# 91 SCHOOL LANE

## LONGTON, PRESTON, PR4 5ZA

## Offers In The Region Of £595,000

**FREEHOLD**

• Superb Five Bedroom Detached Property • Much Sought After Location in Longton • Close to all Local Schools & Amenities • Versatile Living Accommodation • Two Large Reception Rooms - One could be utilised as a Fifth Bedroom • Downstairs Cloaks W.C & Study • Spacious Bright & Airy Modern Dining Kitchen, Utility Room & Conservatory • Master Bedroom with En-Suite & Walk in Dressing Room • Front & Rear Landscaped Gardens & Garden Room/Summerhouse • Large Driveway & Double Integral Garage

MARIE HOLMES

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# Introducing 91 School Lane...

An opportunity to acquire this superb contemporary five-bedroom detached family residence, perfectly positioned in the heart of Longton. Ideally located within easy reach of a wide range of local amenities, highly regarded schools, and just a short stroll from the village centre. Beautifully presented throughout, the property boasts spacious, versatile, and thoughtfully designed accommodation, ideal for modern family living. Upon entering, you are welcomed by an entrance porch leading into a bright and inviting hallway. The ground floor features a generous lounge, a dedicated study perfect for home working, and a second reception room which can also serve as a fifth bedroom, offering excellent flexibility. The standout feature of the home is the stunning contemporary dining kitchen, finished to a high standard and designed as the heart of the home, complemented by a separate utility room. A light-filled conservatory provides additional living space with views over the garden, while a convenient cloaks W.C completes the ground floor layout. To the first floor, the property continues to impress with a luxurious master bedroom suite, complete with a walk-in dressing room and a stylish en-suite shower room. There are three further well-proportioned bedrooms, all tastefully decorated, along with a modern family bathroom designed with both comfort and practicality in mind. Externally, the property enjoys beautifully landscaped gardens to both the front and rear, offering a private and tranquil outdoor setting ideal for relaxation and entertaining. A superb summer house/garden room adds further versatility, perfect for use as a home office, gym, or leisure space. To the front, a spacious in-and-out driveway provides ample off-road parking for multiple vehicles and leads to a double integral garage. This outstanding home combines space, style, and location, making it an ideal choice for families seeking a high-quality property in a prime village setting.

**Entrance Porch**

3'7" x 5'2" (1.10 x 1.58)

Entrance via a modern composite front door with front and side glazed windows. Internal UPVC fully glazed door leads in to the entrance hallway. LVT flooring. Ceiling light fitting.

**Hallway**

Carpeted staircase leads to all first floor accommodation. Doors leading off to all ground floor accommodation. Wood effect laminate flooring. Ceiling light fitting. Radiator.

**Downstairs Cloaks W.C**

7'1" x 5'9" (2.15 x 1.74)

UPVC double glazed obscured window to the front elevation. Features a two-piece suite in white comprising of low flush WC with concealed cistern and pedestal wash hand basin with mixer tap and tiled splash back. Chrome heated towel ladder. Wall mounted vanity mirror. Wood effect flooring. Ceiling light fitting. Cupboard storage. Intruder alarm panel.

**Lounge**

20'4" x 12'7" (6.21 x 3.83)

Double doors lead from the hallway into the spacious dual aspect lounge. UPVC double glazed window to the front elevation and UPVC double glazed sliding patio doors lead through to the conservatory. Two radiators. Wall and ceiling lights. TV aerial socket. Carpeted.

**Conservatory**

12'1" x 11'10" (3.69 x 3.61)

A bright and airy UPVC conservatory on a brick built base. Radiator. TV aerial socket. Inset spotlights to ceiling and ceiling light fitting. Wood effect flooring. Enjoys views over the rear garden.

**Study**

6'10" x 9'1" (2.09 x 2.77)

UPVC double glazed window to the rear elevation. Wood effect laminate flooring. Radiator. Ceiling light fitting.

**Second Reception/Bedroom Five**
12'7" x 10'10" (3.84 x 3.30)
UPVC double glazed window to the front elevation. Double doors lead through into the dining kitchen area. A versatile room which could be utilised as fifth bedroom, children's playroom, second lounge, dining room or as a home office/gym.

**Dining Kitchen**
14'1" x 19'6" (4.28 x 5.95)
UPVC double glazed French doors lead out onto the rear garden. UPVC double glazed L-shaped window to the corner of the kitchen spanning the rear and side elevations. Features range of modern eye and base level units offering plenty of storage in a high gloss finish with contrasting work surfaces over. Inset one and a half bowl stainless steel sink with mixer tap and drainer. Integrated appliances include electric oven, microwave grill, electric hob with stainless steel chimney style extractor over, tall fridge freezer and dishwasher. Feature LED lighting. Marble effect laminate flooring. Inset spotlights to ceiling. Radiator. Space for dining table and chairs and sofa. A great space for entertaining or for a family unit. Door leading through to:-

**Utility Room**
5'9" x 7'7" (1.74 x 2.31)
UPVC double glazed window to the rear elevation. Features are continuation of eye and base level units in a high gloss finish with contrasting work surfaces over. Inset stainless steel sink with mixer tap. Space and plumbed for a washing machine. Space for additional white goods. Radiator. Spotlight track to ceiling. LVT flooring. Door leading through to the integral garage.

**First Floor Landing**
UPVC double glazed window to the front elevation. A galleried return landing with spindle balustrade. Carpeted. Ceiling light fittings. Radiator. Doors leading off to all first floor accommodation. Access to the loft.

**Master Bedroom**
10' x 13'9" (3.06 x 4.18)
UPVC double glazed window to the rear elevation. Carpeted. Radiator. Ceiling light fitting. Features a superb walk-in dressing room area measuring 2.45m x 2.90m, with plenty of rail and drawer storage. Feature LED lighting. Access to loft under the eaves.

