



3 Avalwood Avenue, Longton
Preston

Offers Over **£210,000**



3 Avalwood Avenue

Longton, Preston

Charming 3-bed semi-detached bungalow in central Longton Village. Quiet location, spacious layout, large garden, parking, and scope to modernise or invest. Fantastic value and great potential!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three Well-Proportioned Bedrooms and a Modern Family Bathroom
- Spacious Rear Garden – Ideal for Families or Entertaining
- Off-Road Driveway Parking
- Well-Equipped Kitchen with Scope to Modernise or Extend (STP)
- Prime Longton Village Location – Quiet Street Just Off Chapel Lane
- Fantastic Value with Potential to Add Value or Put Your Own Stamp on the Home
- Great Plot and Sought-After Location in a Peaceful Village Setting
- Buyers Information Pack Available

Entrance Porch

Tiled floor.

Lounge

Fireplace. Open space leading to study - currently used as dining room. Window to front.

Study

Open to lounge. Window to front.

Dining Room

Currently used as bedroom. Window to front.

Kitchen

Good range of eye and low-level units including stainless steel sink with drainer. Integrated appliances include electric oven with gas hob. Space plumbed for washing machine and free standing fridge/freezer. Understairs storage cupboard. Laminate floor. Window to rear. Patio door to rear.





Landing

Bedroom One

Window to front.

Bedroom Two

Window to side.

Bedroom Three

Window to rear.

Bathroom

Four piece suite including panelled bath with shower over (mains connect), pedestal hand wash basin and W.C. Part tiled walls. Laminate floor. Window to side.

GARDEN

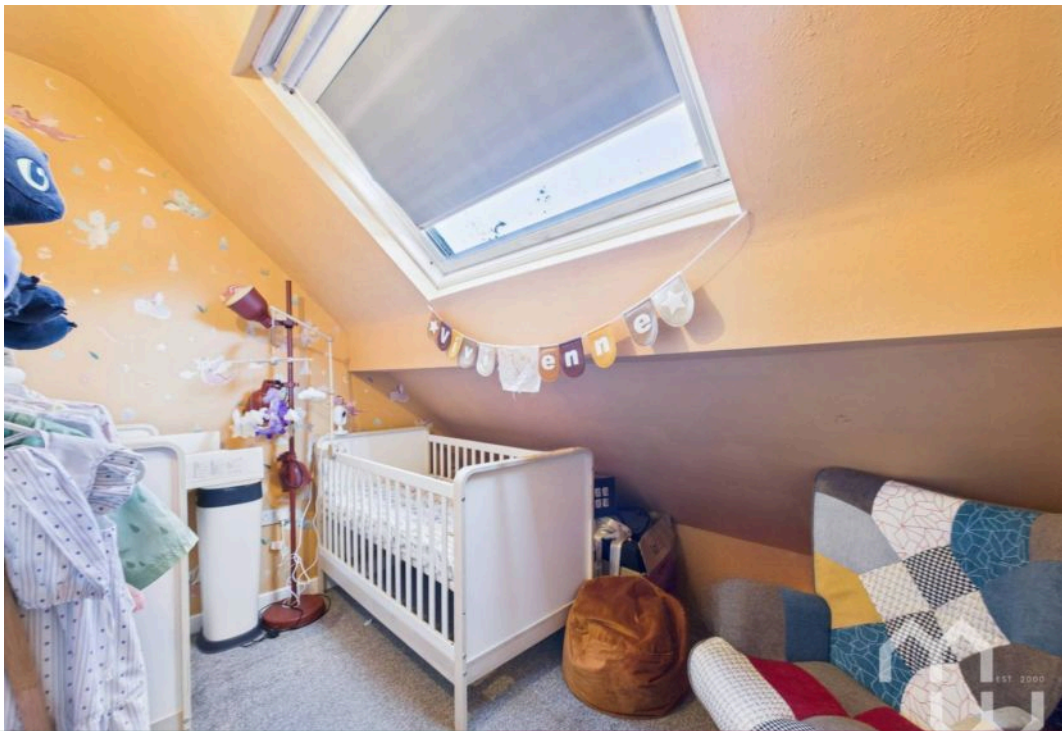
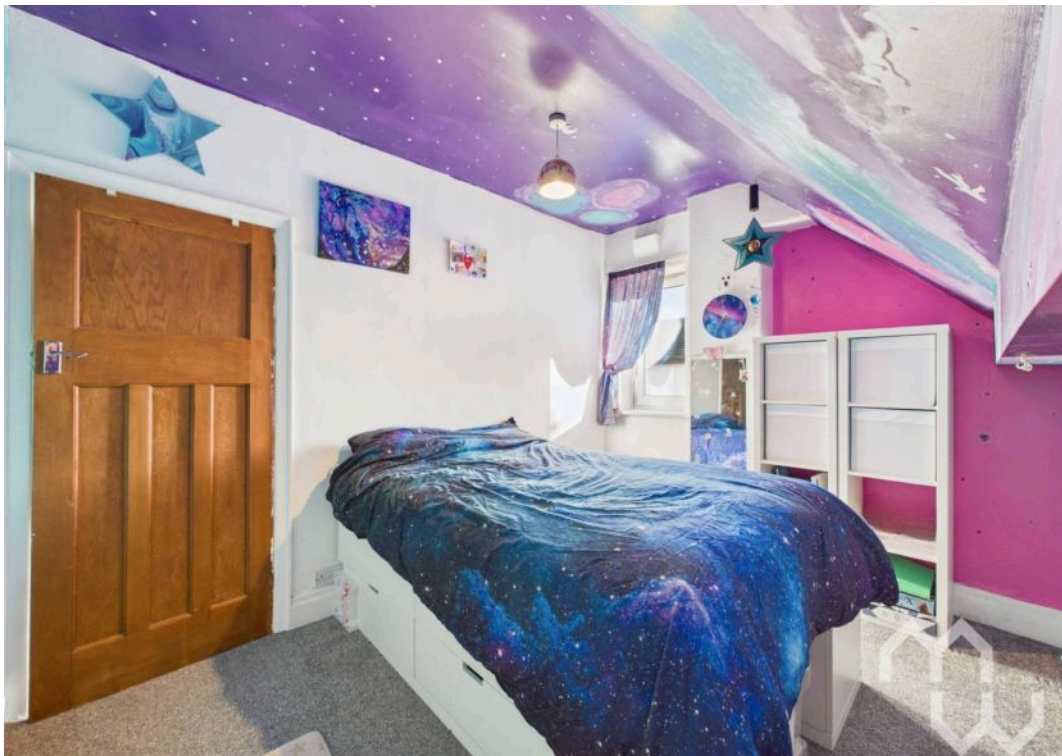
Rear garden, mainly lawned with patio area and storage shed.

