

**Back Lane,
Longton**


SMART MOVE



Asking Price £385,000



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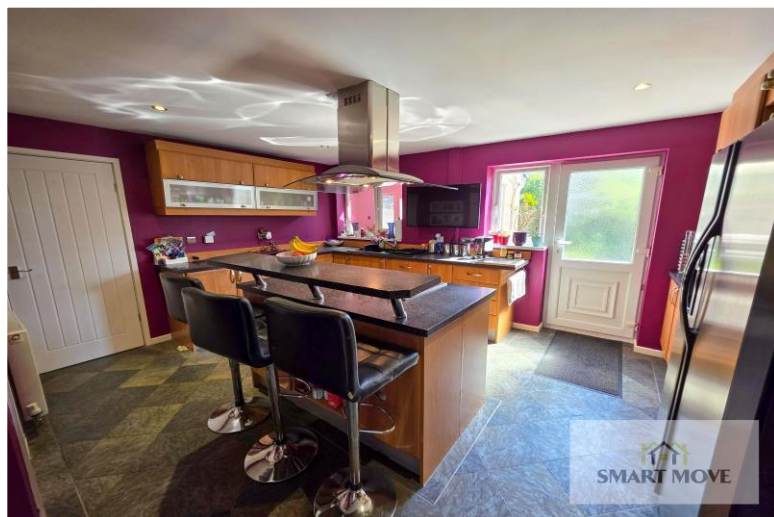
Located towards the end of Back Lane in Longton village and benefitting from open views to the front, this deceptively spacious FIVE bedroom detached home has enjoyed several extensions and improvements over the years, creating spacious accommodation that will suite several families needs. Viewing in person is highly recommended in order to fully appreciate all that this property has to offer, which is generous living space, solar panels with battery storage and an amazing semi rural location, so contact Smart Move to book your individual tour now.

The accommodation on offer has been extended to approximately 1,460 sq ft and currently includes: entrance hall with staircase to the first floor, two piece ground floor WC, spacious main lounge with open archway to the dining room, garden room with French doors opening out to the rear garden, generous kitchen boasting a comprehensive array of fitted eye and base level wall units as well as a centre island, utility room with internal door to the garage, first floor landing with loft access point, bedrooms one and two have a three piece en suite showers room off, three further bedrooms and the three piece first floor bathroom completes the accommodation.

The plot this amazing home occupies benefits from a open aspect to the front over fields, making for a pleasant outlook. To the front of the property there is a mature lawned garden with planted borders, as well as off road parking on the double width driveway. The integral garage is accessed through a up-and-over front door and offers further useful storage, as well as potential for conversion to additional living space (subject to planning permission.) The main garden is located to the rear and enjoys a sunny southerly direction, which is why the solar panels the property benefits from are located to the rear. The rear garden offers a good sized paved patio area, established lawned garden and trees and shrubs bordering and a useful garden store / workshop for additional storage.

NB: For precise directions using What3Words, search keywords: news.ownership.intent

About the Local Area: Longton is a desirable village and civil parish in the west of the borough of South Ribble, Lancashire. It is about 5 miles to the south west of Preston and with excellent commuter links. The parish also includes the adjoining village of New Longton. Within Longton village itself is an excellent range of boutique independent local shops as well as larger chain stores, such as Booths supermarket. Local schools are within a short distance of this property and are all well regarded locally. Nearby also is Longton Brickcroft, which has been transformed into a nature reserve and public open space. It was declared a Local Nature Reserve by South Ribble Borough Council in 1998. The Brickcroft is of particular interest to birdwatchers and botanists with seating and footpaths making it accessible for most visitors. A purpose built visitor centre contains informative displays on the site's history, local wildlife and the environment.



