



24 Formby Crescent, Longton
Preston

Offers Over **£500,000**



24 Formby Crescent

Longton, Preston

Stunning 4-bed detached home in Longton. Quiet cul-de-sac, modern kitchen/diner, en-suite, family bathroom, conservatory & double garage. Prime family location!
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Four Bedroom Family Home
- Master Bedroom with En-suite
- Modernised Kitchen/Diner
- Two Receptions, Kitchen/Diner, Conservatory & Study
- Off Road Parking with Double Garage and Driveway
- Prime Longton Village Spot In A Quiet Cul-De-Sac
- Walking Distance to Shops & Local Amenities
- Buyers Information Pack Available

Entrance Hallway

Understairs storage cupboard. Laminate floor.

Lounge

Fireplace. Bay window to front. Doors to rear conservatory.

Conservatory

Laminate floor. Door to side.

Dining Room

Patio doors to rear.

Kitchen

Good range of eye and low-level units featuring ceramic sink. Integrated appliances include dishwasher, fridge/freezer with electric oven and gas hob. Dining area with seating. Laminate floor. Window to side and rear.

Utility Room

Good range of eye and low-level units with stainless steel sink. Space plumbed for washing machine and dryer. Laminate floor. Door to side.

Study

Loft access. Window to side.

WC

Wall mounted hand wash basin. W.C. Part tiled walls. Fully tiled floor. Window to front.



**Landing**

Airing cupboard. Window to front.

Bedroom One

Fitted wardrobes. Window to rear.

Bedroom One En-suite

Three piece suite including corner shower cubicle with mains connection, vanity hand wash basin and W.C. Fully tiled walls and floor. Window to side.

Bedroom Two

Window to front.

Bedroom Three

Window to rear.

Bedroom Four

Fitted wardrobes. Window to rear.

Garage

17' 5" x 16' 5" (5.30m x 5.00m)

Double integrated garage with electric doors.

REAR GARDEN

Well maintained, landscaped garden to rear. Mainly lawned with hedges, along with a patio area with decorative stone for seating/outdoor entertaining.

GARAGE

4 Parking Spaces

Off road parking with driveway and double attached garage.





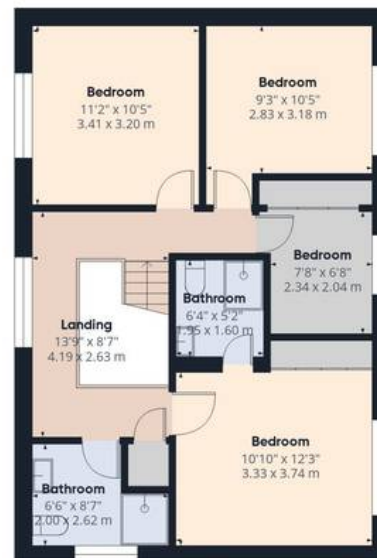


Ground Floor

Approximate total area⁽¹⁾

1766 ft²

164.1 m²



Floor 1

(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.

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