



Meadoway, Longton, Preston

Offers Over £269,950

Ben Rose Estate Agents are pleased to present this spacious four-bedroom semi-detached property located in the highly sought-after village of Longton. This would make an ideal family home, offering a generous amount of space both inside and out. The property is conveniently situated close to Preston, with its superb local schools, shops, and amenities, and boasts fantastic travel links to nearby towns and cities via the M6 and M61 motorways. Viewing at the earliest convenience is highly recommended.

Internally, the property briefly comprises a welcoming entrance porch that leads into the main hallway, where the stairs to the upper level are located. On the right, you will find the spacious lounge with a large front-facing window and feature fireplace. Across the hallway, there is a second reception room currently utilized as a fifth bedroom, also offering versatility as a formal dining room, playroom, or office. Continuing through, you will find the modern kitchen/diner featuring sleek grey wall and base units with plenty of worktop space and room for freestanding appliances. The dining area provides ample space for a family dining table. Just off the kitchen/diner, there is a conservatory at the rear of the property, offering another versatile space from which to enjoy the garden, accessible via double patio doors. A double bedroom with convenient integrated storage and the three-piece family bathroom are also located on this floor.

Moving upstairs, you will find three more well-proportioned bedrooms and a three-piece shower room.

Externally, the front of the property boasts a well-maintained lawn garden with a path leading to the front door. A double driveway is available at the side, leading to the detached garage, offering off-road parking for two vehicles. At the rear, there is a low-maintenance paved garden which flows around to the side of the property where an additional secluded garden space is laid to lawn.

