



6 Horseshoe Lane, Longton

Preston

Offers Over **£600,000**



6 Horseshoe Lane

Longton, Preston

If you are looking for a modern 5 bedroom family home on a large corner plot at the end of a private cul-de-sac in Longton this home is for you. One of many highlights of this home is the open plan kitchen area that will be the heart of the home and where the new owners spend most of their time.

Council Tax band: F

Tenure: Freehold

- Executive Detached Family Home
- Incredible Master Suite
- Open Plan Kitchen Living Dining Area
- South Facing, Large Corner Plot
- Two En-Suites
- Detached Double Garage
- Impressive Field Views To The Front
- Cul-De-Sac Location

Entrance Hallway

Lounge

Electric fireplace set in feature surround, double aspect windows with bay window to front and French doors to rear.

Open Plan Kitchen, Living and Dining Room

Fabulous space that will be the heart of the home with plenty of space to cook, dine and relax with large format porcelain tiled floor, this amazing room comprises three areas: Kitchen- excellent range of eye and low level units with quartz worktops and 1 1/2 inset stainless steel sink, integrated appliances include: fridge freezer, electric oven, combination microwave oven, induction hob with extractor over, wine fridge and dishwasher. Island with breakfast bar and pop up plug sockets, 2 x Velux windows and French doors to rear. Dining Area- Window to front. Sitting Area- Feature media wall and built in storage.

Utility Room

Quartz worktops and large format porcelain tiled floor continues through from the kitchen, inset stainless steel sink, plumbed for washing machine, door to side, window to rear.

Downstairs WC

Two piece suite comprising wall mounted wash hand basin and low level WC, fully tiled walls and tiled floor.





First Floor Landing

Two windows to front with field views, fitted storage.

Bedroom Two

Fitted wardrobes, window to rear.

En-Suite

Three piece suite comprising shower cubicle, wall mounted wash hand basin and low level WC, fully tiled walls and tiled floor, window to rear.

Bedroom Three

Window to front with field views.

Bedroom Four

Window to rear.

Family Bathroom

Four piece suite comprising panelled bath, shower cubicle, wall mounted wash hand basin and low level WC, fully tiled walls and tiled floor. Window to rear.

Bedroom Five

Window to front with field views.

Second Floor Landing

Window to front with field views, storage cupboard.

Master Bedroom

Impressive master suite occupying the entire second floor; window to front with views over neighbouring farmland, dressing area with fitted wardrobes.

Master En-Suite

Four piece suite comprising shower cubicle, vanity unit wash hand basin, panelled bath and low level WC. Tiled floor and fully tiled walls, Velux window.

GARDEN

Corner plot with patio and lawned area to the rear and side of the property.

GARDEN

Lawned front garden with path from driveway to front door.

