



56 Hall Lane, Longton

Preston

£625,000



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Longton, Preston

This light and airy, fully renovated four bedroom detached property by Notre Homes is set on one of the most desirable roads in Longton. You can step out of your front door to wonderful field views and enjoy a walk in the countryside to the Brickcroft Nature Reserve or the centre of Longton.

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Four Bedroom Detached
- Peaceful Countryside Setting
- Impressive Open Plan Kitchen/Dining/Family Room
- Extended & Renovated, Immaculate Finish
- Front & Rear Gardens
- Off Road Parking
- Light & Spacious Family Home
- Desirable Road close to Longton Brickcroft Nature Reserve

Entrance Hallway

Open Plan Kitchen Family Room

Impressive room with vaulted ceiling and the 4 x sets of sliding doors and windows create a very light, welcoming space to cook, dine and relax. Excellent range of eye and low level units with granite worktops incorporating a inset 1 1/2 stainless steel sink, integrated appliances include: dishwasher, Bosch electric oven and combination oven and warming drawer, induction hob and fridge freezer. Tiled floor, door to utility room.

Utility Room

Granite worktops with inset stainless steel sink. Space for washing machine, window to side.

Lounge

Sliding doors to rear garden.

Bedroom One

Window to front with impressive countryside views.

En-Suite

Three piece suite with shower cubicle, wall mounted wash hand basin and low level WC. Tiled floor and part tiled walls, window to side.

Bedroom Four

Window to front with impressive countryside views.

Downstairs WC

Two piece suite comprising wall mounted wash hand basin and low level WC, tiled floor.





First Floor Landing

Window to rear, storage cupboard.

Bedroom Two

Dual aspect windows to front and rear.

Bedroom Three

Window to front with impressive countryside views.

Family Bathroom

Four piece suite comprising shower cubicle, panelled bath, wall mounted wash hand basin and low level WC. Tiled floor and part tiled walls, window to rear.

FRONT GARDEN

Lawned front garden with paved path along the front of the property and hedge border.

REAR GARDEN

Enclosed rear garden with patio area accessed from both the kitchen and lounge. Mainly lawned.

OFF ROAD

2 Parking Spaces

Tarmac driveway provides off road parking.







Ground Floor

Approx. 106.4 sq. metres (1145.2 sq. feet)



First Floor

Approx. 68.6 sq. metres (738.2 sq. feet)



Total area: approx. 175.0 sq. metres (1883.4 sq. feet)

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