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Station Road
New Longton

- **Extended Family Home**
- **Offered With No Chain**
- **3 Generous Size Bedrooms**
- **2 Reception Rooms**

For Sale £279,950
EPC Rating 'D'



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Property Description

Extended 3-Bedroom Semi-Detached House - No Chain Delay

Discover an exceptional opportunity with this extended 3-bedroom semi-detached house, offering a range of desirable features that make it a remarkable place to call home. The property boasts gas central heating and double glazing, ensuring year-round comfort and energy efficiency.

The driveway at the front easily accommodates three cars, making it convenient for multiple vehicles to be parked securely on the property.

As you enter, you can hang up your coats and bags in the porch before heading into the hallway, which sets the tone for the spacious and welcoming interiors of the home.

Inside the house, you'll find two welcoming reception rooms. These rooms are not only spacious but also come equipped with gas fires, providing a cosy and



inviting atmosphere for you to enjoy. These reception rooms offer versatile spaces to meet your needs, whether it's for relaxation, entertaining, or as a cozy family retreat.

The heart of the home, an open plan dining and kitchen area, is perfect for modern living. It's a space where family and friends can come together, whether it's for cooking, dining, or simply spending quality time. The extension of this area features a sky vista window, a striking long window in the roof that adds a unique and distinctive feature to the space. This unique architectural element not only floods the space with natural light but also adds a touch of character and modern design to the home. The kitchen is equipped with a Neff induction hob and Neff double cooker, and there is ample space for a dishwasher, making meal preparation a breeze.



Enjoy the added convenience of a utility room, providing extra space for chores and storage. It's well-equipped to accommodate a washer, dryer, and a freestanding fridge freezer (60cm width).

A downstairs WC adds practicality to your daily routines, ensuring your comfort and convenience.

Upstairs, you'll find three generous-sized bedrooms and a wet room, ensuring that you have ample space for your family's needs.



The converted garage is currently being used as an office space, offering flexibility and functionality. It's an excellent spot for work, creativity, or pursuing your hobbies. This space is insulated, has networking, double glazing, a separate alarm, and a separate heater, ensuring comfort and functionality.

The rear garden is a private haven where you can relax, entertain, or let the kids play without being overlooked. When the sun shines, it's a little sun trap, making it an ideal spot for outdoor enjoyment.

Set in a desirable location, this property offers easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.



Don't miss this fantastic opportunity to secure an extended 3-bedroom semi-detached house with no chain delay. With its range of impressive features, this property is sure to meet all your needs and expectations for a comfortable and inviting home.

LOCAL INFORMATION

LONGTON & NEW LONGTON are in a sought after



area in the Heart of South Ribble in the PR4 area, Lancashire. Situated about 4 miles west from Preston in Lancashire and offering excellent transport links. A vibrant village centre with an excellent range of boutique independent local shops as well as larger chain stores, such as Booth's supermarket. Excellent local schools and countryside walks being on your doorstep.

PORCH

HALLWAY

LIVING ROOM

13' 0" x 12' 2" (3.96m x 3.71m)

DINING ROOM

11' 11" x 12' 3" (3.63m x 3.73m)

KITCHEN

9' 0" x 6' 5" (2.74m x 1.96m)

BREAKFAST KITCHEN

9' 6" x 12' 0" (2.9m x 3.66m)

UTILITY ROOM

6' 10" x 6' 0" (2.08m x 1.83m)

WC

LANDING

BEDROOM ONE

12' 1" x 12' 4" (3.68m x 3.76m)

BEDROOM TWO

13' 0" x 10' 5" (3.96m x 3.18m)

BEDROOM THREE

10' 1" x 7' 6" (3.07m x 2.29m)

WET ROOM

6' 5" x 6' 6" (1.96m x 1.98m)

OUTSIDE

OFFICE

18' 3" x 8' 10" (5.56m x 2.69m)

GARDEN STORE

We are informed this property is Council Tax Band C
For further information please check the Government Website



Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.





Approximate total area⁽¹⁾
113.97 m²
1226.73 ft²

Reduced headroom
1.09 m²
11.72 ft²

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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