

U

Ζ

111

2

3

4

_

 \succ

X



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 3 Oak Gardens, Longton, Lancashire, PR4 5XP

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



ш

Ζ

111

2

4