



Shaftesbury Avenue
New Longton

- **Spacious and Versatile Semi- Detached Bungalow**
- **3/4 Bedrooms**
- **Beautiful Established Gardens**
- **Location Close to the Heart of New Longton Village**

Offers Over £325,000
EPC Rating 'TBC'





Property Description

- * Spacious and Versatile Semi-Detached Bungalow
- * Beautiful Established Gardens
- * 3/4 Bedrooms

Located in the heart of New Longton village, this deceptively spacious semi-detached bungalow offers a rare opportunity to enjoy flexible living in a peaceful yet highly convenient setting. Just a short walk from local shops, schools, and village amenities, the property is ideally situated for both families and downsizers alike.

The ground floor offers great versatility, with a welcoming main living room, a bright fitted kitchen featuring sleek white gloss units, and space for modern appliances. There is plumbing for a washing machine, an integrated fridge freezer, and an electric oven and hob - creating a practical and stylish cooking space.

Also on the ground floor are two generously sized rooms that can be used as bedrooms or additional





reception spaces, depending on your needs, along with a modern three-piece bathroom suite.

To the first floor, you'll find two further bedrooms, offering ample space for family, guests, or home office use.

Externally, the property boasts a beautifully maintained rear garden- the pride and joy of the current owners for many years. The property sits on a large plot, offering plenty of room to relax or entertain in privacy. The garden is enhanced by two summer houses, a greenhouse, and a garden shed, perfect for hobbyists or those with green fingers.



To the front, there is a well-tended garden, a single garage, and a driveway providing off-road parking for multiple vehicles.

Additional Information;

Gas central heating.

Recently installed new double glazing to most areas. Fantastic potential to further personalise, extend or adapt the space to suit your lifestyle

This is a truly versatile home in a sought-after village location, offering spacious accommodation, excellent outdoor space, and a convenient setting close to everything New Longton has to offer.



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 11' 3" x 15' 2" (3.43m x 4.62m)

DINING ROOM 11' 4" x 11' 7" (3.45m x 3.53m)

KITCHEN 11' 2" x 11' 3" (3.4m x 3.43m)

BEDROOM 10' 9" x 9' 11" (3.28m x 3.02m)

BATHROOM 7' 11" x 5' 2" (2.41m x 1.57m)

UPSTAIRS





BEDROOM TWO 11' 2" x 17' 5" (3.4m x 5.31m)

BEDROOM THREE 10' 11" x 6' 1" (3.33m x 1.85m)

SHED

SUMMER HOUSES

GREEN HOUSE

GARAGE

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.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area[®]

94.9 m²
1023 ft²

Reduced headroom

2.9 m²
31 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.

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