



**16 The Close, New Longton**

Preston

**£380,000**



## 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
- 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**

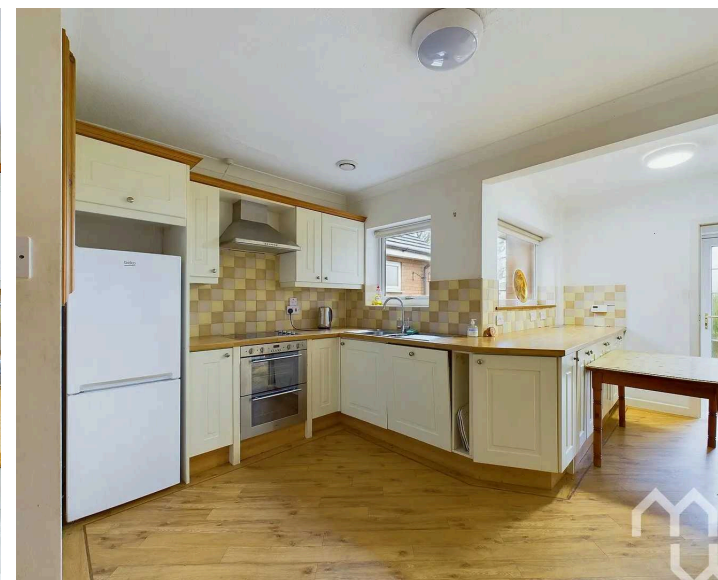
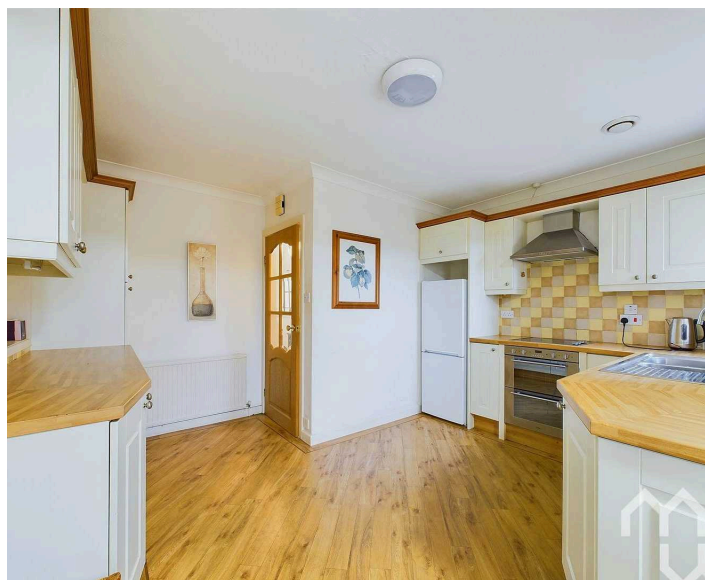
Open to sitting room.

