



## 19 The Vinery, New Longton

Preston

Guide Price **£450,000**





## 19 The Vinery

New Longton, Preston

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- 4 Bedrooms
- 3 Reception Rooms
- Quiet Private Location
- Extensive Driveway
- Village Location
- No Chain

### Entrance Hall

Hall with under stairs cloakroom.

### Lounge

Large bay window overlooking the front garden. Gas fire set in traditional fire surround. French glazed doors to dining room.

### Dining Room

Good sized dining room opening out into garden room. Door to Kitchen.

### Garden Room

Bifold doors open out on to the rear garden. Remote control Velux windows with rain sensors.

### Dining Kitchen

Spacious kitchen with good range of eye and low level units with 1 1/2 Frankie stainless steel sink, integrated appliances include: Neff dishwasher, fridge freezer, Neff electric ovens, gas hob. Large dining area. Windows to rear and side.

### Study

Window to front.

### Downstairs WC

Two piece suite comprising low level WC and wall mounted wash hand basin. Part tiled. Window to side.

### Utility

Low level units with stainless steel sink, plumbed for washing machine and vented for dryer. Worcester Bosch Greenstar installed August 2023. Door to rear garden. Window to rear.







### **Master Bedroom**

Fitted wardrobes, window to front and side.

### **En-suite**

Three piece suite comprising shower cubicle, vanity wash hand basin and low level WC with part tiled walls.

### **Bedroom Two**

Fitted wardrobes, window to rear.

### **Bedroom Three**

Fitted wardrobes, window to front.

### **Bedroom Four**

Window to rear.

### **Bathroom**

Four piece suite comprising: Panelled bath with mains shower over, pedestal wash hand basin, low level WC, bidet and window to rear.



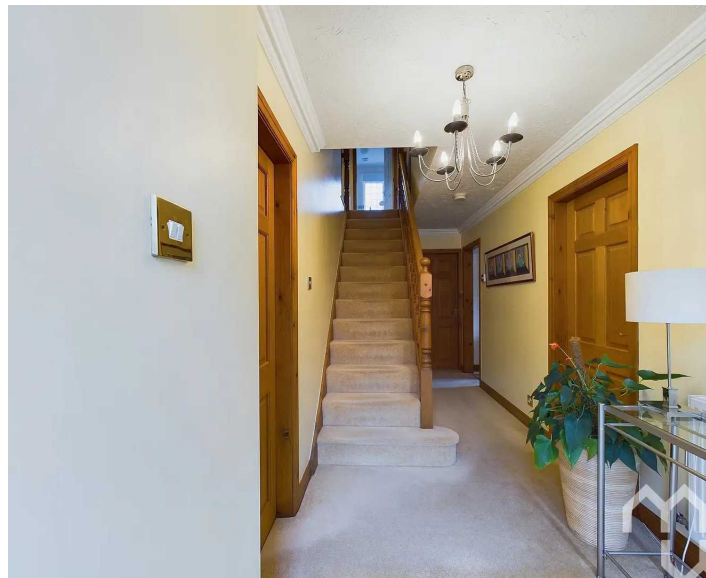
## GARDEN

Lovely rear garden mainly laid to lawn with mature borders and shrubs. 2 patio areas, garden shed and greenhouse. Substantial parking area at the side with double gates giving vehicle access to a further secure parking area.

