



**65 Hall Carr Lane, Longton**

Preston

Guide Price **£600,000**



## 65 Hall Carr Lane

Longton, Preston

Stunning 4-bedroom detached house set on a tranquil street boasting a spacious layout that encompasses four bedrooms, ideal for a growing family. The beautiful garden creates a sense of tranquillity and serenity, allowing you to escape the hustle and bustle of everyday life. With so much to offer both inside and out, this property presents a unique opportunity to live in a picturesque setting while enjoying all the comforts of modern living.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached family home
- Four bedrooms
- 3 Reception Rooms
- Beautiful garden views
- Village location
- West facing garden

### **Dining Hall**

Storage cupboards.

### **Lounge with garden room**

Lounge leads onto the garden room with sliding doors to beautiful garden. Log burner. Windows to both sides. Vaulted ceiling. Sky light.

### **Sitting room**

French doors to rear. Electric fire.

### **Kitchen**

Excellent range of eye and low level units. 1 1/2 stainless steel sink. Quartz worktops. Integrated multifunctional Siemens oven and microwave, integrated dishwasher, fridge and Freezer. Breakfast bar. Open plan to dining area. Window to front.

### **Utility Room**

Plumbed for washing machine and tumble dryer. Storage units. Window and door to side.

### **Ground floor Bedroom Two**

Window to front.

### **Ground floor Bedroom Three**

Window to rear.

### **Ground floor Family Bathroom**

WC. Vanity wash hand basin. Bath. Fully tiled walls. Window to side.





#### **Landing**

Built in wardrobes.

#### **Master Bedroom**

Two velux windows.

#### **En-suite**

Vanity wash hand basin. WC. Bath. Velux window.

#### **Bedroom Four**

Window to rear.

#### **Bathroom**

WC. Mains shower. Pedestal wash hand basin. Window to side.

## GARDEN

Beautiful south facing garden laid to lawn with mature trees and shrubs, patio area, oak pergola with vinery and platformed deck.

## GARDEN

Out building with plenty storage.

## GARAGE

Single Garage

## DRIVEWAY

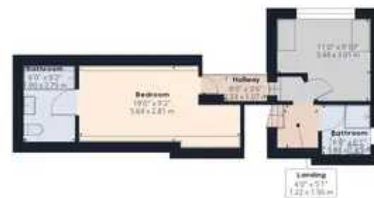
3 Parking Spaces







Ground Floor



Floor 1

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

1976.04 ft<sup>2</sup>

183.58 m<sup>2</sup>

Reduced headroom

39.18 ft<sup>2</sup>

3.64 m<sup>2</sup>

(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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