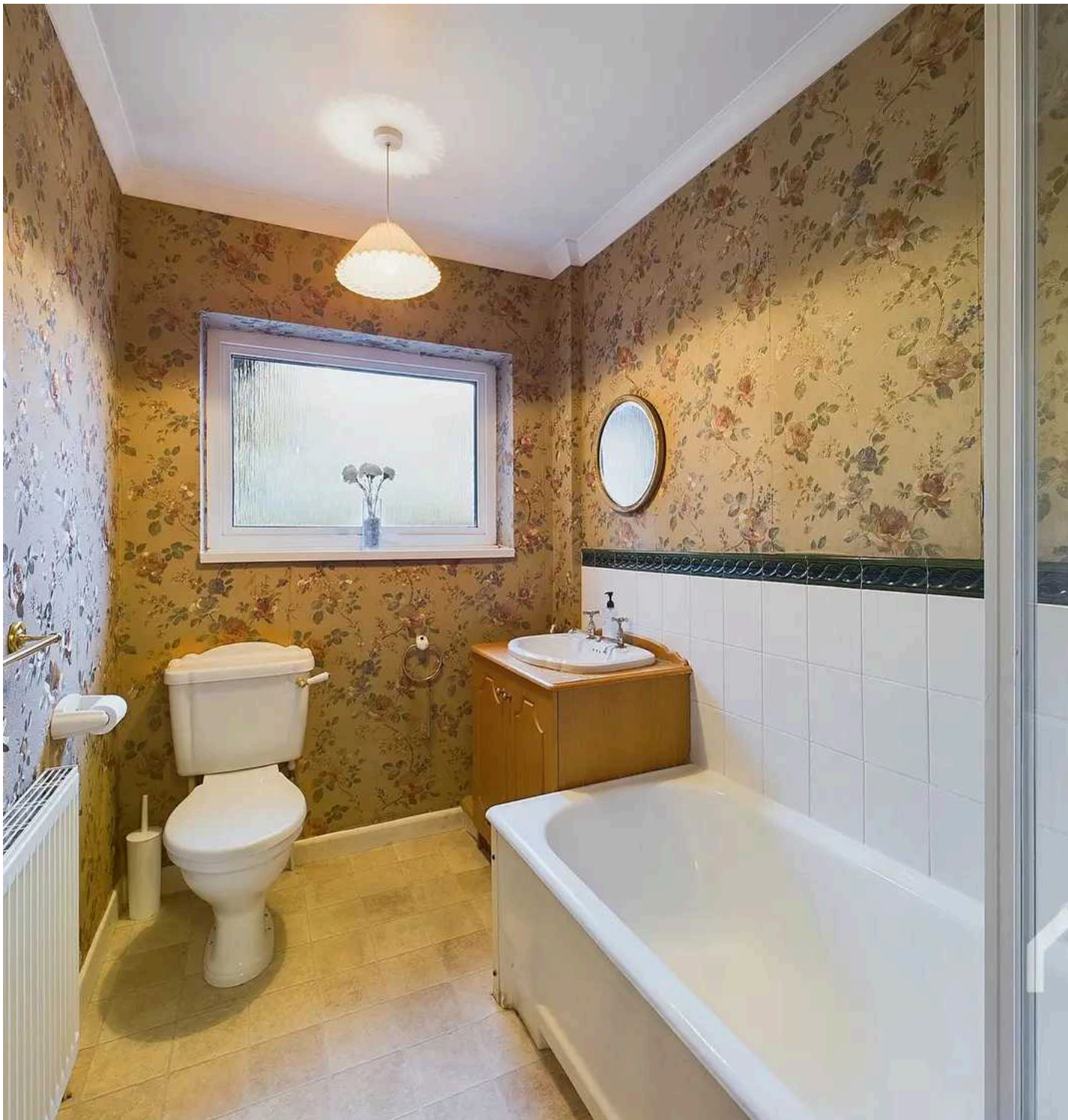
**Sitting Room**

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

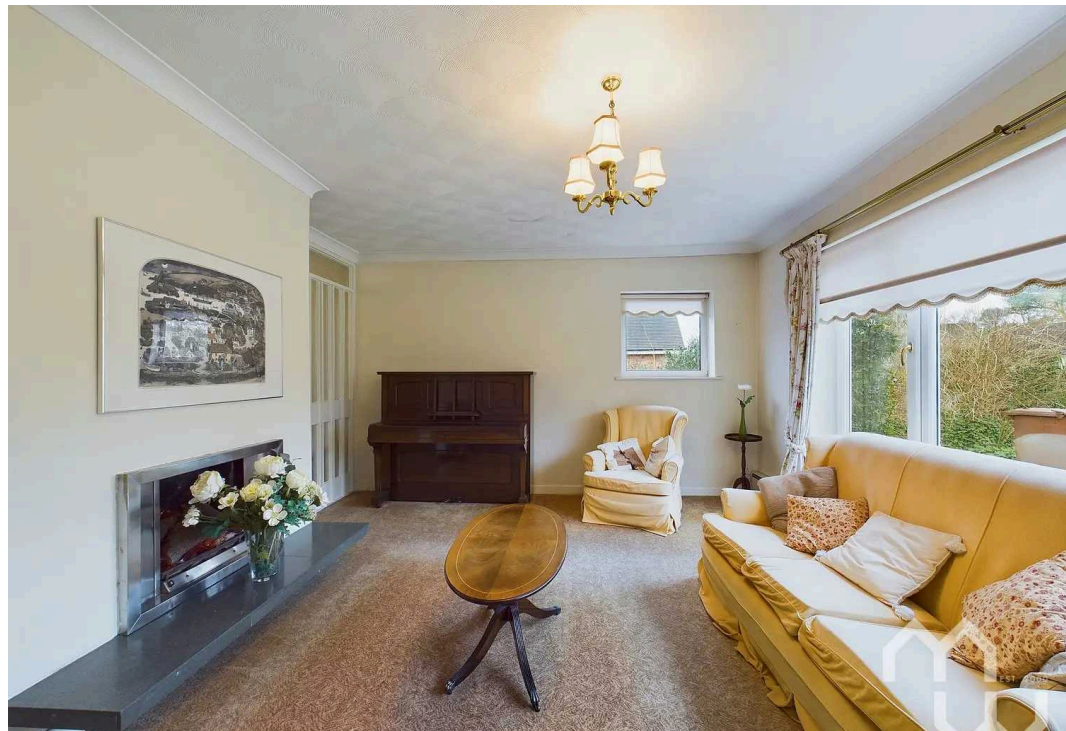
Off road parking for numerous vehicles.

