

39 OLD SCHOOL DRIVE LONGTON, PRESTON, PR4 5YU

Offers in the region of £600,000

FREEHOLD

- Impeccably Presented Five Bedroom Residence
- Finished to the Highest of Standard Both Inside & Out
- Formal Lounge & Open Plan Dining Room & Garden Room
- Impressive Kitchen with Separate Utility Room & Snug leading off
- Ground Floor WC & First Floor Family Bathroom
- Bedroom One with Walk-in Wardrobe & En Suite + Bedroom Two En Suite
- Generous Sand Setts Driveway plus Integral Double Garage
- Well Established & Thoughtfully Designed Private Gardens
- Peaceful End Cul-de-Sac Position
- Early Viewing Comes Highly Recommended

MARIE HOLMES

SALES | LETTINGS | MORTGAGES

Introducing 39 Old School Drive...

Occupying a peaceful end-of-cul-de-sac position in the much sought after village of Longton, this impeccably presented Redrow built five-bedroom detached residence offers an exceptional standard of accommodation both inside and out. Thoughtfully designed for modern family living, the property boasts a formal lounge, an impressive open-plan dining room and garden room, together with a stunning kitchen complemented by a separate utility room and cosy snug.

The first floor provides five well-proportioned bedrooms, including a luxurious principal suite featuring a walk-in wardrobe and en suite shower room, whilst bedroom two also benefits from its own en suite. A stylish family bathroom serves the remaining bedrooms, with a convenient ground floor WC completing the accommodation.

Externally, the property continues to impress with a generous block-paved driveway leading to an integral double garage. The well-established private gardens have been thoughtfully landscaped to create a tranquil outdoor retreat, perfectly positioned to take advantage of the surrounding rural outlook.

Further benefits include UPVC double glazing and gas central heating, making this a truly outstanding family home in a highly desirable location. Early viewing is strongly advised to avoid disappointment.



Entrance Hallway

13'5" x 7'6" (4.10 x 2.28)

A welcoming and generously proportioned central hallway provides access to the kitchen, dining room and ground floor WC, whilst glazed double doors open into the lounge. Finished with an attractive limestone floor, the hallway also features a staircase rising to the first-floor accommodation, with a useful built-in storage cupboard beneath. Ceiling light fitting.

Cloaks W.C

5'7" x 3'6" (1.71 x 1.07)

UPVC double glazed obscured window to the front elevation. Features a two piece modern suite comprising of a wall hung WC and a hand wash basin as well as a feature radiator. Tiled walls and limestone floor.

Lounge

14'2" x 19'7" (4.32 x 5.98)

A beautifully appointed dual-aspect formal lounge enjoying natural light from a front-facing window and French doors to the rear, opening directly onto the garden. The room features a striking natural stone fireplace incorporating a gas log burner, creating an attractive focal point. TV aerial socket. Ceiling light fitting.

Dining Room

12'2" x 23'9" (3.71 x 7.23)

Limestone floor. Internal doors lead to the kitchen and also back to the entrance hall. The dining room is open plan to the garden room. Ceiling light fitting.

Garden Room

13'1" x 12'9" (3.98m x 3.88m)

Views on three sides of the room look out to the rear garden with French doors also opening out onto the rear patio. TV aerial socket. Exposed brick walls. Limestone floor. Vaulted ceiling. Wall lights.

Breakfast Kitchen

11'3" x 21'9" (3.43 x 6.64)

A stunning fitted kitchen which must be viewed in person in order to fully appreciate this modern high specification focal point of the property. The fitted units are finished in a titanium metallic high gloss with fitted Caesarstone 'butter milk' work surfaces and a wooden curved breakfast bar seating area. Incorporated within the kitchen is: an inset 1 1/2 Franke stainless steel sink with Franke 3 in 1 kettle tap within the Caesarstone tops, a built in AEG induction hob within the central island unit and a

Westin built in stainless steel extractor unit above, twin AEG eye level electric ovens (one steam oven), integrated AEG combination microwave oven, built in AEG fully automatic coffee maker, integrated Bosch dishwasher, wine fridge, freezer and full height integrated AEG fridge. Ceiling spotlights, plus under unit lighting and kick board LED lighting. Inset halogen spotlights. Windows look to the side and rear of the property. Internal doors lead to the dining room, utility room and entrance hall as well as an open plan archway to the snug. Porcelain tiled floor.

Snug

10'6" x 9'11" (3.20m x 3.01m)

UPVC double glazed window to the front elevation. Porcelain tiled floor. TV aerial socket. Open plan off the kitchen. Ceiling light fitting.

Utility Room

5'4" x 9'9" (1.62 x 2.97)

The utility room boasts fitted high gloss fitted units to match the kitchen with Caesarstone 'buttermilk' work surface area and an inset stainless steel sink. Spaces to house a washing machine and tumble dryer. External access door. Internal doors to the integral garage and to the kitchen. Porcelain tiled floor. Inset halogen spotlights.

