



75 Longacre, Churchtown, PR9 9TB
'Offers Over' £280,000
'Subject to Contract'

This extended, modernized, and thoroughly improved semi-detached family home sits in close proximity to the vibrant Churchtown village, renowned for its café culture, a diverse array of specialty shops, restaurants, bars, and the serene Botanic Gardens. Inside, the home is beautifully presented throughout. The entrance hall leads to a front lounge, a central staircase, and a rear lounge featuring a multifuel-burning stove. This flows seamlessly into a stunning dining kitchen, complete with a vaulted ceiling and Velux windows that flood the space with natural light. From the kitchen, step into the enclosed, private rear garden, thoughtfully stocked with plants, shrubs, and trees. Upstairs, you'll find three well-appointed bedrooms and a contemporary family shower room. The property also benefits from off-road parking.

Enclosed Entrance Vestibule

Composite style outer door with double glazed arched inserts over and tiled flooring. Inner door with double glazed and leaded insert leads to...

Entrance Hall

Oak flooring, picture rail and centre staircase to first floor with handrail. Doors lead to main accommodation.

Front Lounge - 4.14m x 3.73m (13'7" into bay x 12'3" into recess)

UPVC double glazed bay window to front, two opaque UPVC double glazed windows to side, living flame gas fire with marble interior, hearth and fire surround chimney breast. Picture rail, oak flooring continues and coving.

Rear Lounge - 4.85m x 3.38m (15'11" into recess x 11'1" overall measurements)

UPVC double glazed window to side, oak flooring continues with attractive multi fuel burning stove inset to chimney breast with exposed brick interior, mantelpiece over and shelving to recess. Wall cupboard to one wall houses the 'Vaillant' combination style central heating boiler system. Cupboard leads to understairs. Open plan access leads to...

Kitchen - 2.57m x 4.65m (8'5" extending to 13'6" x 15'3" overall measurements)

UPVC double glazed French double doors lead to enclosed garden at the rear with further UPVC double glazed door and window to side. Dining area open plan to breakfast kitchen arranged in an attractive shaker style with a number of built in base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces including breakfast bar and one and half bowl sink unit with mixer tap and drainer. Appliances include 'Neff' five burner gas hob with tiled splash back and canopy style extractor hood above. Dishwasher, 'Neff' double oven and space for free standing fridge freezer. Kitchen includes an impressive vaulted ceiling with two Velux double glazed style sky lights maximising natural light with recessed spot lighting.

First Flooring Landing

Opaque UPVC double glazed window to side, picture rail and loft access.

Bedroom One - 4.14m x 3.02m (13'7" into bay x 9'11" to rear of wall cupboards)

UPVC double glazed bay window to front, extensive fitted wardrobes with fly over storage cupboards including bedside illuminated display corner niches cabinets and drawers. Woodgrain laminate style flooring.

Bedroom Two - 2.9m x 3.38m (9'6" x 11'1" overall measurements)

UPVC double glazed window overlooks garden to the rear, cupboards to one wall, woodgrain laminate style flooring laid, picture rail and display recess to chimney breast.

Bedroom Three - 2.9m x 1.73m (9'6" x 5'8")

UPVC double glazed window, woodgrain laminate style flooring.

Shower Room/WC - 1.8m x 2.44m (5'11" x 8'0")

Opaque UPVC double glazed window, three-piece modern suite comprising of vanity wash hand basin incorporating low level WC with extensive cupboards and drawers. Walk in shower enclosure with curved glazed shower screen and plumbed in overhead shower with handheld shower attachment. Heated towel rail, wall to floor tiling with panelled, closed board ceiling, recessed spot lighting and extractor.

Outside

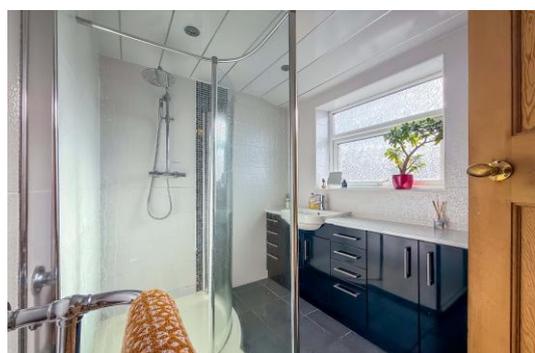
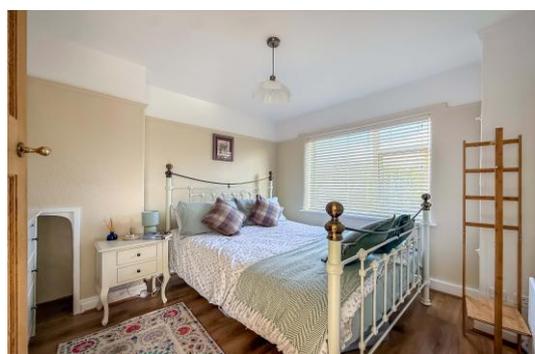
Property provides off road parking via flagged driveway access to front for numerous vehicles. Side entry access leads to rear of property and a garage opening via two double side doors, housing consumer electric unit, power lighting and plumbing for washing machine. Garage measuring 14'7 x 8'7" overall measurements. The rear garden is a particular feature, predominately flagged patio, two shaped lawns with established borders well stocked with a variety of plants, shrubs and trees. Loose stone featured to rear of property and timber garden shed. The rear garden is particularly well screened and very private.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

Tenure

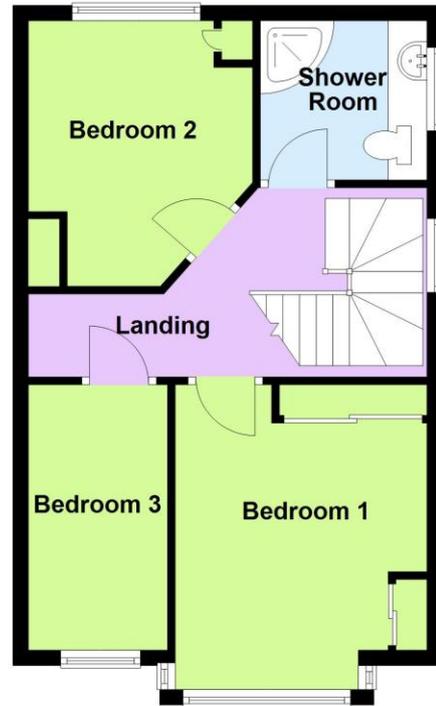
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor



First Floor



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.