



**16 The Close, New Longton**

Preston

**£400,000**



## 16 The Close

New Longton, Preston

Are you looking for a large home you can put your own stamp on set on a good plot in a quiet location? This 4 bedroom detached true bungalow nestled in a cul-de-sac location offers a fantastic renovation opportunity for those seeking a spacious home that would be ideal for families or downsizers.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Detached True Bungalow
- Four Bedrooms
- Great Plot
- Field Views
- Cul-De-Sac Location
- Renovation Opportunity

**Entrance Porch**

Tiled floor.

**Hallway**

**Lounge**

Open fire, window to front and side.

**Dining Room**

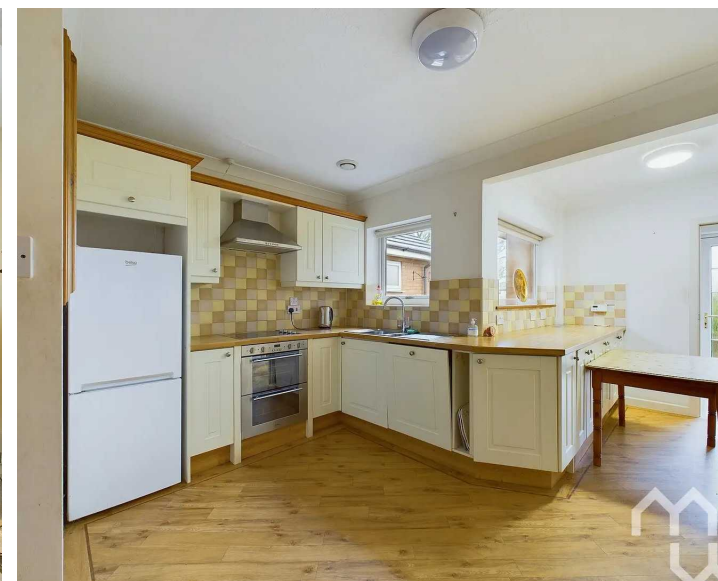
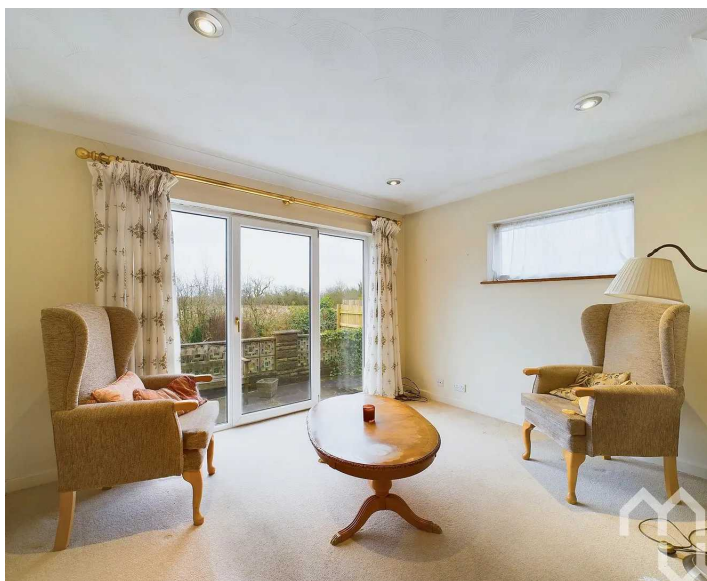
Open to sitting room.