GARAGE

Double Garage

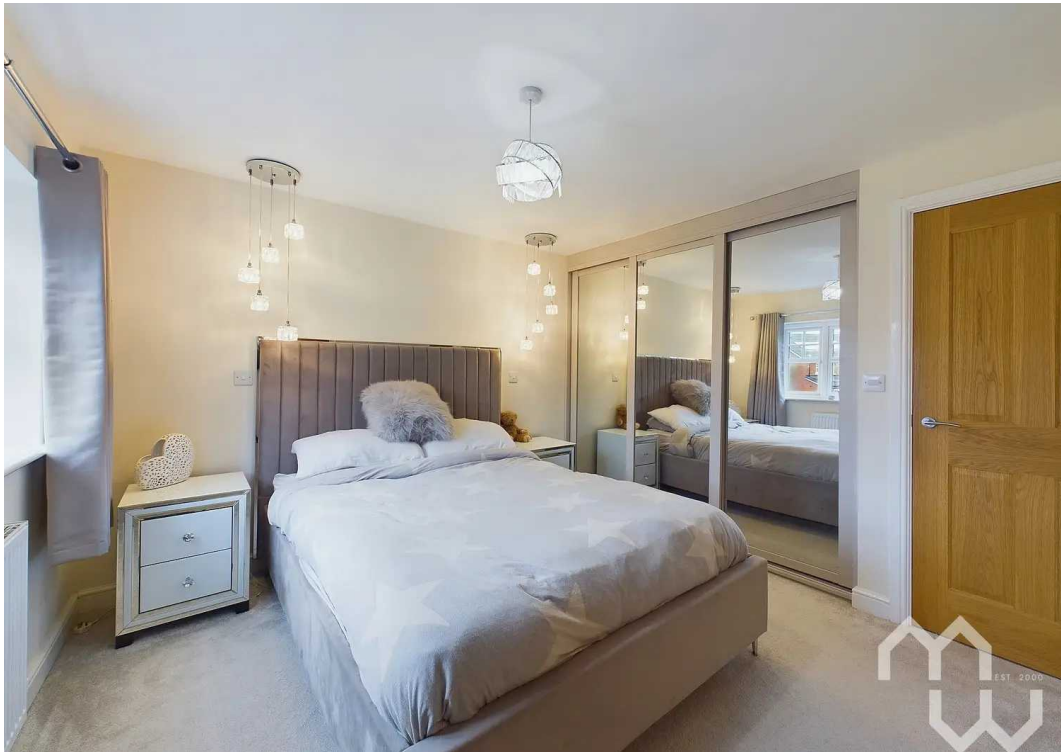
Detached double garage with EV charging.

OFF STREET

4 Parking Spaces

Large driveway provides plenty of off road parking.







FOR SALE
MORTGAGES





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2278.54 ft²

211.68 m²

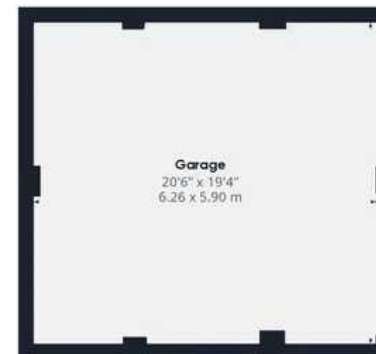
Reduced headroom

3.18 ft²

0.3 m²



Floor 2 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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

Required Material Information

Gazeal

- Property Name: 6 Horseshoe Lane Preston PR4 5NF
- Council Tax/Domestic Rates: Band: F Amount: 3,402.10 Year: 2024/2025
- Asking price: £600,000
- Tenure: Freehold
- Property construction issues?: There are no construction issues that affect buildings insurance
- Electricity Supply: The property is connected via the mains and the current provider is Octopus
- Gas Supply: The property is connected via the mains and the current provider is Octopus
- Water Supply: The property is connected via the mains and the current provider is United Utilities
- Sewerage: The property is connected via the mains and the current provider is South Ribble Council
- Heating: The property has central heating, type: Mains gas
- Broadband: The property has broadband and the current supplier is Sky
- Mobile signal/coverage: Supplier: There are no cell or mobile issues
- Parking: Private driveway
- Are there any building safety issues?: The Seller is not aware of any issues with regard to the building that would affect its safety
- Are there any restrictions and rights?: There are no restriction issues that affect the property known by the Seller
- Flood risk: Buildings Insurance is not higher due to a risk of flooding
- Coastal erosion risk?: The property is not at risk of coastal erosion
- Planning considerations?: There are no planning considerations
- Accessibility/Adaptations?: The property has not had any adaptations
- Is the property within a Coalfield or mining area: No

This information has been provided by the Seller in response to questions set in accordance with NTSELAT Material Information requirements and the Law Society Transaction Protocol. This document is designed, in accordance with the principles set out in the guidance published by the Trading Standards Estate Agency and Lettings division (NTSELAT) to give consumers looking to buy a property an overview to decide whether it may suit their requirements before enquiring further. It is NOT designed to be a comprehensive description of the property. If you have specific requirements then the information above will give you some indication as to whether it MAY be suitable for you, but you should make further enquiries BEFORE you take any steps to view it or make an offer to buy it. If you have any further questions about the Property, you will find greater detail within the Buyers Information Pack, which is accessible below.

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