



## 8 Park Farm Close, Longton

Preston

Offers Over **£500,000**



## 8 Park Farm Close

Longton, Preston

Spacious 4-bed detached in a quiet Longton cul-de-sac, offered with NO ONWARD CHAIN. Multiple en suites, wrap-around layout, private West facing garden with field views & double garage.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- 4-bed detached in quiet cul-de-sac off Marsh Lane, Longton
- West facing private garden with raised decking & open field views
- Two En suites and a well-appointed Jack & Jill bathroom connecting bedrooms three and four
- NO CHAIN – ideal for buyers looking for a quick, straightforward move
- Wrap-around layout with multiple reception rooms
- Driveway & double integrated garage with excellent commuter links
- Up-Front Searches Provided – Buyers Information Pack available, helping streamline the purchase and reduce delays

**Front Porch**

Tiled floor.

**Entrance Hallway**

Laminate floor.

**Lounge**

Gas fire. Bi-fold doors to rear decking. Windows to front.

**Kitchen**

Good range of eye and low-level units including inset 1.5 ceramic sink. Integrated appliances include dishwasher, 'Neff' electric oven 2 x , 'Neff' induction hob, extractor fan, wine cooler. Bi-fold doors to rear garden.

**Dining Room**

Wooden floor. French doors to rear.

**Utility Room**

Good range of eye and low-level units including ceramic sink. Door to garage.

**Office/ Study**

Window to front.

**Downstairs W.C.**

Pedestal wash hand basin. W.C. Laminate floor.





**Master Bedroom with En-suite**

Walk-in wardrobe. Fitted wardrobes. Two windows to front.

**Master Bedroom En-suite**

Three piece suite including free standing bath, W.C., wall mounted wash hand basin. Part tiled walls. Tiled floor. Window to side.

**Bedroom Two with En-suite**

Fitted wardrobes. Two windows to rear.

**Bedroom Two En-suite**

Four piece suite including panelled bath, shower cubicle, W.C. and wall mounted wash hand basin. Window to side.

**Bedroom Three with Jack & Jill En-suite**

Window to front. Jack and Jill En-suite.

**Jack & Jill En-suite Bathroom**

Three piece suite including shower cubicle, W.C. and pedestal wash hand basin. Window to rear.

**Bedroom Four with Jack & Jill En-suite**

Window to rear.

**Integrated Double Garage**

Double garage. Access through utility room.

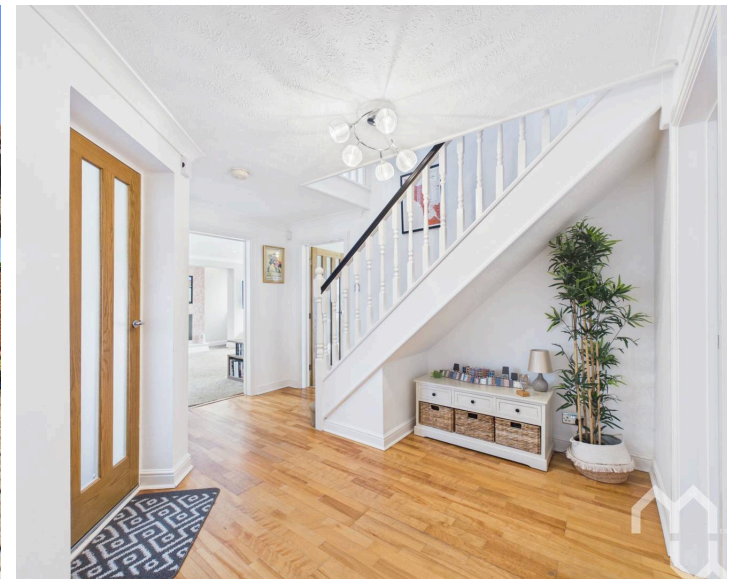
## GARDEN

Mainly laid to lawn with shrubs private rear garden with raised decking accessed directly from the house, open field views, perfect for outdoor dining, entertaining, and relaxing in a peaceful setting.

## DRIVEWAY

2 Parking Spaces

Dedicated off-road parking for 2 vehicles.







Ground Floor



Floor 1



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

2201 ft<sup>2</sup>

204.4 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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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