



Modern detached property located within this sought after village location. Positioned within a peaceful cul-de-sac, the many amenities of Longton are easily accessed, the highlights of this property are three bedrooms, modern fitted kitchen, modern shower room and a south facing rear garden. The accommodation in full comprises: entrance hallway, cloakroom, lounge, dining kitchen, three bedrooms and a white three-piece shower room. Outside to the front extensive driveway, garden area and at the rear a fully enclosed low maintenance garden. The property is warmed by a gas fired central heating system and benefits from double-glazing throughout.

£195,000

OPEN 7 DAYS A WEEK

Entrance Hall

External front door, side window and radiator.

Cloakroom

Two-piece suite, radiator and double-glazed frosted side window.

Lounge

15' 9" x 14' 6" (4.80m x 4.42m)

Spacious reception room having stairs up to the first floor, double-glazed front and side windows and a wall mounted electric fire. Doorway into:

Dining Kitchen

14' 6" x 8' 11" (4.42m x 2.72m)

The kitchen is fitted with an excellent arrangement of wall and base units finished in modern light oak effect, contrasting work surfaces to complement, inset sink/drain, built in oven and microwave, hob with extractor over, integrated washing machine and fridge/freezer. Double-glazed rear window, tiled floor, two ceiling light points and sliding patio doors out onto the rear garden.

Landing

Double-glazed side window and coving.

Bedroom One

13' 11" x 8' 6" (4.24m x 2.59m)

Double-glazed front window and radiator.

Bedroom Two

10' 1" x 8' 6" (3.07m x 2.59m)

Double-glazed rear window and radiator.

Bedroom Three

10' 3" x 7' 3" (3.12m x 2.21m)

Double-glazed front window and radiator.

Shower Room

White three-piece suite comprises: step in shower cubicle, pedestal wash hand basin and a low level W.C. Double-glazed frosted rear window and attractive tiling to complement.

Outside

Block paved front and side driveway, lawn area and gated access into the rear. To the rear the full enclosed garden is hard landscaped and has the benefit of facing south.



2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

74 ASPENDALE CLOSE
LINGTON
PR4 6LN

Energy rating

D

Valid until 12 February 2031

Certificate number
3300-3778-0722-1097-3293

Property type
Detached house

Total floor area
68 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3300-3778-0722-1097-3293>



L A W R E N C E R O O N E Y



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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.

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OPEN SEVEN DAYS A WEEK

