



10 Sedgefield, Longton

Preston

£460,000



10 Sedgefield

Longton, Preston

Spacious 4-bed detached home on a generous corner plot with garage, conservatory & garden. Huge potential to extend or convert. Sought-after area near high-value homes. Chain-free.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Four Well-Proportioned Bedrooms
- Ample Double Garage With Scope for Conversion or Additional Storage
- Potential to Extend and Renovate
- Space Available to Design Your Dream Primary Suite
- West Facing Garden
- Prime Longton Village Location
- Tucked Away Just Off Marsh Lane – A Prime Address Among Luxury Homes
- Hassle-Free Transaction – No Chain
- Buyers Information Pack Available

Hallway

Understairs storage cupboard.

Downstairs W.C.

W.C. Pedestal wash hand basin. Tiled floor and walls. Window to rear.

Kitchen

Good range of eye and low level units including a composite sink with drainer. Integrated appliances include a fridge, electric oven and gas hob with extractor fan. Side door giving access to outside. Tiled floor with part tiled walls. Window to rear.

Dining Area

Space for dining, open to kitchen and conservatory. Laminate floor.

Conservatory

Open to dining room. Laminate floor. Doors to rear patio.

Lounge

Open to dining area. Gas fire. Window to front. French doors to rear.





First Floor Landing

Bedroom One

Fitted wardrobes, dressing table and bed side table. Window to front.

Bedroom Two

Walk-in shower cupboard. Plumbed for sink. Storage cupboard with tank access. Window to front.

Bedroom Three

Fitted wardrobes and dressing table. Window to rear.

Bedroom Four

Window to rear.

Bathroom

Three piece suite including: panelled bath with mains shower over, low level W.C, pedestal hand wash basin. Fully tiled walls, tiled floor. Window to rear.

GARDEN

Landscaped garden mainly lawned with mature hedges, apple trees, feature pond, and two patio areas — ideal for relaxing or entertaining.

DOUBLE GARAGE

2 Parking Spaces

Double integrated garage with electric doors over. Space for two vehicles.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1576 ft²

146.4 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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