*** FIVE Bedroom Detached Family Home**

*** Lounge, Dining Room & Garden Room**

*** Ground Floor WC & First Floor Bathroom**

*** Double Width Driveway & Integral Garage**

*** Freehold & Solar Panels with Battery Storage Included**

*** Open Views to the Front Over a Field**

*** Large Extended Kitchen with Separate Utility Room**

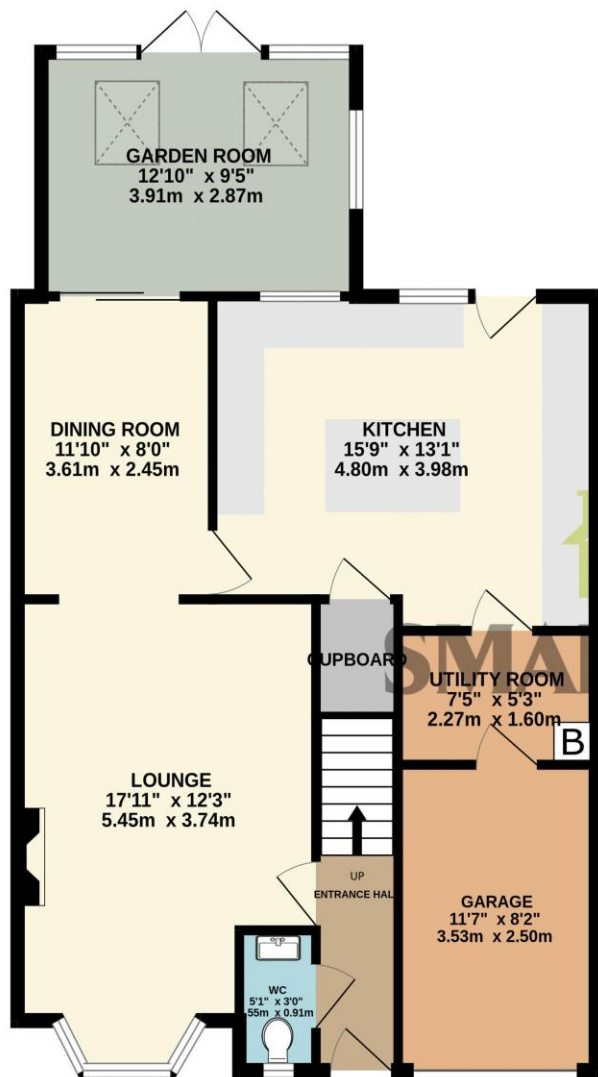
*** En Suite Shower Rooms to Bedrooms One & Two**

*** Private Gardens to the Front & Rear**

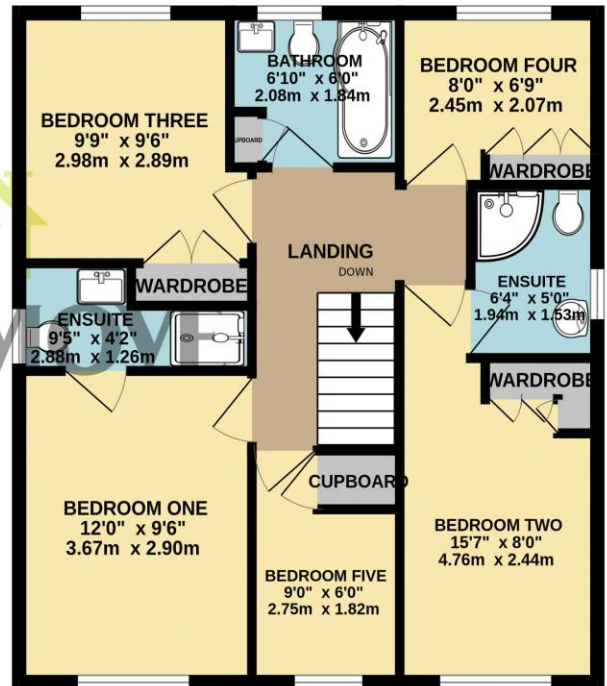
*** UPVC DG, GCH, Council Tax Band D & EPC tbc**



GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 1460 sq.ft. (135.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.