
Wainwright & Edwards
FOR SALE
01772 814863

Offers In The Region Of £575,000

The Willows Brook Lane, Little Hoole, Preston, PR4 5JB

4 1 2 E

PROPERTY SUMMARY

A rare opportunity to acquire an individual detached true bungalow on a substantial mature private plot with the added benefit of outline planning permission for a three bedroom detached dwelling (07/2025/00965/PIP) in convenient location for the village of Longton, Preston City Centre and the M6 motorway network. The current property boasts spacious and versatile accommodation and briefly comprises vestibule leading to reception hall, large lounge with picture window to front and views over landscaped gardens, modern open plan dining kitchen, utility room, four bedrooms and bathroom. Outside the property benefits from a double garage/worksop approached via a double width driveway. The property stand in a large mature private plot giving plenty of potential for extension or re development subject to the necessary planning consents.







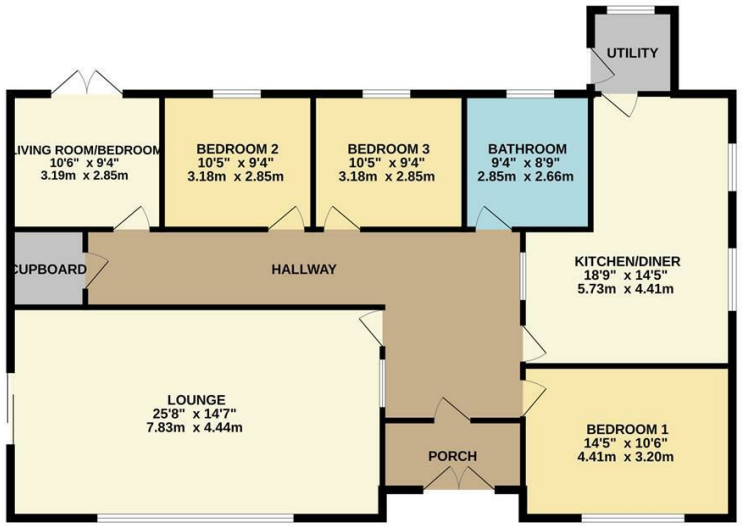




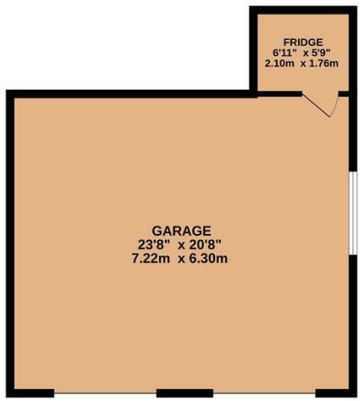




GROUND FLOOR
1474 sq.ft. (137.0 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



DETACHED BUNGALOW

TOTAL FLOOR AREA : 2004 sq.ft. (186.1 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.
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LOCAL AUTHORITY

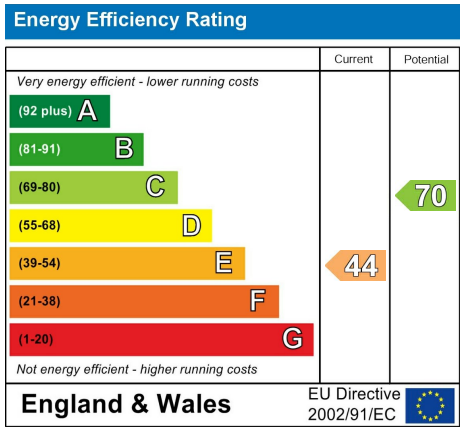
South Ribble

TENURE

Freehold

COUNCIL TAX BAND

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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 are advised to recheck the measurements.

Wainwright & Edwards

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