



Barn Hey | Longton | Preston | PR4 5BP

£270,000



LAWRENCE ROONEY
ESTATE AGENTS

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Extended detached true bungalow positioned within a cul-de-sac offered for sale with NO CHAIN DELAY. This delightful extended property is located all but a short walk from the village centre and offers well presented and maintained living accommodation that comprises: entrance porch, lounge, modern fitted kitchen with dining area, utility room, side porch, inner hallway, main bedroom has an extensive range of built in furniture, large conservatory, second double bedroom and a shower room. Outside low maintenance front garden, driveway, detached garage and a fully enclosed south facing rear garden. The bungalow is warmed via a gas fired central heating system having a newly installed combination boiler (5 year warranty) and benefits from double-glazing throughout. Perfect for those wanting to downsize their accommodation.

- Detached True Bungalow
- Extended Accommodation
- Driveway & Garage
- NO CHAIN DELAY
- Well Presented & Maintained Throughout
- Two Bedrooms
- South Facing Rear Garden
- Cul-de-Sac Location
- Council Tax Band C
- New Boiler Installed (Jan 2025)

Reception Rooms

Access to the property is via the entrance porch and through to the spacious lounge. This reception room has a front window, wall mounted electric fire, coving, radiator and meter cupboard. A single door and set of double doors both open into the dining kitchen. The kitchen is fitted with a stylish modern range of units, contrasting work surfaces to complement, inset sink/drain, front window, built in oven, integrated dishwasher and fridge, hob with extractor canopy over and a tiled floor flows into the dining area that has space for a dining table and part of the side extension is access to the rear porch with side window and glazed roof. Just off the kitchen is a useful utility room, side window, radiator, space for laundry appliances and a glazed roof. The inner hall leads from the lounge to the private spaces. Spanning across the rear of the property is a spacious conservatory with double-glazed units, tiled floor and French doors open out onto the rear garden.





Private Spaces

The spacious main bedroom is fitted with a comprehensive range of fitted wardrobes and matching bedsidess and drawers. Sliding patio doors open into the rear conservatory and another set of sliding patio doors give access to the second double bedroom. The shower room is fitted with a white three piece suite comprising: step in corner shower cubicle, vanity unit with wash hand basin and a low level W.C. Frosted side window, ladder towel radiator and tiled to complement.

Outside

The front has a driveway with space for several vehicles, raised planter and a bound gravel hard standing. The south facing rear garden is fully enclosed with an artificial lawn, bound gravel segments and fencing to the boundaries.

Entrance Porch

Lounge

13'1" x 16'6" (3.99m x 5.05m)

Kitchen Diner

14'4" x 17'8" (4.39m x 5.41m)
(Max Width Narrows to 8'8")

Utility Room

Rear Porch

Inner Hallway

Bedroom One

9'1" x 13'8" (2.79m x 4.17m)

Conservatory

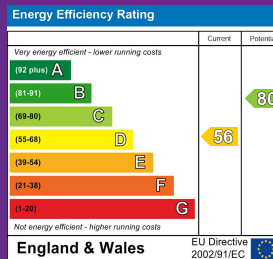
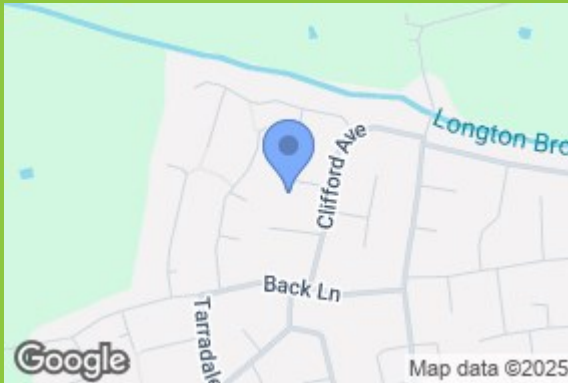
18'6" x 6'3" (5.66m x 1.93m)

Bedroom Two

Shower Room







3 Oak Gardens
 Longton
 Preston
 Lancashire
 PR4 5XP
 01772 614433
info@lawrencerooney.co.uk