



Moorfield
New Longton

- **Ideal Renovation Project**
- **Central, But Quiet Village Location**
- **Lovely Outlook to Rear**
- **Detached Single Garage**

Offer Over £200,000
EPC Rating 'C'





Property Description

- * Ideal renovation project- opportunity to make your own
- * Sought after village location
- * Views to the Rear

An excellent opportunity to acquire a spacious three/four-bedroom dormer bungalow offering tremendous potential to create a superb family home. The property has been partially extended, with works requiring completion, making it an ideal project for buyers looking to add their own style and finish to a property tailored to their needs.

Internally, the accommodation benefits from generously proportioned rooms throughout, providing flexible living space suitable for a variety of lifestyles. The layout offers the potential for either three or four bedrooms, depending on individual requirements.

Externally, the property enjoys a good-sized garden with attractive open views over neighbouring gardens and fields to the rear, creating a pleasant and private



setting. There is also a single garage and driveway. Situated in the heart of the village, the home benefits from convenient access to local amenities while occupying a quiet residential road.

Offering a rare combination of space, potential and a desirable village location, this property presents an exciting opportunity for those seeking a home they can truly make their own.

PORCH

HALLWAY

LIVING ROOM 12' 5" x 13' 2" (3.81m x 4.02m)

LIVING ROOM/BEDROOM 9' 9" x 10' 6" (2.99m x 3.21m)

BEDROOM 9' 10" x 11' 9" (3.02m x 3.59m)

KITCHEN/DINER 17' 11" x 9' 8" (5.47m x 2.97m)

EXTENSION 17' 3" x 6' 1" (5.26m x 1.87m)

BATHROOM 6' 3" x 6' 0" (1.92m x 1.84m)

BEDROOM 12' 2" x 11' 5" (3.71m x 3.49m)

BEDROOM 11' 0" x 11' 6" (3.36m x 3.53m)

GARAGE

OUTSIDE





NEW LONGTON is a sought after village 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 village centre with a small range of amenities on the doorstep. Neighbouring village, Longton offers a wider range of boutique independent local shops as well as larger chain stores, such as Booth's supermarket. Excellent local schools and countryside walks are on your doorstep.

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⁾
102.4 m²
1103 ft²

Reduced headroom
4.4 m²
47 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