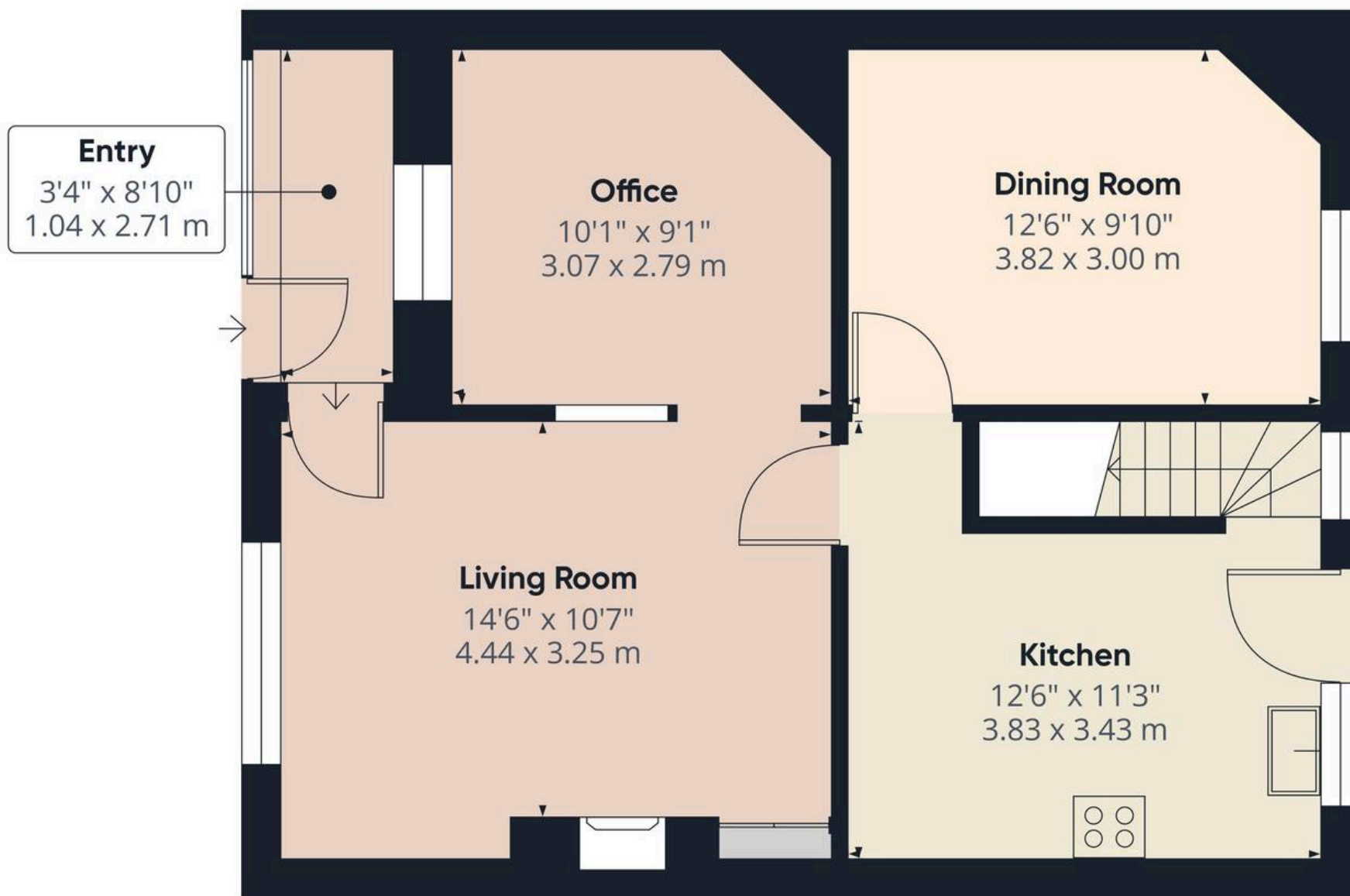
OFF STREET

3 Parking Spaces

Driveway with parking for 3 vehicles.







Approximate total area⁽¹⁾

557 ft²

51.7 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Ground Floor

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