



56a Hall Lane, Longton

Preston

Guide Price **£700,000**



56a Hall Lane

Longton, Preston

* Impressive new build by Notre Homes * 4/5 Bedrooms * Open plan family kitchen *
South facing rear garden * Three bathrooms including en-suite * Detached double garage
* Countryside walks on your doorstep * Underfloor heating and solar panels
Council Tax band: TBD

Tenure: Freehold

- Impressive New Build By Notre Homes
- Open Plan Family Kitchen
- Four/Five Bedrooms
- Part Exchange Considered
- South Facing Rear Garden
- Countryside Walks On The Doorstep
- Detached Double Garage
- Underfloor Heating & Solar Panels

Entrance Hallway

Tiled floor, understairs storage, storage cupboard.

Lounge

Log burner, bi-fold doors opening to rear garden. Please note this room has been virtually staged.

Open Plan Family Kitchen

Open plan kitchen that you will make the heart of the home, 2 sets of bi-fold doors flood this room with light and create the opportunity to host fabulous summer parties. Excellent range of eye and low-level units with island incorporating an inset 1 1/2 stainless steel sink, granite work tops with integrated Bosch appliances including: dishwasher, fridge freezer, induction hob, drinks cooler and double electric oven. Tiled floor. Please note this room has been virtually staged.

Utility Room

Granite worktops with inset stainless steel sink, plumbed for washing machine, door to rear.

Downstairs Bedroom

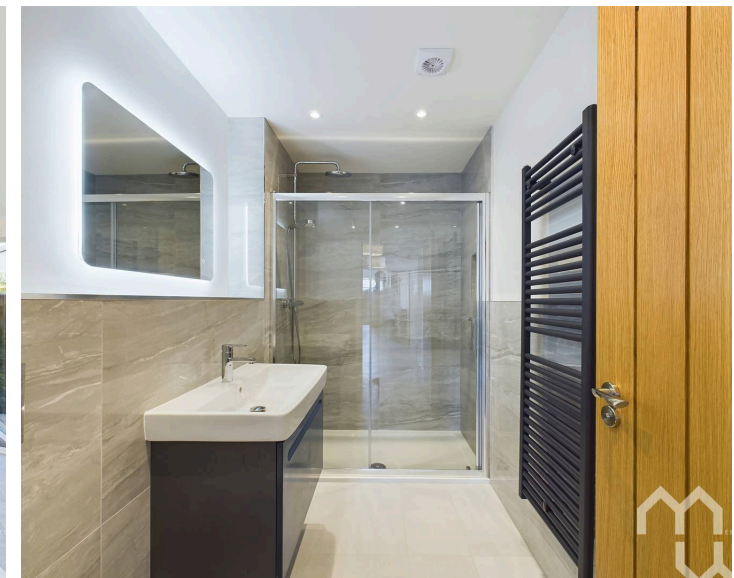
Window to front.

Downstairs Shower Room

Three-piece suite comprising of double shower cubicle, wall-mounted wash hand basin and low-level WC. Tiled floor with underfloor heating, part tiled walls.

Study/Bedroom Five

Window to front.





First Floor Landing

Glass and oak staircase with balcony overlooking vaulted entrance hallway.

Bedroom One

Window to front. Please note this room has been virtually staged.

En-Suite

Three-piece suite with walk-in shower with seat, wall-mounted wash hand basin and low-level WC. Tiled floor with underfloor heating, part tiled walls, window to rear.

Bedroom Two

Window to rear.

Bedroom Three

Window to front.

Bathroom

Four-piece suite comprising of: double shower cubicle, panelled bath, wall mounted wash hand basin and low-level WC. Velux window, tiled floor with underfloor heating, part tiled walls.

GARDEN

Landscaped South-facing rear garden with Indian stone patio.

GARAGE

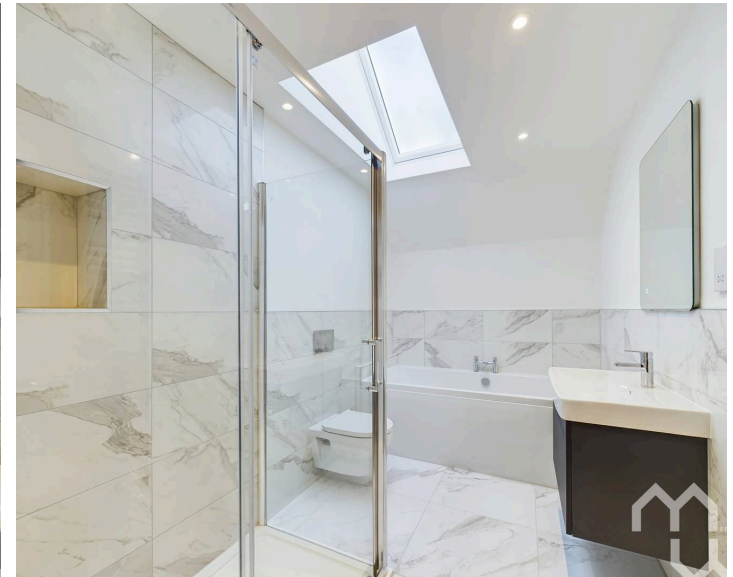
Double Garage

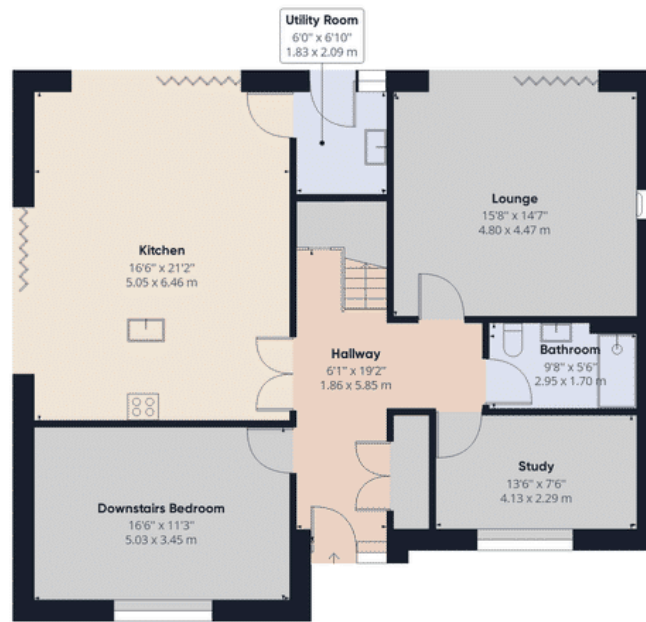
Detached double garage with electric car charging.

OFF STREET

3 Parking Spaces

Block paved driveway.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2200.68 ft²

204.45 m²

Reduced headroom

57.44 ft²

5.34 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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