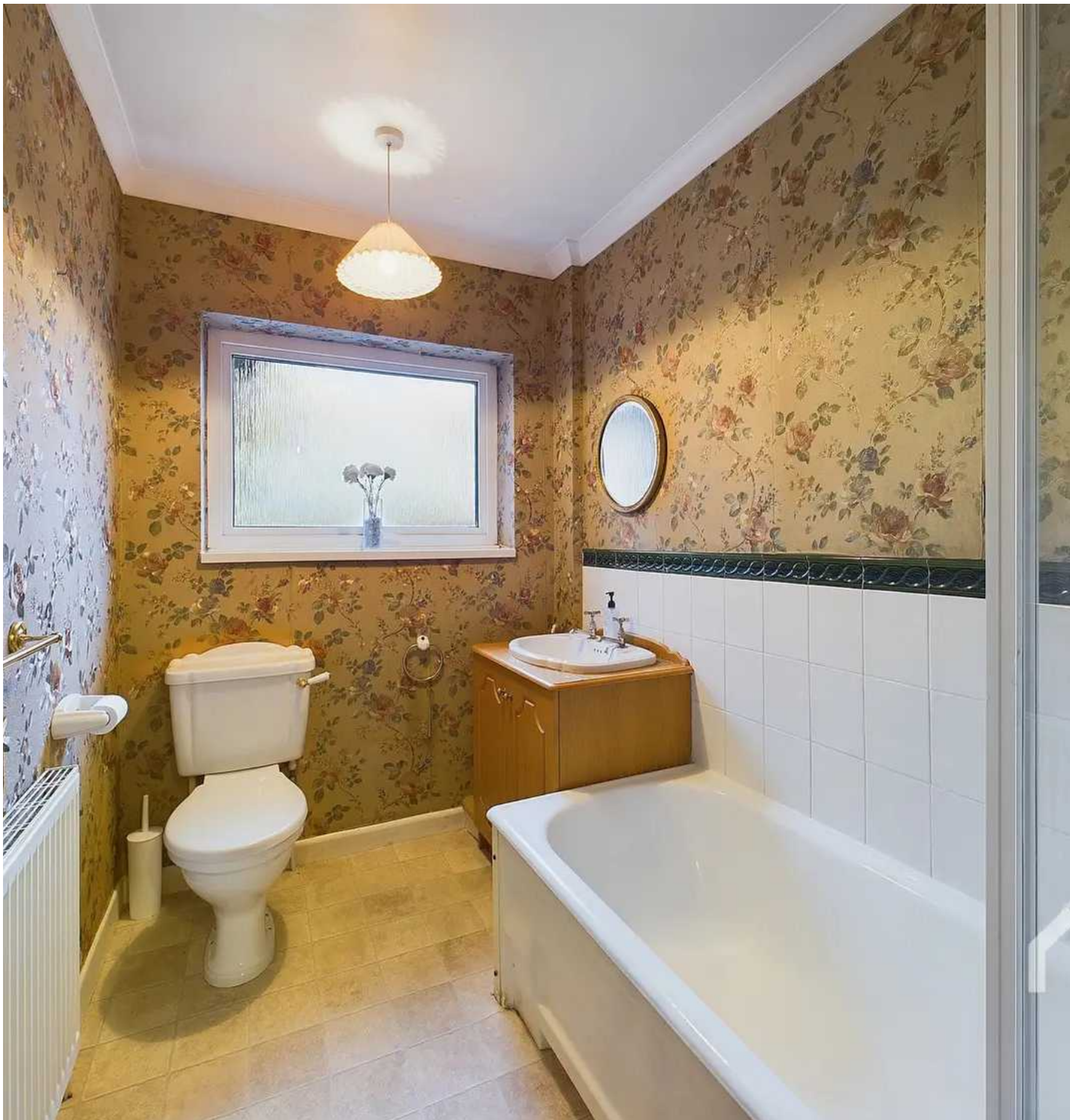
**Sitting Room**

Window and door to rear.

**Kitchen**

Range of eye and low level units incorporating a 1 1/2 stainless steel sink drainer unit, electric oven, electric hob, integral dishwasher, wood floor, window to rear.



**Rear Porch**

Wood floor, door to rear.

**WC**

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

**Bedroom One**

Window to rear, fitted wardrobes.

**Bedroom Two**

Window to front, fitted wardrobes.

**Bedroom Three**

Window to side, fitted bedroom furniture including vanity wash hand basin.

**Bedroom Four**

Window to front.

**Bathroom**

Three piece suite comprising: panelled bath, low level WC and vanity unit wash hand basin, part tiled walls. Window to rear.

**Wet Room**

Wet room with three piece suite, shower, low level WC and pedestal wash hand basin.

## FRONT GARDEN

Good size front garden mainly lawn with shrub borders.

## REAR GARDEN

Raised patio area leading to lawn overlooking neighbouring farmland.

