



**9 Latimer Drive, New Longton**

Preston

**£170,000**





## 9 Latimer Drive

New Longton, Preston

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Bungalow
- Two bedrooms
- Potential to upgrade





### **Lounge**

Gas fireplace. Window to front.

### **Kitchen**

Good range of eye and low level units. Electric oven. Gas hob.  
1 1/2 ceramic sink. Door and window to rear.

### **Bedroom One**

Window to front.

### **Bedroom Two**

Window to rear.

### **Bathroom**

Three piece suite with shower cubicle. Vanity wash hand basin.  
WC. Window to side.



## GARDEN

Low maintenance.

## GARDEN

Rear outside space with detached garage.

## GARAGE

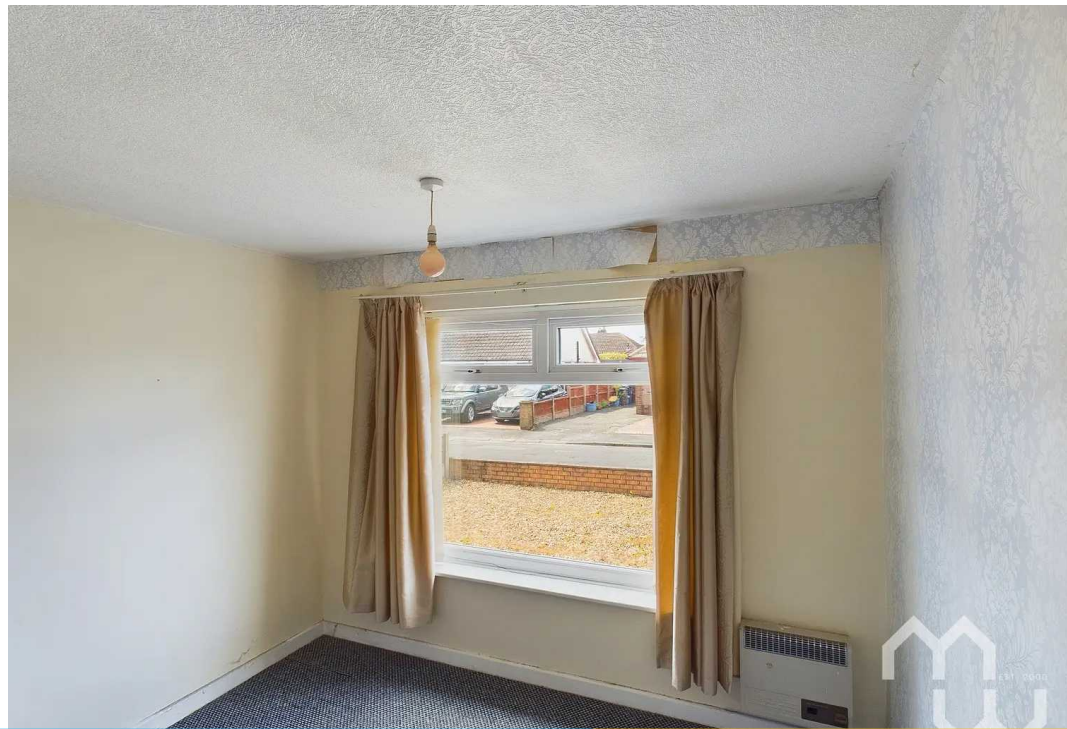
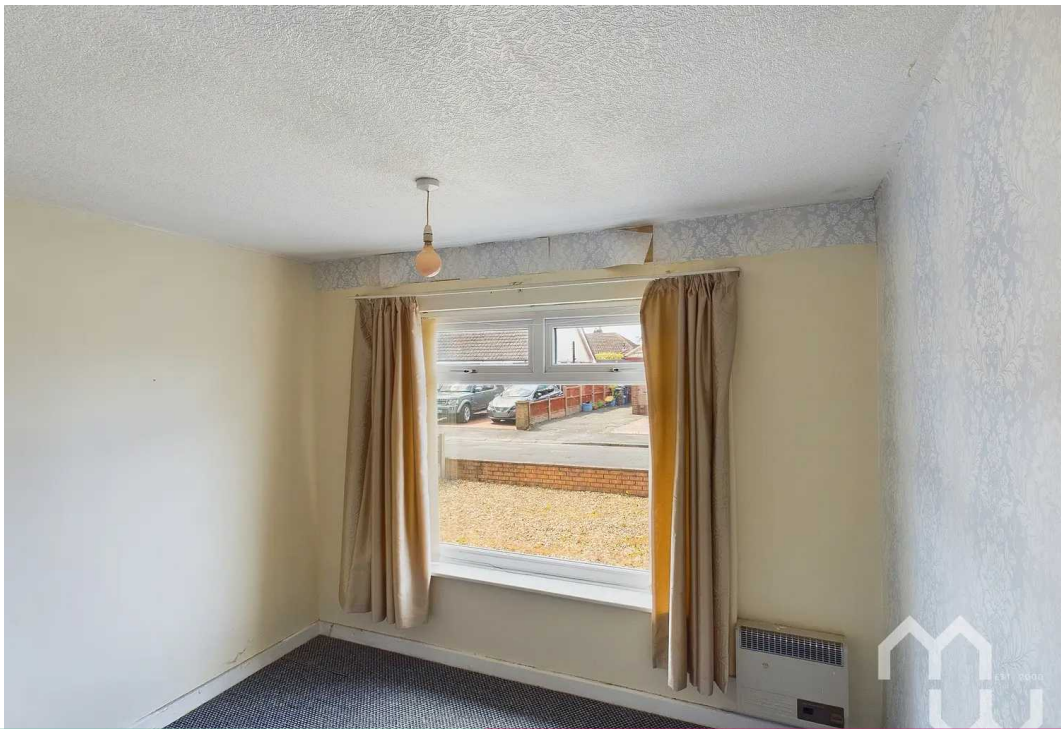
Single Garage

