



**Hambleton Close
Longton, PR4 5DQ**

**Offers in the Region of
£360,000**

Set within a popular residential area of Longton, this attractive four-bedroom detached home offers well-balanced accommodation, modern finishes, and the flexibility required for contemporary family life.

You are welcomed into a spacious entrance reception hallway finished with stylish Karndean flooring, setting the tone for the rest of the home. A convenient downstairs cloakroom sits just off the hall, ideal for guests.

The kitchen is sleek and modern in design, featuring granite work surfaces, integrated appliances, and ample storage — a practical yet stylish space for everyday living. Newly laid carpets flow throughout key areas of the home, while Karndean flooring continues into two of the bedrooms, enhancing durability and ease of maintenance.

The main lounge opens through to a dining area, creating a sociable and comfortable living space that leads seamlessly into the rear orangery. Measuring approximately 3.5m x 3.5m, the orangery provides a bright and versatile additional reception space, ideal for relaxing, entertaining, or family use, with views over the generous rear garden.

Upstairs, the property offers four bedrooms. The principal bedroom benefits from its own ensuite shower room, while one double bedroom is currently fitted as a dressing room with extensive wardrobes — easily removable to reinstate a fully functional bedroom if required. A further flexible space works well as a home office, perfect for those working remotely.

Externally, the property enjoys a good-sized rear garden, ideal for children, pets, or outdoor entertaining. A driveway provides off-road parking, with clear potential to further increase parking by utilising the front garden space if desired. A garage offers excellent storage solutions

LOCATION

Set in the sought-after village of Longton, this property is perfectly placed for family life. The area benefits from highly regarded Ofsted-rated Outstanding schools. Within walking distance is Longton Nature Reserve, Longton village, Booths doctors surgery, chemist, post office,





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Approximate Gross Internal Floor Area = 127.0 sq m / 1368 sq ft

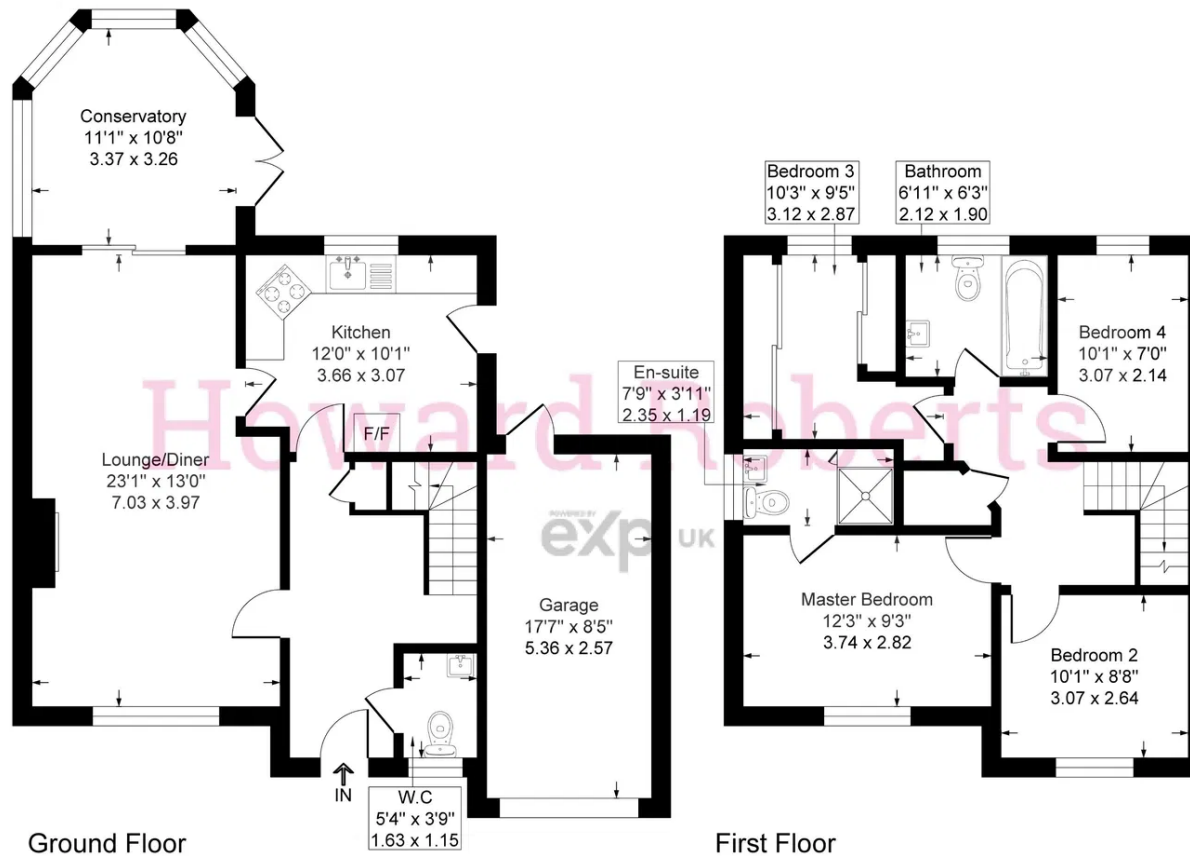


Illustration for identification purposes only, measurements are approximate, not to scale.



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