First Floor Landing

15'3" x 7'10" (4.65 x 2.39)

UPVC double glazed window looking out to the front of the property. Built in linen / airing cupboard. Loft access point. Loft is partially boarded and has electric lighting. Doors lead to all five bedrooms and also to the family bathroom.

Bedroom One

15'7" x 12'2" (4.76 x 3.70)

UPVC double glazed window looking to the front of the property. TV aerial socket. Doors lead to the bedroom's en suite bathroom and also to the walk-in wardrobe / dressing room. Carpeted. Ceiling light fitting. Air conditioning unit.

Walk-in Wardrobe / Dressing Room

7'2" x 7'1" (2.18 x 2.17)

Window to the rear elevation with frosted privacy glass. Fitted clothes rails and shelving. Carpeted. Ceiling light fitting.

En-Suite

7'1" x 8'3" (2.15 x 2.51)

UPVC double glazed obscured window to the side elevation. Three piece fitted bathroom suite comprising of a walk in shower with a fitted Aqualisa shower, hand wash basin with two drawer vanity unit and a low level WC. Heated towel rail and heated mirror with light. Fully tiled elevations. Extractor fan. Electric shaver socket. Inset halogen spotlights.

Bedroom Two

10'6" x 13'7" (3.20 x 4.15)

UPVC double glazed window to the front of the property. Two fitted double wardrobes with central door between opening to the bedroom's en-suite shower room. Carpeted. Ceiling light fitting.

En-suite

3'8" x 10'2" (1.11 x 3.10)

UPVC double glazed obscured window to the side elevation. Three piece fitted suite comprising of a walk in shower with Aqualisa fitted shower, wall mounted hand wash basin and a wall hung WC. Tiled walls. Heated towel rail. Shaver socket. Extractor fan. Inset halogen spotlights.

Bedroom Three

8'2" x 10'6" (2.50 x 3.20)

UPVC double glazed window to the rear elevation overlooking the rear garden. Built in triple door wardrobe. Carpeted. Ceiling light fitting.

Bedroom Four

8' x 9'9" (2.44 x 2.98)

UPVC double glazed window to the rear elevation. Carpeted. Ceiling light fitting.

Bedroom Five

6'11" x 9'10" (2.12 x 3.00)

UPVC double glazed window to the rear elevation. Carpeted. Ceiling light fitting.

Family Bathroom

8'2" x 8'1" (2.50 x 2.46)

UPVC double glazed obscured window to the side elevation. Four piece fitted bathroom made up of a freestanding back to wall double ended bath, walk-in shower with Aqualisa shower fitted, a wall mounted wash hand basin and a low level WC. Fully tiled. Mirror bathroom cabinet with lighting. Heated towel rail. Extractor fan. Electric shaver socket. Inset halogen spotlights.

Integral Double Garage

17'3" x 17'4" (5.27 x 5.29)

Providing secure off-road parking, the garage is accessed from the front driveway via an up-and-over electric double door. It also benefits from an internal door leading to the utility room and a separate external rear access door. The garage is fitted with a cold-water sink, work surface, and storage cupboards.

Exterior

The property is approached via an attractive sand-sett driveway, providing ample off-road parking and access to the integral double garage. The front garden is laid mainly to lawn and enhanced by established planting, creating an attractive first impression. Gated side access leads through to the rear garden, and an external water supply is also provided.



To one side of the property, a private and secluded Indian stone sun terrace offers an ideal space for outdoor entertaining, complemented by raised vegetable beds and feature trees set within circular paved surrounds. An attractive archway leads through to the main rear garden, which has been thoughtfully landscaped to include a generous Indian stone patio, a well-maintained lawn, a raised decked seating area, and an abundance of mature trees, shrubs and planting.

Enjoying a high degree of privacy, the rear garden is fully enclosed by fencing, is not directly overlooked, and benefits from delightful rural views beyond the rear boundary. An internal viewing is highly recommended to fully appreciate the quality, space and lifestyle this exceptional family home has to offer.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