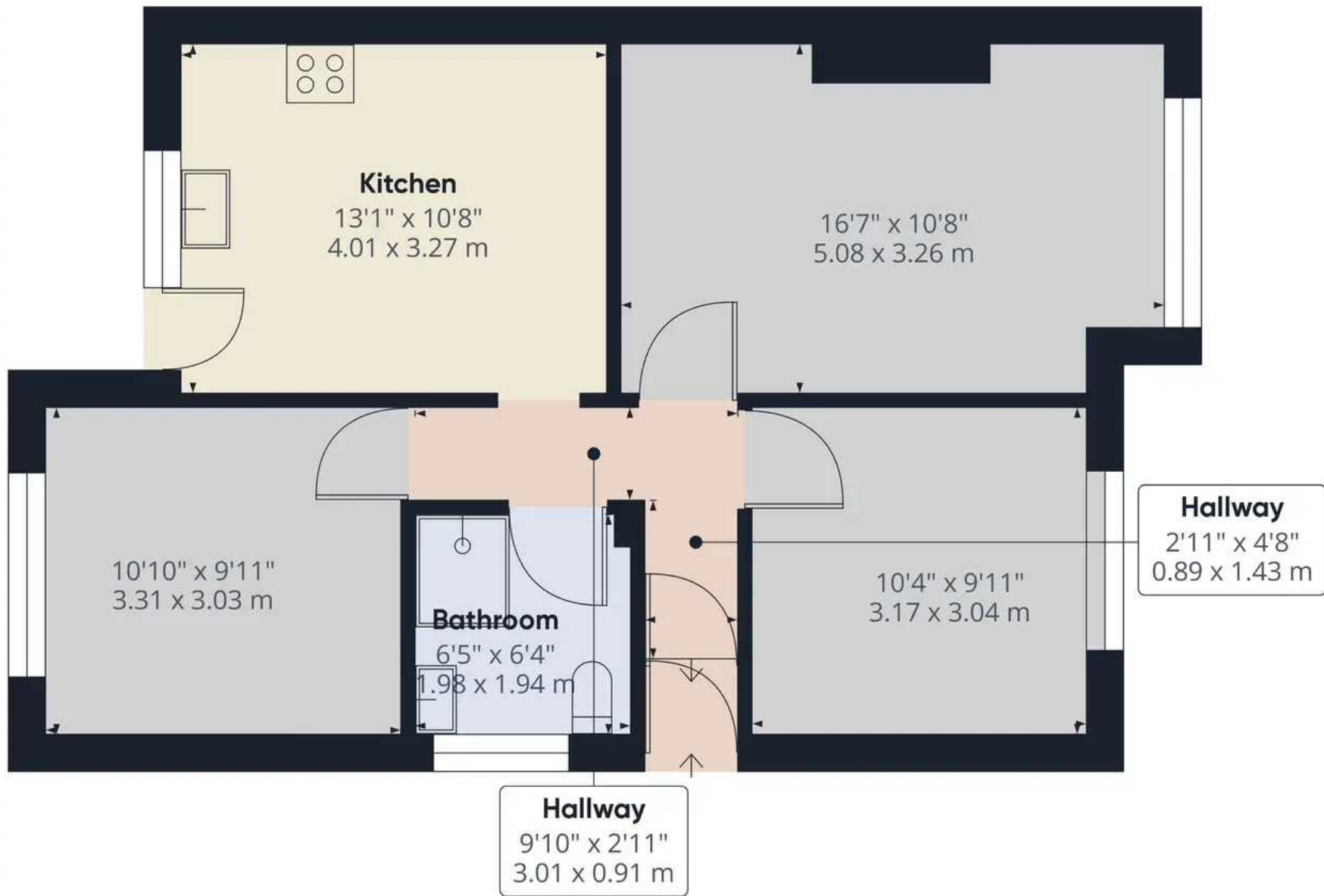
## DRIVEWAY

2 Parking Spaces









**Approximate total area<sup>(1)</sup>**  
629.12 ft<sup>2</sup>  
58.45 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



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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.

### Looking to list your property?

Thanks to our unique selling models and team of dedicated MovingWorks Property Partners, we combine a forward-thinking and technology-driven approach with a genuinely personal touch.

Why not call us on 01772 615550 now?

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

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