





**STUNNING SEMI-DETACHED MOVE IN READY HOME, EXTENDED TO THE REAR WITH CONSERVATORY AND THREE LOVELY BEDROOMS. This should be top of the list to view promptly, as it is sure to impress all buyers with the delightful stylish decor and spacious accommodation throughout. Positioned in a sought after family location in the heart of Kirk Sandall on Longton Road, the house briefly comprises of entrance hallway with feature staircase including glass inserts, L-shaped reception room utilised for living/dining, conservatory overlooking the garden, beautiful kitchen with integrated appliances, stairs to the first floor landing, three lovely bedrooms all with fitted wardrobes, immaculate bathroom with three piece suite, driveway for two cars, side garden with sheds included and enclosed rear garden. GREAT BUY IN DN3.**



### ENTRANCE HALL

5' 11" x 11' 10" (1.82m x 3.62m) This beautiful home is accessed via the front facing double glazed frosted door leading to the entrance hallway with front facing double glazed. frosted window, radiator, storage cupboard beneath the stairs, feature staircase to the first floor with glass inserts, coving and internal doors to the lounge and kitchen.

### LOUNGE/DINER

11' 3" x 22' 0" (3.43m maxx 6.73m max) L-shaped reception room perfect for family living/dining with front facing double glazed window, pebble effect electric feature fireplace, coving, radiator and rear facing double glazed French doors to the conservatory.

### CONSERVATORY

7' 10" x 12' 5" (2.41m x 3.79m) Additional reception space at the rear overlooking the garden via the side/rear facing double glazed windows, side facing double glazed French doors to the patio, laminate flooring and a radiator.

### KITCHEN

8' 5" x 9' 9" (2.57m x 2.98m max) Lovely kitchen with a range of fitted kitchen cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, four ring electric hob with extractor fan above, double electric oven, partially tiled splash backs, integrated fridge/freezer, integrated slimline dishwasher, plumbing for a washing machine, coving, rear facing double glazed window and rear facing double glazed frosted door.

### STAIRS

Leading from the entrance hallway to the first floor landing.



### LANDING

7' 3" x 8' 1" (2.21m x 2.47m) Providing access to all bedrooms/bathroom, storage cupboard, loft access point, coving and side facing double glazed window.

### BEDROOM

10' 0" x 10' 11" (3.06m x 3.34m) Fabulous double bedroom with fitted sliding wardrobes, radiator, front facing double glazed window and coving.







### **BEDROOM**

10' 0" x 10' 10" (3.06m max x 3.31m) Further double bedroom at the rear of the house with fitted sliding wardrobes, radiator, rear facing double glazed window and coving to the ceiling.

### **BEDROOM**

7' 3" x 7' 10" (2.21m x 2.40m) Third bedroom is a single room but also benefits from fitted sliding wardrobes, radiator, coving and front facing double glazed window.

### **BATHROOM**

6' 11" x 5' 4" (2.13m x 1.64m) Superb bathroom with three piece suite, feature coloured spotlighting, low flush WC, wash hand basin within a vanity unit, P-shaped bath with glass shower screen, electric wall mounted shower, tiled walls, heated towel radiator and rear facing double glazed frosted window.



### **FRONT GARDEN/DRIVEWAY**

Open access to the concrete/gravelled driveway, providing off street parking for two cars, partial wall/fence enclosure and side access gate to the side/rear garden.

### **SIDE/REAR GARDEN**

Fence enclosed garden with two storage sheds to the side, one of which benefits from power, rear lower paved patio area, elevated lawn with central path leading to a further seating area at the rear of the garden with gazebo included and surrounding gravelled border.



### **NOTES:**

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: B**

**HEATING SYSTEM: GAS FIRED CENTRAL**

**HEATING INSTALLED 1988**

**LAST SERVICE: ORDERED FEBRUARY 2026**

**ELECTRICS: SOME UPDATES CARRIED OUT IN 2011**

**SERVICES: MAINS**

**GAS METER LOCATION: SIDE OF HOUSE**

**ELECTRIC METER LOCATION: SIDE OF HOUSE**

**ALARM SYSTEM INCLUDED**

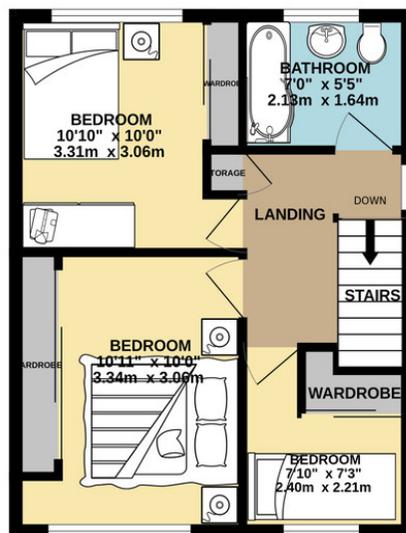
**LOFT SPACE: BOARDED PARTIALLY**

**EPC RATING: D**

GROUND FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 856 sq.ft. (79.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		