



9a Sheep Hill Lane, New Longton, Preston, PR4 4ZN

Price: £380,000

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- Gas central heating
- Double glazing
- Modern Build
- High standard integrated kitchen
- Sought after location
- Attractive bathroom
- Situated in a cul de sac
- Schools nearby

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FULL DESCRIPTION

This stunning three bedroom modern build detached house is situated set back from the main road on a private driveway accommodating two residences which is ideal for a young family. Upon entering the property you are greeted by a long entrance hallway with a study, living room, bedroom, family bathroom and kitchen/dining room with view over a large lawn garden. To the upstairs are two bedrooms with one en suite, a separate WC with adjoining storage room. There is ample parking to the front with allocated parking spaces. NO CHAIN!

BROADBAND COVERAGE

BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

LIVING ROOM

15' 5" x 10' 6" (4.70m x 3.21m)

STUDY

8' 6" x 5' 5" (2.61m x 1.67m)

BATHROOM

7' 3" x 5' 7" (2.23m x 1.72m)

BEDROOM

11' 1" x 8' 0" (3.40m x 2.44m)

KITCHEN/DINING ROOM

21' 0" x 10' 4" (6.41m x 3.17m)

LANDING

16' 3" x 8' 1" (4.97m x 2.47m)

BEDROOM

11' 6" x 10' 6" (3.52m x 3.22m)

BEDROOM

11' 5" x 10' 4" (3.49m x 3.16m)

TENURE

The property is **Freehold**

COUNCIL TAX

Band "D"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.



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Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

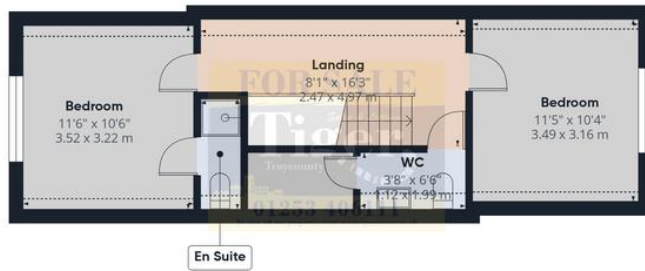
14/04/2026



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1192 ft²
 110.5 m²

Reduced headroom
 47 ft²
 4.4 m²

(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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