



43 Franklands, Longton, PR4 5PD



- ✓ Beautiful Semi-Detached Dormer Bungalow
- ✓ 4/5 Double Bedrooms
- ✓ Spacious Lounge with Gas Fire
- ✓ Modern Fitted Kitchen with Integrated Oven & Hob
- ✓ UPVC Double Glazing and Gas Central Heating
- ✓ Off Road Parking on Driveway for Multiple Cars & Garage
- ✓ Low Maintenance Rear Garden with Paved Patio
- ✓ Shower Room
- ✓ Must be Viewed to Fully Appreciate

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Offers in the
Region of £260,000

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Fantastic opportunity to purchase this beautiful presented four bedroom semi-detached dormer bungalow in a popular and sought after area of Longton. This property briefly comprises of vestibule, hall, lounge, reception room, shower room, dining room, kitchen and utility room on the ground floor, while the first floor has four double bedrooms. The property benefits from gas central heating and double glazing it also has a driveway for multiple cars and a single garage with its own electrics.

The property is situated on Franklands with excellent access to local amenities and with a variety of schools in the local area. Preston City centre and train station 5 miles away, bus routes readily available. Preston also has excellent links to the motorway networks – M6, M55, M61 and M65.

Accommodation

Ground Floor

Vestibule 3'8 x 3'5 (1.16m x 1.07m)

UPVC composite door with double glazed leaded glass panels and frosted glass panels to the top and side of the door. Vestibule carpeted and with cupboard housing fuse box and meters.

Reception Hall 16'1 x 8'4 (4.91m x 2.56m)

White painted wood door with frosted glass panel and frosted glass panels to top and side, leads into the reception hall which is carpeted. White painted doors leading to the lounge, dining room, bathroom and reception room. Stairs to first floor with under stair storage cupboard, wall mounted radiator.

Lounge 14'10 x 11'5 (4.5m x 3.51m)

White painted door leading into a spacious lounge. UPVC double glazed bay window to front, marble hearth fireplace with gas fire, wall mounted radiator and carpeted.



Kitchen 11'9 x 7'3 (3.63m x 2.23m)

Modern fitted kitchen with white units and contrasting black worktop incorporating a bowl and a half sink with mixer tap and integrated gas hob, integrated electric oven. Plumbed for washing machine and has USB charging plug socket. UPVC double glazed window to side. With opening leading to dining room and white painted frosted glass panelled wood door to utility room tiled floor that flows through dining room and into the utility room.

Dining Room 11'9 x 8'10 (3.63m x 2.74m)

UPVC double glazed window to rear looking, wall mounted radiator. Tiled flooring that flows into the kitchen through the open door way.

Shower Room 10'2 x 4'9 (3.11m x 1.49m)

Three piece suit with ceramic wash basin with built in vanity unit, ceramic toilet and walk-in shower. Tiled walls with LVT floor tiles, wall mounted radiator with heated towel rack. UPVC double glazed frosted glass window to rear.



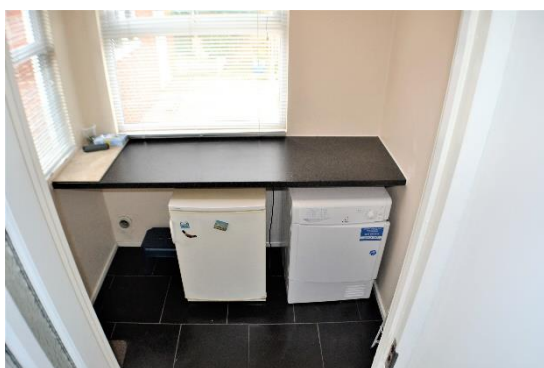
Reception Room/Bedroom 5 14'10 x 10'3 (4.5m x 3.14m)
UPVC double glazed window to front, wall mounted radiator and carpeted.

Utility Room 6'8 x 5'6 (2.07m x 1.71m)
Tiled flooring flowing from kitchen. UPVC composite door with double glazed leaded glass panels leading to driveway and rear garden. UPVC double glazed windows to side and rear. Black worktop

First Floor

Landing 5'5 x 3'10 (1.67m x 1.22m)
White wooden doors to bedrooms, built in wardrobes, loft access and UPVC double glazed frosted window to side.

Bedroom 1 14'1 x 11'4 (4.3m x 3.48m)
Double bedroom, UPVC double glazed window to front, laminate flooring and wall mounted radiator.



Disclaimer :Services –rely on your investigations as no guarantee can be given that they are connected. Council tax – please contact the local authority for details. Measurements – whilst every attempt has been made to ensure their accuracy the measurements, doors & rooms are approximate & should be used as such by prospective purchasers. Fixtures fitting and appliances – have not been tested therefore no guarantee can be given that they are in working order.

Bedroom 2 11'10 x 11'5 (3.66m x 3.51m)

Double bedroom, UPVC double glazed window to rear, carpeted and wall mounted radiator.

Bedroom 3 10'1 x 9'9 (3.08m x 3.02m)

Double bedroom, laminate flooring, USB charging plug socket, wall mounted radiator and UPVC double glazed window to front

Bedroom 4 10'4 x 8'2 (3.17m x 2.5m)

Double bedroom, laminate flooring, USB charging plug socket, wall mounted radiator, built in storage and UPVC double glazed window to rear.



Outside

Garage 18'5 x 11'2 (5.64m x 3.42m)

Spacious concrete base garage, with own electrics and lighting. Manual up and over garage door at front and UPVC composite door with frosted glass diamond panel leading to the garden at the side.

The front of the property has a nice sized low maintenance lawn and large driveway suitable for multi car parking that runs down the side of the property to the garage.

The rear garden is accessed via the side door from the utility room or the end of the driveway. The rear garden is enclosed by fences and is very low maintenance with a paved pathway leading to the paved patio area, while the middle of the garden is a pebble garden with border planters.

