



Birkdale Close | Longton | Preston | PR4 5YH

Asking Price £260,000



**LAWRENCE Rooney**  
ESTATE AGENTS

# Birkdale Close | Longton

## Preston | PR4 5YH

### Asking Price £260,000

Deceptively spacious semi-detached property boasting a generous corner plot offered for sale with NO CHAIN DELAY. Positioned within a cul-de-sac close to the Longton village centre this property is a short walk from amenities, reputable primary schools, green spaces and transport links. The living accommodation is arranged over ground and first floors comprising: open storm porch, hallway, bay fronted lounge, dining room, fitted kitchen, utility room, ground floor bathroom, two double bedrooms and shower room to the first floor. A walk in loft room offers the potential for conversion (subject to the correct permissions). Outside driveway for off road parking leading to a detached single garage and to the rear and side a delightful and well established garden area. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout.

- Spacious Semi-Detached Property
- Two Double Bedrooms
- Close To Village Centre
- Loft Room/Potential Bedroom (subject to correct permissions)
- Generous Corner Plot
- Bathroom (grd floor) & Shower Room (first floor)
- Utility Room
- NO CHAIN DELAY

#### Ground Floor

Accessed via the open storm porch though to the hallway having a return stair case to the first floor and a three-piece bathroom. To the left the spacious lounge has a bay window to the front elevation, gas fire within a marble surround and coving. To the rear the dining room offers a pleasant view out over the rear garden. A kitchen is fitted with an excellent range of units, work surfaces to complement, inset sink/drainer, gas hob, built in oven and microwave, space for other appliances and rear window. Side door to access to a useful utility room with space for laundry appliances, inset sink drainer and an external side door.





## First Floor

To the first floor there are two double bedrooms, modern three-piece shower room and walk in loft room. The main bedroom is to the front having a window, radiator and space for wardrobes. The second double bedroom has a rear window and a picturesque view over the gardens. A walk in loft room offers the potential for a further bedroom or study subject to the correct permissions.

## Outside

At the front lawn with planted border and a paved driveway leading to a detached single garage. The delightful rear garden is laid to lawn with borders planted with an abundance of mature perennials, evergreens and tree specimens. Paved patio and steps down to a secret garden with a further patio area.

## Open Storm Porch

## Hallway

## Ground Floor Bathroom

5'3 x 6'6 (1.60m x 1.98m)

## Lounge

11'9 x 13'0 (3.58m x 3.96m)

## Dining Room

11'9 x 11'2 (3.58m x 3.40m)

## Kitchen

9'8 x 11'2 (2.95m x 3.40m)

## Utility Room

6'7 x 12'1 (2.01m x 3.68m)

## Landing

## Bedroom One

11'9 x 13'1 (3.58m x 3.99m)



## **Bedroom Two**

11'0 x 11'3 (3.35m x 3.43m)

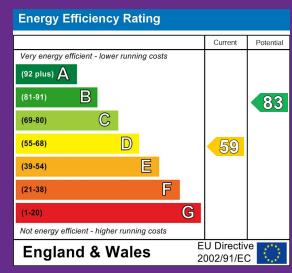
## **Shower Room**

9'4 x 6'4 (2.84m x 1.93m)

## **Garage**

## **Gardens**





3 Oak Gardens  
Longton  
Preston  
Lancashire  
PR4 5XP

01772 614433

info@lawrencerooney.co.uk