



Aspendale Close | Longton | Preston | PR4 5LJ

Asking Price £225,000



LAWRENCE ROONEY  
ESTATE AGENTS

# Aspendale Close | Longton

## Preston | PR4 5LJ

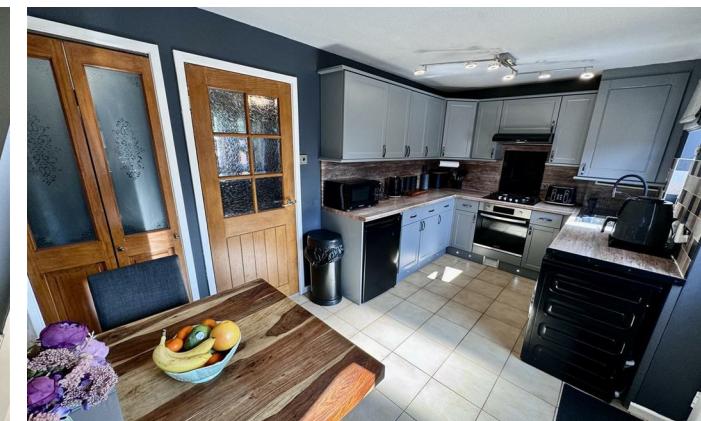
### Asking Price £225,000

Beautifully presented modern semi-detached property tucked away in a cul-de-sac offered for sale with NO CHAIN DELAY. Conveniently positioned for access to Longton's village centre, reputable schools and transport links this superb family home comprises: entrance hall, cloakroom, spacious lounge, dining kitchen, three bedrooms and a bathroom. Outside driveway, south facing and fully enclosed low maintenance rear garden, detached garage and a summer house or office. This property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Early viewing is highly recommended.

- Modern Semi-Detached House
- Cul-de-Sac Location
- South Facing & Enclosed Rear Garden
- Three Bedrooms
- Beautifully Presented Throughout
- NO CHAIN DELAY

#### Ground Floor

Access to the property is via the entrance hallway through to the lounge passing the ground floor W.C. The spacious lounge has two front facing windows, stairs with glass balustrade leads up to the first floor, column radiator, gas fire within a surround and wood effect flooring. The kitchen/diner is fitted with a range of modern units, work surfaces to complement, inset sink/drainer, gas hob with extractor over, built in oven, space for appliances, two rear facing windows, tiled floor and an external door out onto the rear garden.





## First Floor

To the first floor are three bedrooms and a white bathroom suite. The main bedroom has two front windows, laminate flooring and a radiator. A second double bedroom has two rear facing windows, laminate flooring and radiator. Bedroom three is currently utilised as an office with front window, radiator, built in storage and laminate flooring. The bathroom is fitted with a white three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and a low level W.C.

## Outside

The front is laid to lawn and has a paved driveway for off road parking and access to the detached garage. The fully enclosed rear garden has the advantage of facing south with low maintenance artificial grass, imprinted concrete patio areas and a useful outbuilding with power ideal as a summer house or office.

## Entrance Hallway

## WC

## Lounge

14'4" x 15'7" (4.39m x 4.75m)

## Dining Kitchen

14'4" x 8'2" (4.39m x 2.49m)

## Landing

## Bedroom One

8'3" x 13'8" (2.54m x 4.19m)

## Bedroom Two

7'4" x 10'0" (2.24m x 3.07m)



## Bedroom Three

5'8" x 7'1" (1.73m x 2.18m)

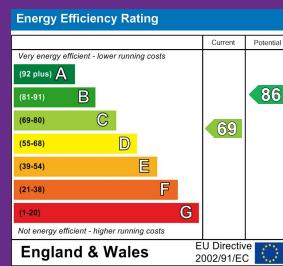
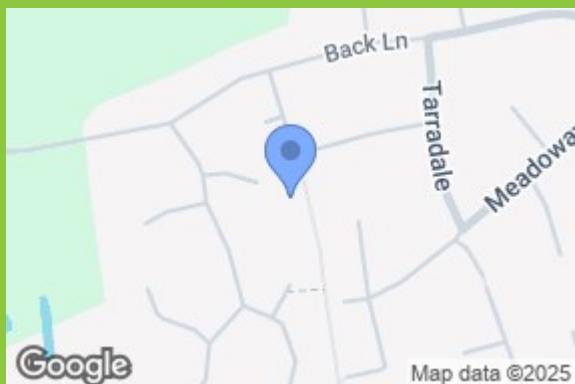
## Bathroom

## Summer House/Office

## Garage

## Gardens





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