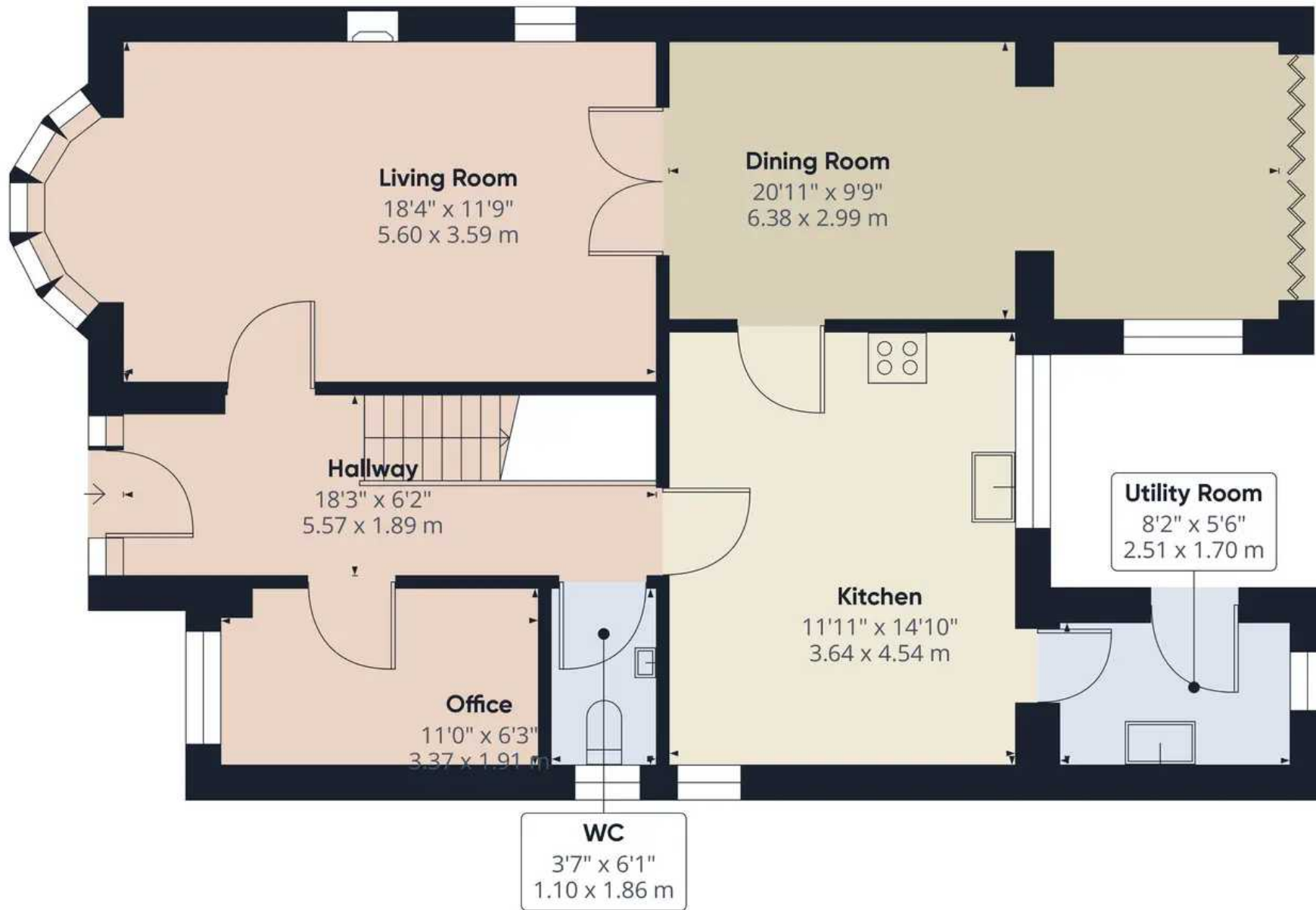
## GARAGE

6 Parking Spaces

Parking for 2 vehicles on the front drive with additional parking for up to 4 cars at the side.







Approximate total area<sup>(1)</sup>

881.98 ft<sup>2</sup>

81.94 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

Ground Floor

## Required Material Information

Gazeal

- Property Name: 19 The Vinery Preston PR4 4YB
- Council Tax/Domestic Rates: Band: F Amount: 3079.07 Year: 2023/2024
- Asking price: £200000
- Tenure: Freehold
- Property type: See Agent's Particulars
- Property construction: See Agent's Particulars
- Number and types of room: See Agent's Particulars
- Electricity Supply: The property is connected via the mains and the current provider is British Gas
- Gas Supply: The property is connected via the mains and the current provider is British Gas
- Water Supply: The property is connected via the mains and the current provider is United Utilities
- Sewerage: The property is connected via the mains and the current provider is United Utilities
- Heating: The property has central heating, type: Mains gas
- Broadband: The property has broadband and the current supplier is BT
- Mobile signal/coverage: There are no cell or mobile issues
- Parking: Double garage and private drive
- Building safety: Ask your Agent for the Buyers Information Pack
- Restrictions: Ask your Agent for the Buyers Information Pack
- Rights and easement: Ask your Agent for the Buyers Information Pack
- Flood risk: The Seller has said the property has never been flooded
- Coastal erosion risk: The property is not at risk of coastal erosion
- Planning permission: There are no planning considerations
- Accessibility/Adaptations: The property has not had any adaptations
- Coalfield or mining area: Coal Mining Check: <https://www.groundstability.com/public/web/home.xhtml>

This information has been provided by the Seller in response to questions set in accordance with NTSELAT Material Information requirements and the Law Society Transaction Protocol. This document is designed, in accordance with the principles set out in the guidance published by the Trading Standards Estate Agency and Lettings division (NTSELAT) to give consumers looking to buy a property an overview to decide whether it may suit their requirements before enquiring further. It is NOT designed to be a comprehensive description of the property. If you have specific requirements then the information above will give you some indication as to whether it MAY be suitable for you, but you should make further enquiries BEFORE you take any steps to view it or make an offer to buy it. If you have any further questions about the Property, you will find greater detail within the Buyers Information Pack, which is accessible below.

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