**Master En-Suite**
UPVC double glazed obscured window to the side elevation. Featured a three-piece suite in white comprising of a low flush WC, pedestal wash hand basin with mixer tap and walk in shower with rain fall shower fitment. Heated chrome towel ladder. Tiled flooring with underfloor heating. Fully tiled elevations. Wall mounted vanity unit. Inset spotlights to ceiling.

**Bedroom Two**
12'6" x 10'11" (3.82 x 3.32)
UPVC double glazed window to the front elevation. Features fitted robe storage. Carpeted. Radiator. Ceiling light fitting.

**Bedroom Three**
14'2" x 12'7" (4.32 x 3.84)
Features a Velux roof light window. Carpeted. Radiator. Ceiling light fitting. Access to loft and under eaves hanging space/storage.

**Bedroom Four**
6'8" x 8'11" (2.04 x 2.72)
UPVC double glazed window to the rear elevation. Carpeted. Radiator. Ceiling light fitting.

**Family Bathroom**
UPVC double glazed obscured window to the rear elevation. Features a four piece suite in white comprising of low flush WC, pedestal wash hand basin with mixer tap, paneled bath with mixer tap and overhead shower fitment and a walk-in shower with rain fall overhead fitment. Carpeted. Wall mounted vanity unit. Inset spotlights to ceiling. Heated towel ladder radiator.

**Integral Double Garage**
With up and over electric door, power and light. Personal access to door to the side.

**Garden Room/Summerhouse**
A superb outdoor garden room/summerhouse positioned in the corner of the garden offering a versatile space with power and light. Fitted out to a great standard.

**Front Exterior**
The front garden is mainly laid to lawn with beds containing mature plants shrubs and bushes. A tarmac in and out driveway provides plenty of off-street parking for several vehicles, leading to the double integral garage.

**Rear Exterior**

A superb south facing large rear garden with a low maintenance gravel area featuring decorative paving and large lawn area with mature beds containing plants shrubs and bushes. Paved patio area, ideal for outdoor entertaining. Fully enclosed with perimeter fencing.

**Agents Notes**

VIEWING:
Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:
Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:
Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?
If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.

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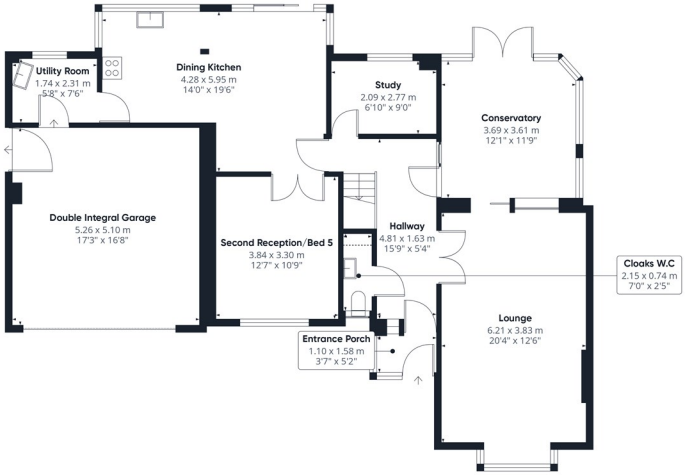
## ADDITIONAL INFORMATION

**Local Authority** – South Ribble Council

**Council Tax** – Band F

**Viewings** – By Appointment Only

**Tenure** – Freehold




Ground Floor Building 1

First Floor Building 1

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**Approximate total area**(1)

206.6 m²

2225 ft²

**Reduced headroom**

5.2 m²

56 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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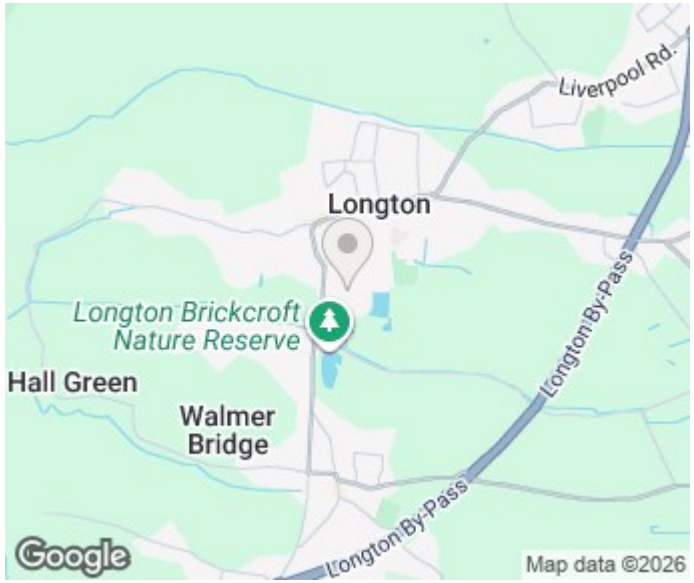


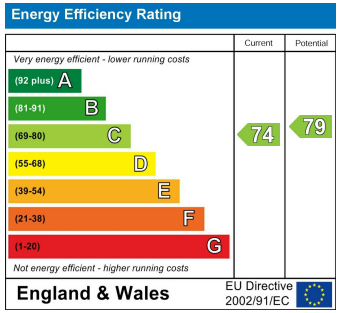


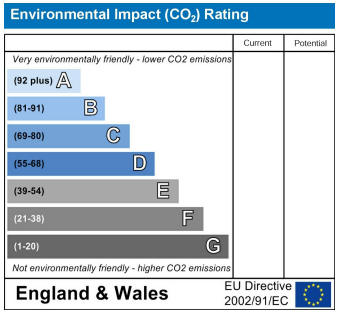


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.


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