



4 Oak Grove, New Longton

Preston

Offers Over **£190,000**



4 Oak Grove

New Longton, Preston

Three-bedroom semi on a generous corner plot in sought-after New Longton. Scope to modernise and extend (STPP). Near top school. Ideal for families or investors. Early viewing advised.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Positioned on a quiet and highly desirable cul-de-sac
- Three bedroom semi-detached home on corner plot
- Fantastic plot with space around to update and modernise
- Beautiful South facing garden with potential to update and re-design
- Early viewings recommended
- Highly desirable location with excellent rated New Longton Primary within walking distance
- Fully comprehensive Buyers Information Pack with up-front searches

Entrance Hallway

Front Lounge

Gas fire. Window to front.

Rear Lounge

Open to front lounge. French doors to rear.

Kitchen / Diner

Good range of eye and low-level units including stainless sink with drainer. Space plumbed for washing machine. Space for dining. Understairs storage. Window to rear and side.

Downstairs W.C

W.C. Window to front.

Utility Room

Door to side. Window to front.



**Landing**

Loft access. Window to side.

Bedroom One

Fitted wardrobes. Window to front.

Bedroom Two

Window to rear.

Bedroom Three

Window to front.

Bathroom

Three piece suite comprising of panelled bath with electric shower over. W.C. Pedestal wash hand basin. Window to rear.

Garage

Detached garage with electrics. Door and window to rear.

GARDEN

Large garden to rear, mainly laid to lawn with established hedges, bushes and trees. Decking area. Paved patio.

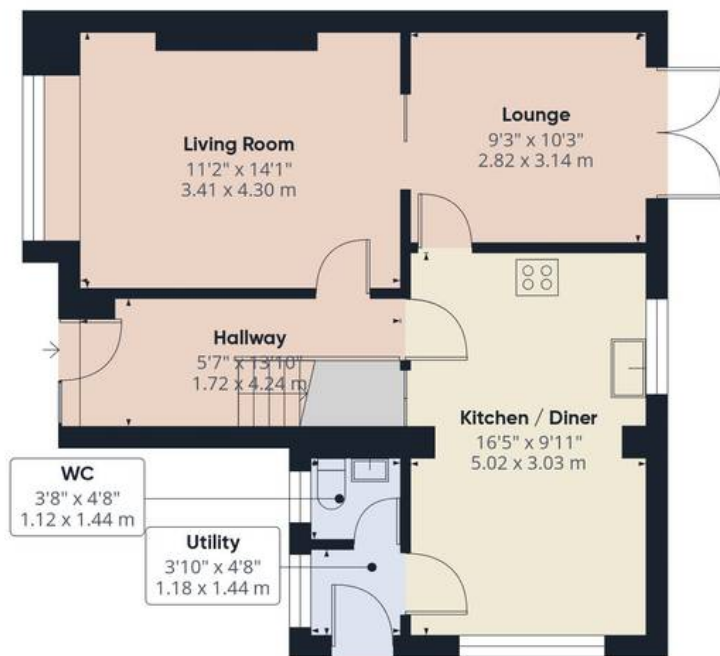
OFF STREET

1 Parking Space

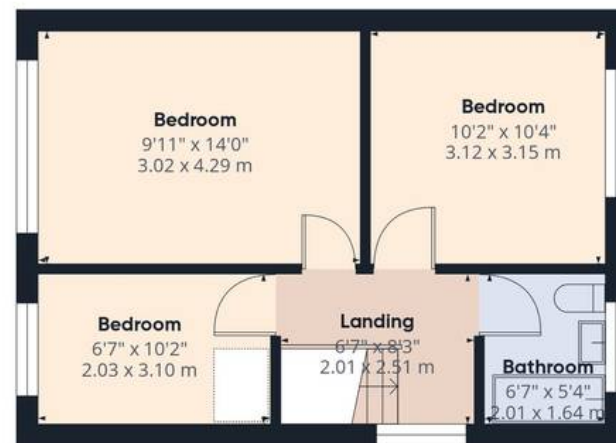
Dedicated off-street parking for 1 vehicle.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1122 ft²
104.2 m²

(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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