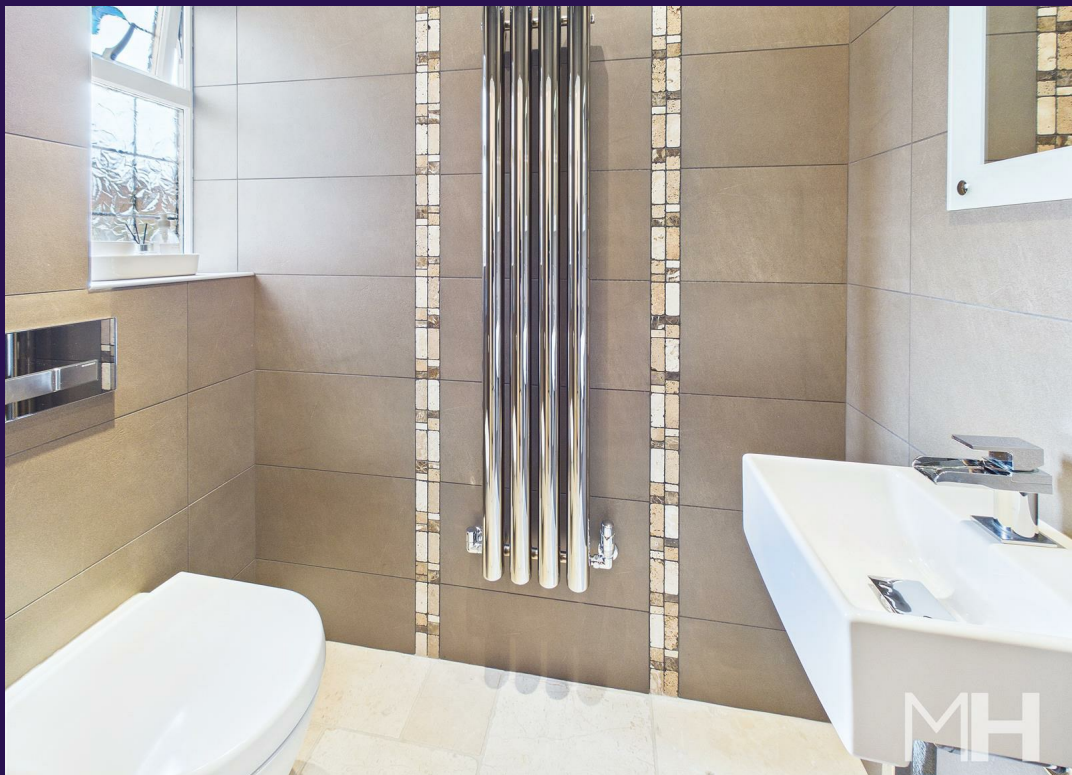
NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.







39 OLD SCHOOL DRIVE

ADDITIONAL INFORMATION

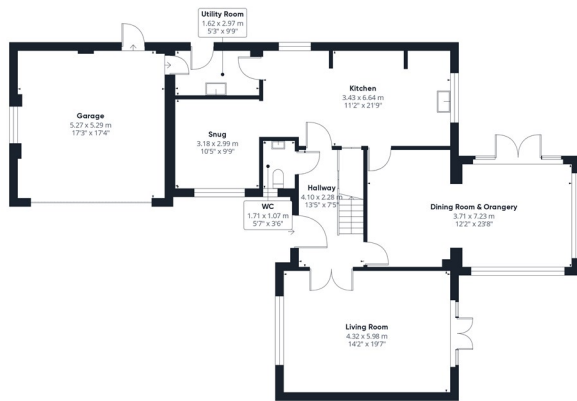
Local Authority – South Ribble Council

Council Tax – Band F

Viewings – By Appointment Only

Tenure – Freehold





Ground Floor



First Floor

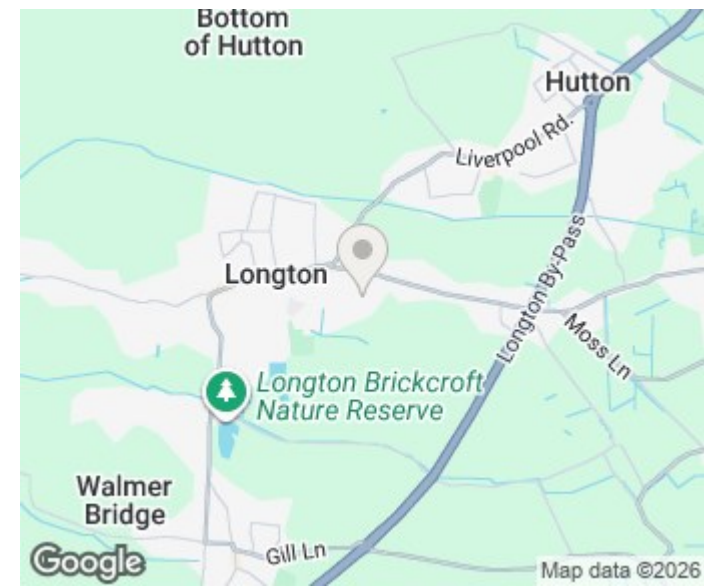


Approximate total area¹⁾
213.2 m²
2293 ft²

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

MHEA Penwortham Limited t/a
Marie Holmes Estate Agents
36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk

MARIE HOLMES
SALES | LETTINGS | MORTGAGES