



11 Eastfield Drive, Longton
Preston

Offers Over **£260,000**



11 Eastfield Drive

Longton, Preston

Central Longton living stylish three-bed, two-bath semi-detached home with open-plan living, spacious garden, ample parking, central location, and a comprehensive buyers info pack included.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Central Longton village location walking access to all amenities
- Open plan living and dining areas
- Contemporary bathrooms with walk-in showers
- Built-in wardrobes and ample storage
- Tasteful décor and wood burning stove
- Well-maintained low-maintenance garden (artificial lawn)
- Spacious driveway with ample off-road parking
- Buyers pack included with up-front searches

Hallway

Solid oak floor. Door to downstairs bathroom. Two windows to side.

Lounge

Window to front.

Kitchen / Diner

Good range of eye and low-level units including sink. Integrated appliances include dishwasher, microwave, induction hob and electric oven. Space for fridge/freezer. Space open to living room.

Living Room

Space for dining and entertaining. Multi-fuel log burner. French doors to rear. Window to side and rear.

Understairs Room

Space used as utility with space plumbed for washing/drying machine.

Downstairs bathroom

Three piece suite including electric shower cubicle, pedestal wash hand basin and W.C. Tiled floor. Part tiled walls.

Landing

Loft acces. Window to side.

Master bedroom

Fitted wardrobes. Window to side and rear.

Bedroom 2

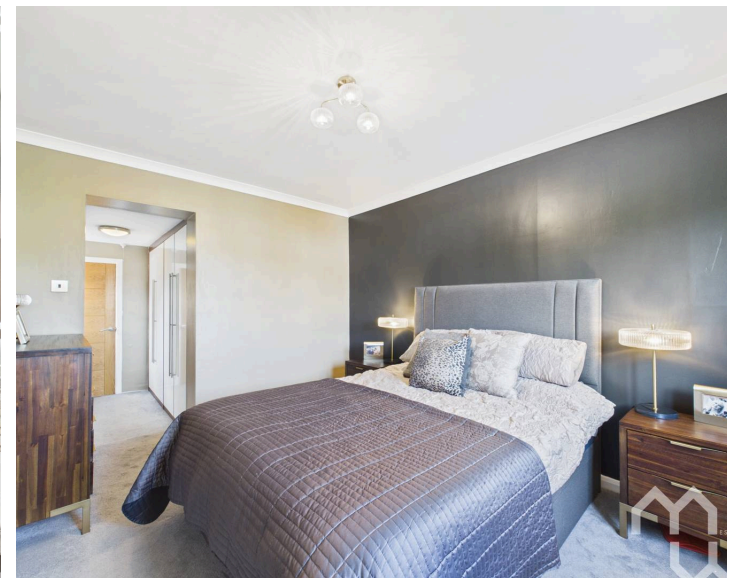
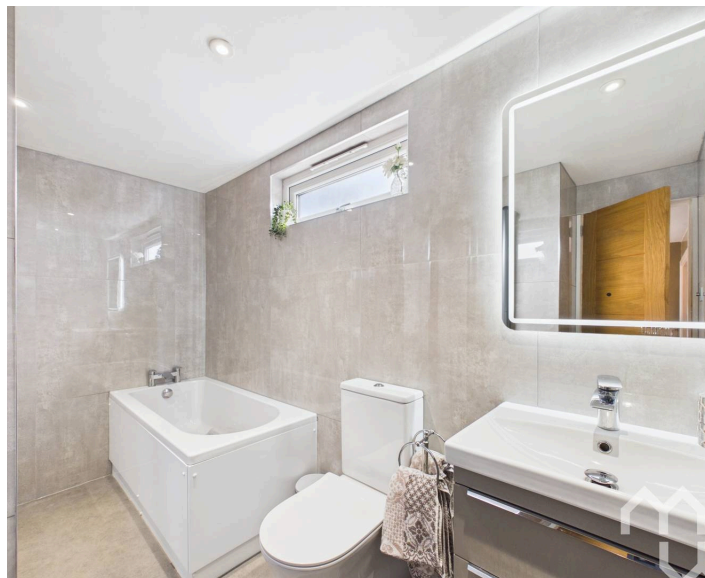
Window to rear.

Bedroom 3

Window to front.

Family bathroom

Modern four piece suite including panelled bath, walk-in mains shower cubicle, vanity wash hand basin and feature heated towel rail. Fully tiled walls and floor. Window to front.



GARDEN

Low-maintenance garden with artificial grass and planters to the rear.
Paved area for shed storage.

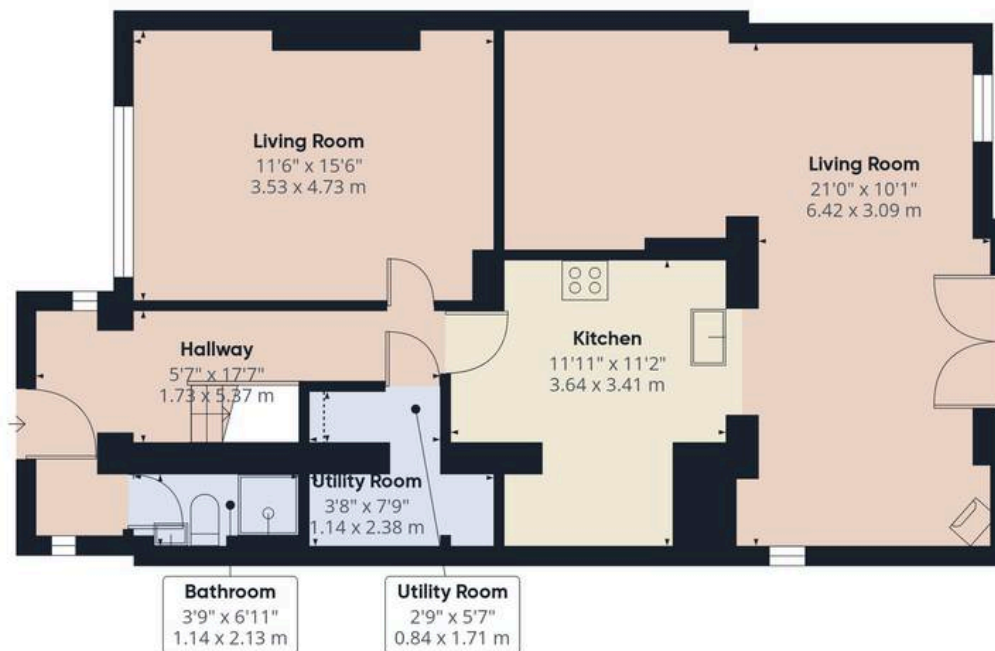
DRIVEWAY

3 Parking Spaces

Dedicated off-road parking for up to 3 vehicles.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1270 ft²

118 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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ESTATE AGENCY- REDEFINED



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