## GARAGE

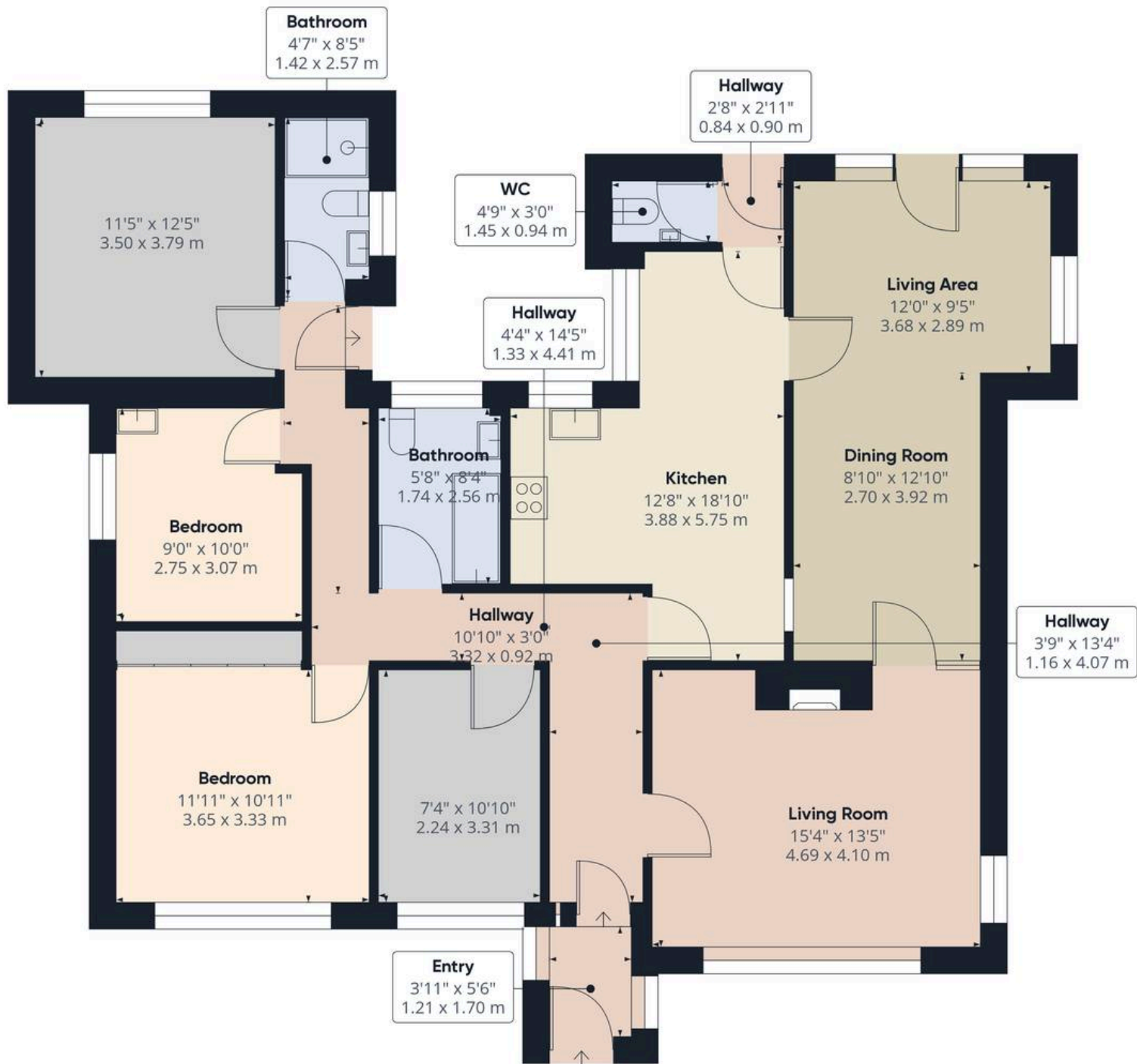
Single Garage

Attached single garage.









**Approximate total area<sup>0</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**



## Ready to make your next move? Let us help you find your dream home.

With over 20 years' experience in the North West property market we know what it takes to match buyers with sellers. After all, that's why this brochure is now in your hands!

We are streets ahead of our competitors because we know what it takes to make your move smooth, stress free and profitable.

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Helping you take the time and stress out of mortgages, conveyancing, removals and more.

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