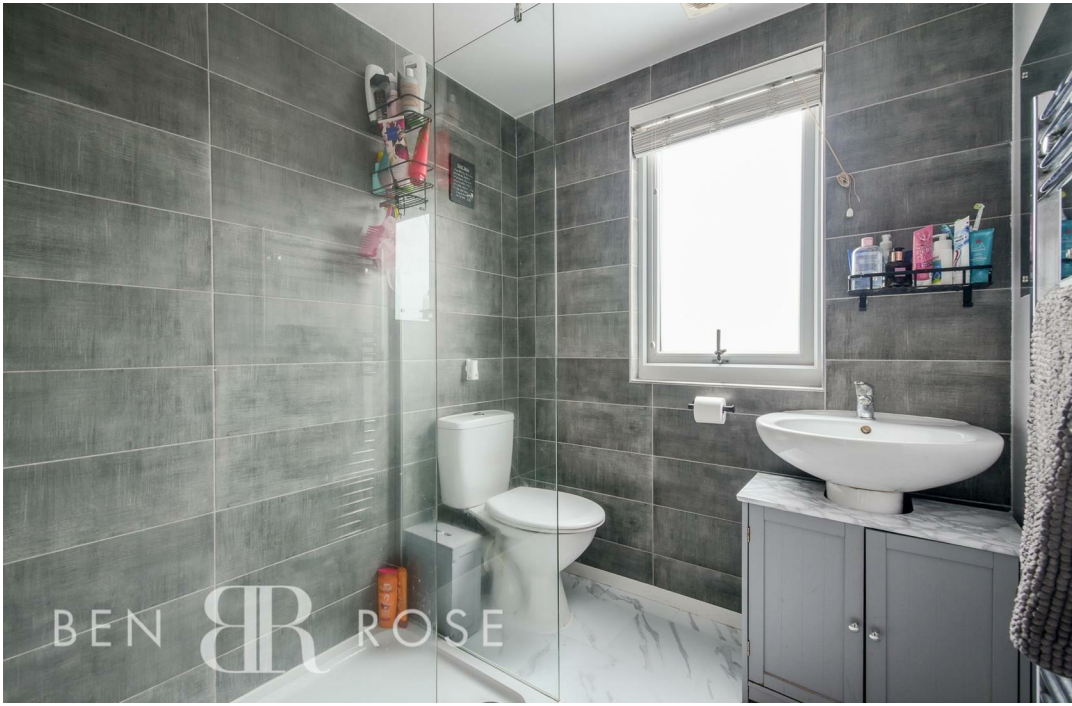




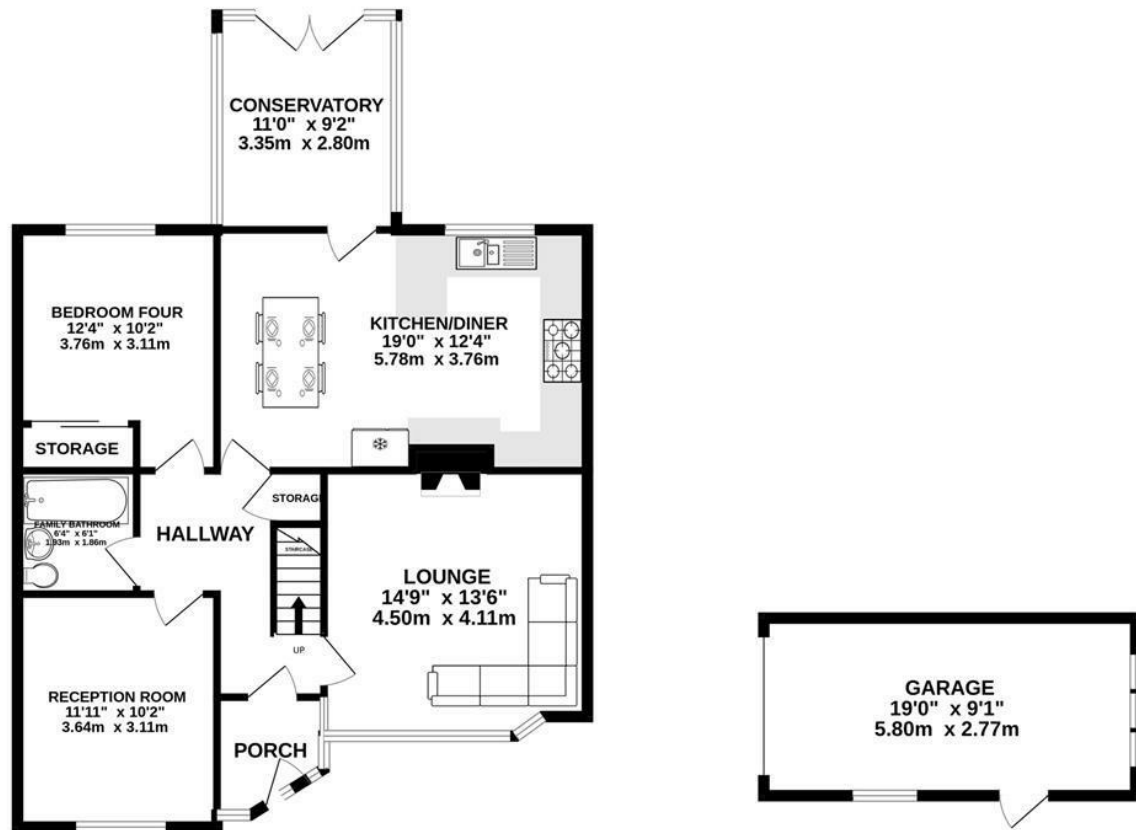




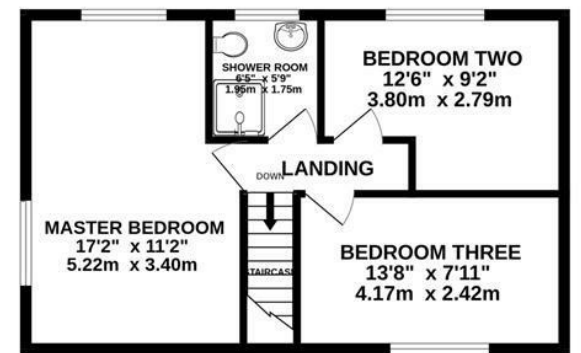




GROUND FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1558 sq.ft. (144.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	67	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

