



**34 Aspendale Close, Longton**  
Preston

Guide Price **£385,000**



## 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: C

EPC Environmental Impact Rating:

- 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.



**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

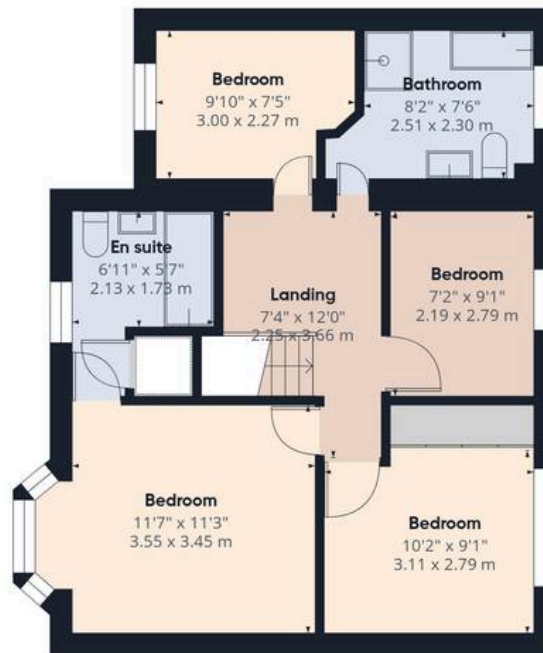
3 Parking Spaces







Ground Floor



Floor 1



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

1352 ft<sup>2</sup>

125.6 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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