

Property Particulars

Gorse Grove, Longton.



- **Detached Dormer Bungalow**
- **Most Sought After Location & Setting**
- **Three Double Bedrooms**
- **Great Size Dining Kitchen**
- **Extremely Versatile Accommodation**
- **Walking Distance To Village Centre**
- **Three Bathrooms**
- **Utility Room**

Offers Over £320,000

A fabulous detached dormer bungalow offering exceptional and versatile accommodation, arranged over two floors, in the most sought after village location of Longton, and within walking distance of the excellent services and amenities provided there. Having three double bedrooms, two of which being en suite, as well as a four piece main bathroom suite. two spacious reception rooms and a fabulous size dining kitchen. There is a useful and generous size utility room and a uPVC double glazed conservatory. There is an integral garage with easy access from inside the house. The gardens are lovely, it is clear they have been well nurtured and cared for by the current owners. There is gas central heating and double glazing. The driveway and front pathways have been renewed with patterned pressed concrete, making it far easier to maintain. Excellent village location in a most sought after and desirable setting, great local services and amenities as well as independent businesses, boutiques, tea rooms and a multitude of other services, also with great bus routes. Having had one careful owner since the property was built in 1969. Viewing is essential to fully appreciate the size, setting, versatility and indeed further potential this wonderful family home has to offer. Offered with No Onward Chain Delay.

Entrance Hall -

With composite door and side glazed panel, radiator, ceiling light and stairs to first floor.

Lounge - 18' 2" x 11' 0" (5.53m x 3.35m)

With double glazed windows to the front and rear, radiator and ceiling light.



Kitchen - 18' 3" x 7' 10" (5.56m x 2.39m)

With a range of wall, drawer and base units with contrasting working surfaces, gas cooker, space for white goods, laminate flooring, two ceiling lights, double glazed window to the rear



Utility room - 17' 0" x 6' 1" (5.18m x 1.85m)

With tiled flooring, plumbed for washer, space for extra white goods and door to conservatory

Dining Room - 10' 5" x 8' 10" (3.17m x 2.69m)

With double glazed window to the rear, radiator and ceiling light.

Conservatory - 12' 10" x 10' 7" (3.91m x 3.22m)

Being uPVC double glaze and brick built construction, door accessing rear and door to garage.

Garage - 20' 3" x 10' 2" (6.17m x 3.10m)

With up and over electric door, lots of storage and light.

Cloakroom - 5' 10" x 5' 7" (1.78m x 1.70m)

With cupboard housing central heating boiler, ceiling light and ample space for coat storage.

Ground Floor Bedroom Two - 11' 0" x 9' 1" (3.35m x 2.77m)

With double glazed window to rear, ceiling light and wall lights, radiator and door to en-suite.



En-suite -

With a two piece suite comprising low suite W.C. and wash hand basin, opaque double glazed window to rear and fully tiled elevations.

Ground Floor Bathroom -

With a four piece suite comprising glazed shower compartment with mains shower, wash hand basin, low suite W.C. and panelled bath, opaque double glazed window to the rear and laminate flooring.



First Floor Landing -

With doors off.

First Floor Bedroom One - 11' 0" x 12' 3" (3.35m x 3.73m)

With double glazed window, radiator, ceiling light and storage to eaves.



En-suite -

With a contemporary three piece suite comprising low suite W.C. wash hand basin set on a vanity unit, glazed shower compartment with electric shower, fully tiled.

First Floor Bedroom Two -

With double glazed windows to side and rear, fitted wardrobes and drawers, ceiling light, radiator and door to ensuite.

Outside -

To the front there is a paved driveway with parking for several vehicles, lawn garden and pathways.

Rear Garden -

Mainly laid to lawn with mature hedges, shrub and flowerbed borders enclosed by fencing.



Disclaimer –

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm