



**14 Hawthorn Close, New Longton**  
Preston

Offers Over **£230,000**





## 14 Hawthorn Close

New Longton, Preston

Ideal for First-Time Buyers! This well-presented home in New Longton offers 3 bedrooms, a spacious living area, a south-facing garden, and a detached garage—all within walking distance of top schools.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Well Presented
- Ideal First Home
- South Facing Rear Garden
- Detached Garage
- Cul-De-Sac Location
- Sociable Kitchen Area

**Hallway**

Understairs storage.

**Lounge**

Double doors to kitchen. Window to front.

**Dining Room**

Open to kitchen and snug.

**Kitchen**

Open kitchen/dining space with good range of eye and low level units, including Belfast sink with solid oak worktops. Integrated appliances include: dishwasher, washing machine and fridge. Vinyl tiled floor. Door to rear. Window to side.

**Snug Room**

Leading from kitchen/diner. French doors to rear.





**Landing**

Access to fully boarded loft. Window to side.

**Bedroom One**

Window to front.

**Bedroom Two**

Window to rear.

**Bedroom Three**

Window to front.

**Bathroom**

Three piece suite featuring pedestal wash hand basin, panelled bath with mains shower over. Fully tiled walls and tiled floor.

Window to rear.



## REAR GARDEN

Easily maintained South facing garden with artificial grass and patio area.

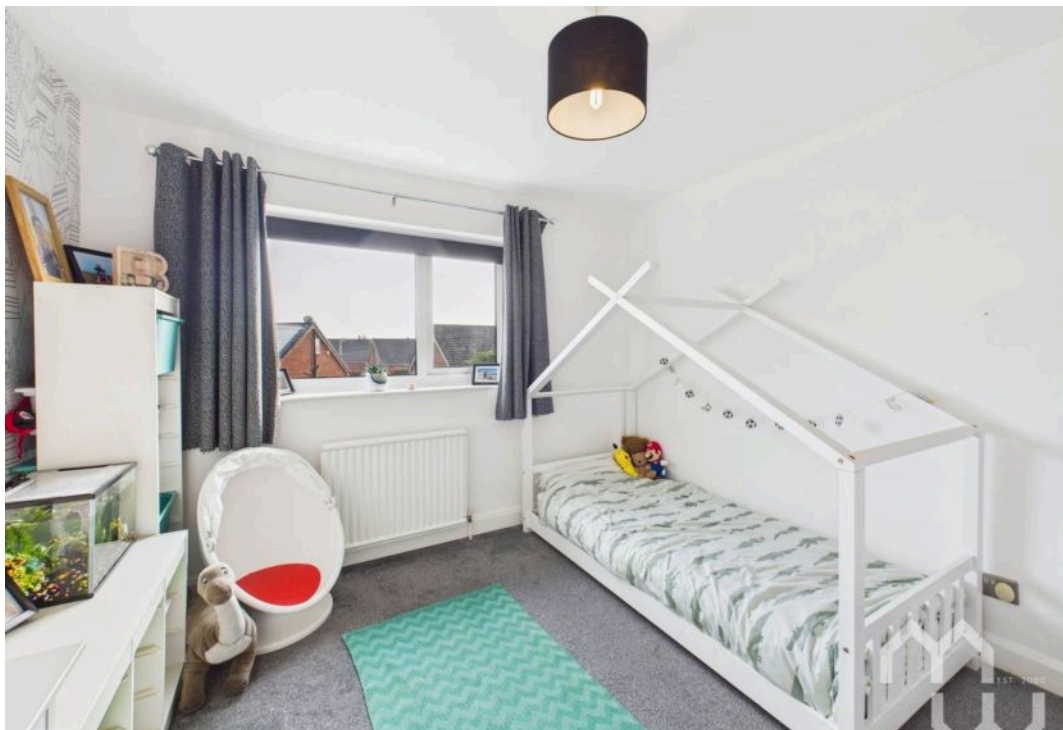
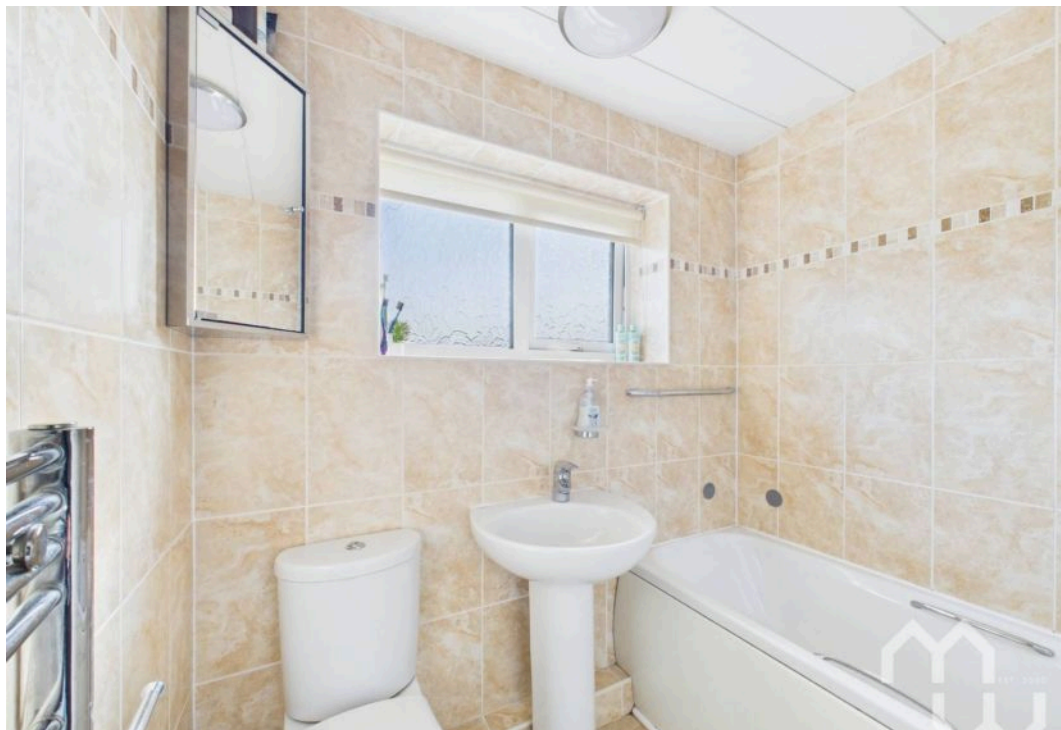
## DRIVEWAY

3 Parking Spaces

Driveway to side with parking for up to 3 vehicles.

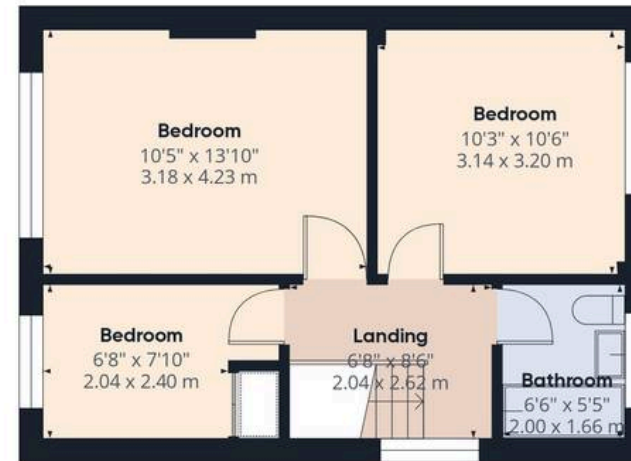








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1060.46 ft<sup>2</sup>

98.52 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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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