34 Aspendale Close, Longton

Preston

Guide Price **£400,000**

34 Aspendale Close

Longton, Preston

A stylish 4-bedroom detached family home with flexible living space, a modern kitchen, three reception rooms and a landscaped garden—ideal for entertaining, working from home and everyday family life.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached Four Bedroom Central Longton
- Integral Garage & Multi Car driveway
- Modern kitchen with island
- Integrated appliances
- Open plan living area
- Well-maintained garden with patio
- Modern bathrooms with walk-in shower and freestanding bath
- Dedicated office space
- Feature fireplace in living room

Hallway
Laminate floor, window to front.

Living Room
Gas fire, window to front.

Dining room / Lounge
Laminate floor throughout, dining room open into the lounge area. Window to rear, French doors to side, Velux window.

Kitchen
Excellent range of eye and low-level units, 1.5 stainless steel sink. Integrated appliances; dishwasher, electric oven(2), gas hob, extractor fan, microwave. space for fridge/freezer. Breakfast bar, laminate floor, window to rear.
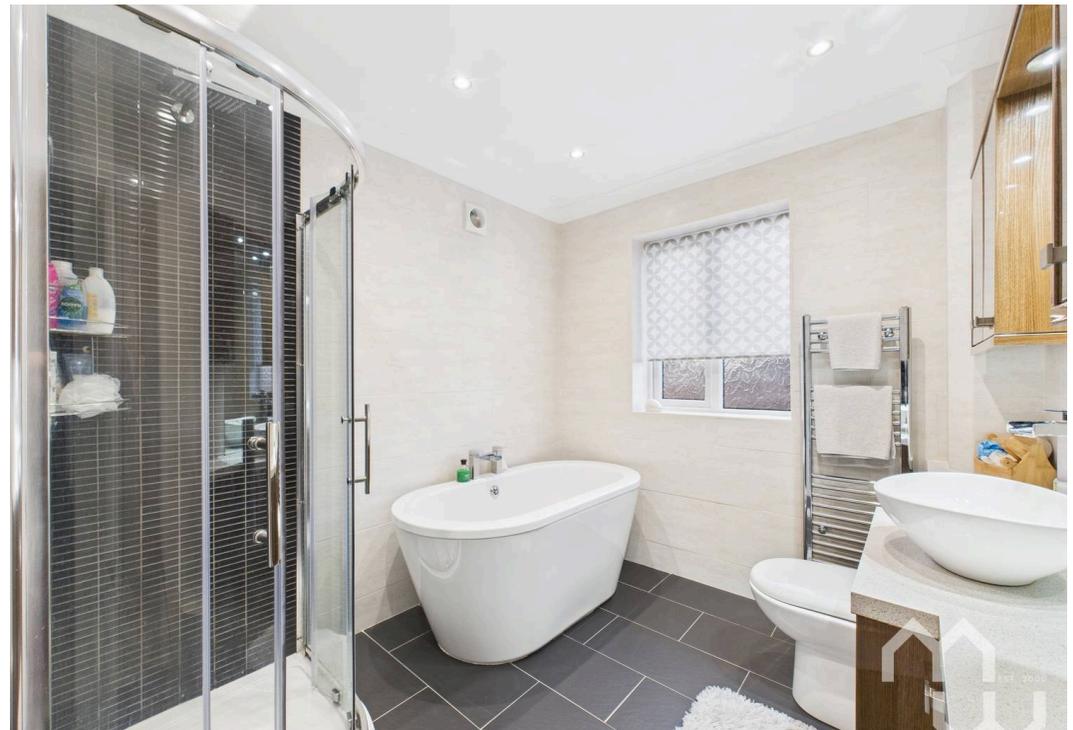
WC
Low-level wc, vanity wash hand basin, part tiled walls, laminate floor, window to front.

Utility Room
Good range of eye and low-level units, single stainless steel sink. Plumbed for washing machine. Door and window to rear.

Landing
Spacious landing, oak and glass staircase. Access to loft.

Bathroom
Four-piece suite, free-standing bath, mains shower cubicle, built-in vanity units with wash hand basin, fitted storage. Fully tiled walls and floor. Window to rear.

Master Bedroom
Fitted wardrobes, window to front.

En-suite
Three-piece suite comprising of a low level wc, panelled bath with mains shower over, a vanity wash hand basin. Fully tiled floor and walls, window to front.

Bedroom Two
Fitted wardrobes, window to rear.

Bedroom Three
Fitted wardrobes and dresser. Window to front.

Bedroom Four
Laminate floor. Window rear.

Garage
Integral garage with electricity.

FRONT GARDEN

Lawned area with shrubs. Brick driveway to fit three cars.

REAR GARDEN

Landscaped garden, laid to lawn with patio areas. Established borders, pond, shed. Access to front via side gate.
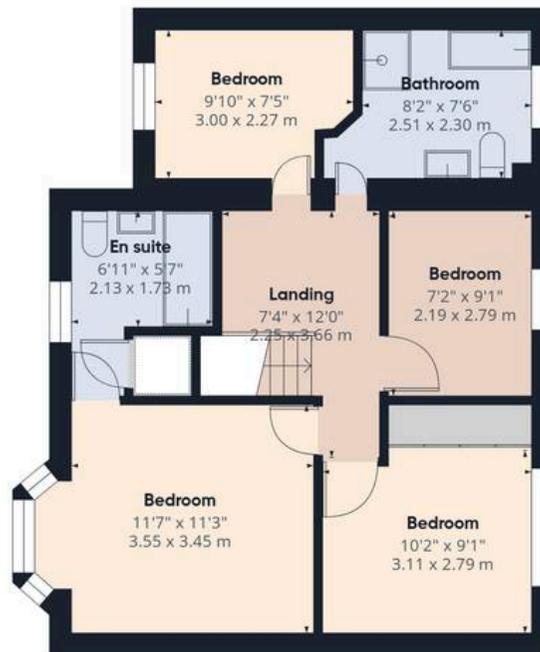
GARAGE

Single Garage

DRIVEWAY

3 Parking Spaces

Garage
16'10" x 8'3"
5.16 x 2.52 m

Utility Room
7'7" x 7'4"
2.32 x 2.25 m

WC
5'8" x 2'10"
1.75 x 0.87 m

Kitchen
18'5" x 9'2"
5.62 x 2.80 m

Hallway
6'5" x 5'10"
1.97 x 1.79 m

Living Room
13'2" x 11'0"
4.03 x 3.37 m

Dining Room/Lounge
21'5" x 9'0"
6.54 x 2.76 m

Ground Floor

Bedroom
9'10" x 7'5"
3.00 x 2.27 m

Bathroom
8'2" x 7'6"
2.51 x 2.30 m

En suite
6'11" x 5'7"
2.13 x 1.73 m

Landing
7'4" x 12'0"
2.25 x 3.66 m

Bedroom
7'2" x 9'1"
2.19 x 2.79 m

Bedroom
11'7" x 11'3"
3.55 x 3.45 m

Bedroom
10'2" x 9'1"
3.11 x 2.79 m

Floor 1

S
E — W
N

Approximate total area[1]
1352 ft^2
125.6 m^2

(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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