



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.

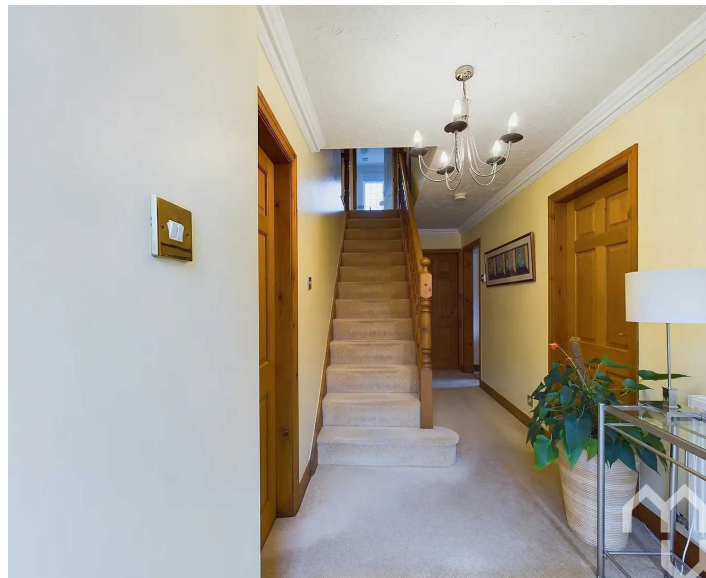
GARDEN

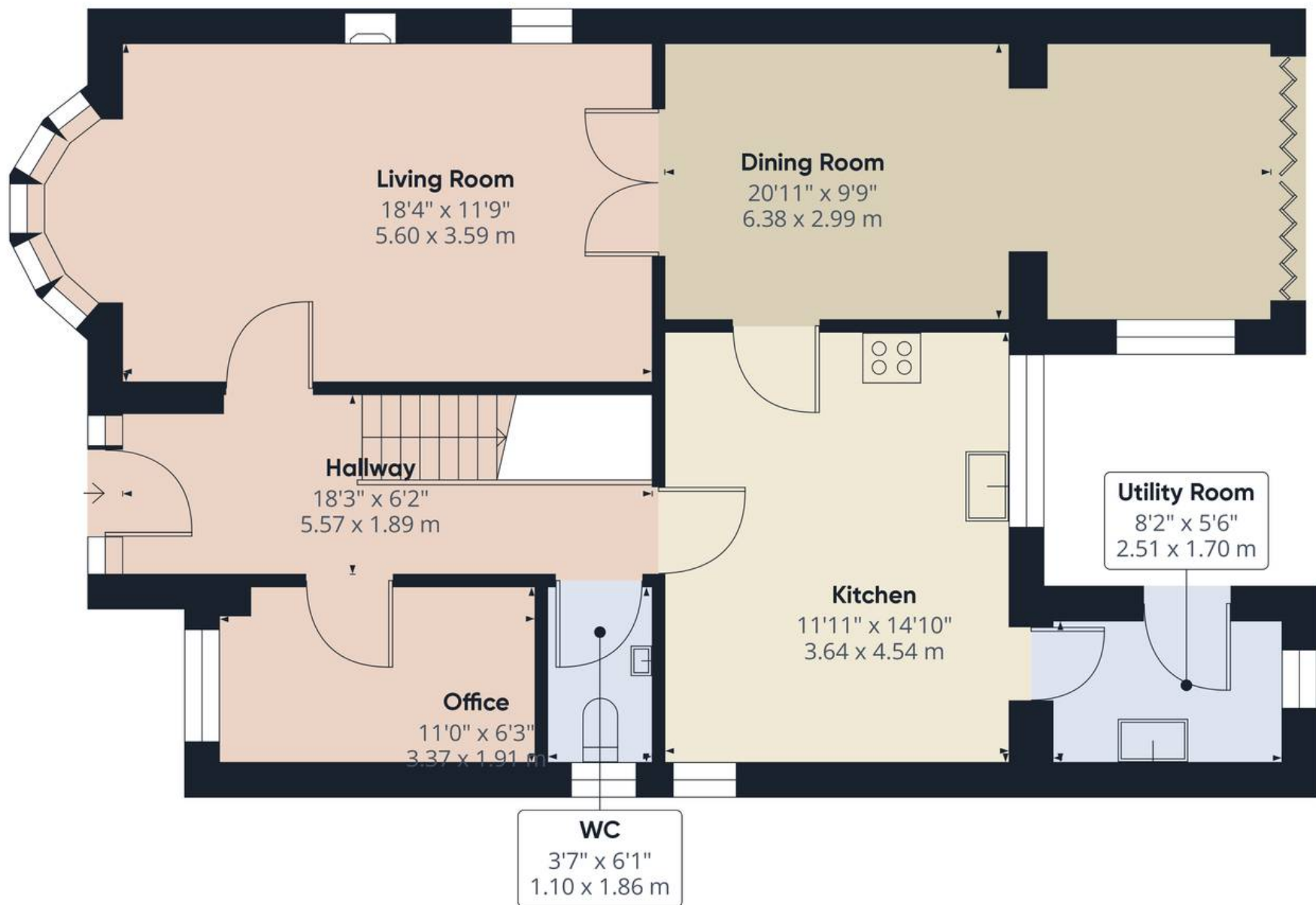
Lovely rear garden mainly laid to lawn with mature borders and shrubs. 2 patio areas, garden shed and greenhouse. Substantial parking area at the side with double gates giving vehicle access to a further secure parking area.

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⁽¹⁾

881.98 ft²

81.94 m²

(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

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