## OFF STREET

3 Parking Spaces

Off road parking for numerous vehicles.

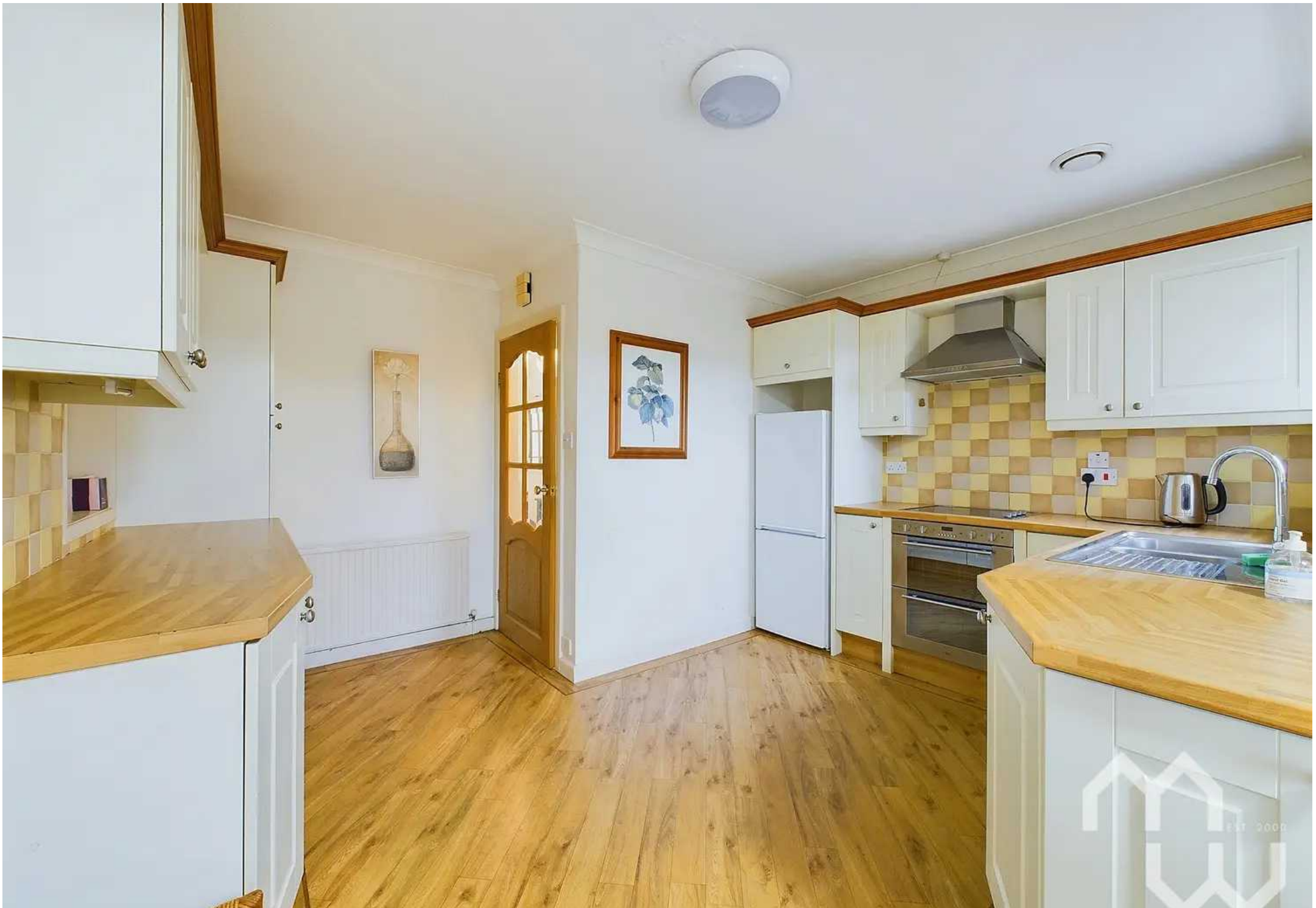
## GARAGE

Single Garage

Attached single garage.









**Approximate total area<sup>††</sup>**

1366.57 ft<sup>2</sup>  
126.96 m<sup>2</sup>

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.

**GIRAFFE 360**





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