



**3 Royalty Gardens, New Longton**

Preston

**£500,000**



### 3 Royalty Gardens

New Longton, Preston

Spacious four-bedroom detached bungalow set on a generous corner plot within a quiet New Longton cul-de-sac. Offering over 1,900 sq ft, detached garage, ample parking, no chain and excellent potential.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious Corner Plot with Over 1,900 Sq Ft Of Versatile Living Accommodation
- Four Bedrooms Including Principal Suite With En-Suite
- Private Mature Gardens, Detached Garage & Ample Parking
- Quiet Cul-De-Sac Location In Sought-After New Longton
- No Onward Chain & Excellent Modernisation Potential
- Up-Front Searches Provided – Buyers Information Pack available, helping streamline the purchase and reduce delays

### Entrance Hallway

### Kitchen / Diner

Good range of eye and low-level units including 1.5 stainless steel sink. Integrated appliances include dishwasher, double gas oven, gas hob and extractor fan. Dining area. Window to front and rear.

### Utility Room

Used as utility room and cloakroom. Good range of units with space plumbed for washing machine. Wooden floor. Window to rear.

### W.C.

Low-level W.C. Pedestal wash hand basin. Wooden floor. Window to front.

### Lounge

Sliding patio door to rear. Door to side. Window to side.

### Dining Room

Wooden floor. Door to rear.

### Bedroom One with En-suite

Fitted wardrobes. En-suite. Window to rear.

### Bedroom One En-suite

Three piece suite including pedestal wash hand basin, W.C. and electric shower cubicle. Tiled floor. Tiled walls. Window to side.

### Bedroom Two

Electric shower cubicle. Window to side.

### Bedroom Three

Window to side.

### Bedroom Four

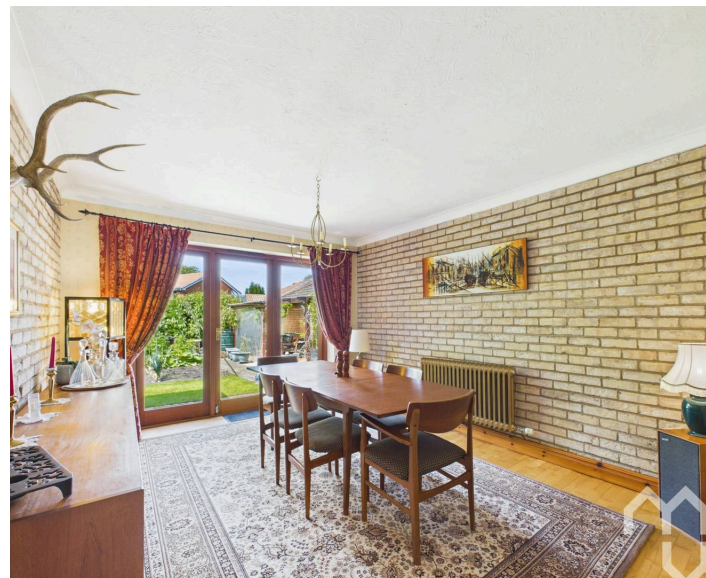
Window to rear.

### Family Bathroom

Four piece suite including corner bath, bidet, W.C. and wall mounted wash hand basin. Tiled floor. Tiled walls. Window to front.

### Detached Garage

Detached garage with electric door.





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Electric shower cubicle. Window to side.

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Window to side.

### **Bedroom Four**

Window to rear.

### **Family Bathroom**

Four piece suite including corner bath, bidet, W.C. and wall mounted wash hand basin. Tiled floor. Tiled walls. Window to front.

### **FRONT GARDEN**

Mainly laid to lawn with mature bushes and shrubs.

### **REAR GARDEN**

Mainly laid to lawn with mature shrub borders, vegetable garden and landscaped patio.

### **DRIVEWAY**

3 Parking Spaces

Dedicated off-street parking for 3 vehicles plus garage parking.







Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1916 ft<sup>2</sup>

178.1 m<sup>2</sup>

(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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