



West View

PR4 5AH

- **Spacious End Terrace Property**
- **3 Double Bedrooms**
- **2 Receptions and Conservatory**
- **Central Longton Village Location**

For Sale £210,000

EPC Rating 'D'





Property Description

- * Spacious End Terrace Property
- * 2 Receptions and Conservatory
- * 3 Double Bedrooms

This end-terrace property offers generous living space and would be ideal for buyers seeking a home with scope for modernisation and personalisation.

The home boasts three spacious double bedrooms, complemented by a ground floor wet room for added convenience and a four-piece family bathroom on the upper floor. Living space is plentiful, with two reception rooms providing flexible areas for relaxation and entertaining, further enhanced by a conservatory overlooking the rear garden.

There is a well-proportioned kitchen diner, ideal for everyday family life, with the added benefit of a practical under-stairs storage cupboard. Externally, the property features a communal rear garden, offering outdoor space perfect for seating, play, or gardening. Street parking is available to the front of



the property.

Situated in a central village location in Longton, the property is conveniently placed within close proximity to local schools, amenities, and excellent transport links, making it an ideal choice for those seeking both comfort and convenience.

LOCAL INFORMATION LONGTON & NEW LONGTON are in a sought after area in the Heart of South Ribble in the PR4 area, Lancashire. Situated about 4 miles west from Preston in Lancashire and offering excellent transport links. A vibrant village centre with an excellent range of boutique independent local shops as well as larger chain stores, such as Booth's supermarket. Excellent local schools and countryside walks being on your doorstep.



VESTIBULE

LIVING ROOM 12' 10" x 12' (3.91m x 3.66m)

RECEPTION ROOM 11' 9" x 10' 4" (3.58m x 3.15m)

KITCHEN 11' 10" x 15' 10" (3.61m x 4.83m)

CONSERVATORY 8' 6" x 12' 4" (2.59m x 3.76m)



SHOWER ROOM 5' 9" x 4' 10" (1.75m x 1.47m)

FIRST FLOOR

BEDROOM ONE 13' 1" x 11' (3.99m x 3.35m)

BEDROOM TWO 11' 11" x 11' 1" (3.63m x 3.38m)

BEDROOM THREE 12' x 10' 6" (3.66m x 3.2m)

BATHROOM 6' x 10' 5" (1.83m x 3.18m)

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.







Approximate total area[®]
107.2 m²
1155 ft²



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		