



Hall Lane, Longton

PR4 5ZD

£665,000





Beautiful, three bedroom detached property with almost 1900 square feet of versatile accommodation and with exacting attention to detail from fencing to flooring. Available with no upward chain. Located on a quiet country lane in a popular and sought after village and with open views, this property is approached via the private driveway which leads past the front garden to the parking area. To the front the Indian stone terrace overlooks the garden and the countryside beyond and leads to the main entrance. Step into the welcoming hallway with cloakroom off comprising wash hand basin on floating vanity, wc and ladder heated towel rail. The snug is to the front and the living room to the rear with sliding glass doors overlooking the rear terrace and garden. The heart of the house is in the form of a stunning family room with vaulted ceiling and plenty of space for dining and comfortable furniture with four sets of sliding patio doors opening to the garden. The kitchen benefits from a range of wall and base units with Corian work surfaces and etched drainer, Bosch appliances including eye level oven, multi oven and induction hob and integrated refrigerator, freezer and dishwasher. A central island with breakfast bar acts as a natural divide as well as providing additional work surfaces. A separate utility room houses the Worcester combi boiler and has space, power and plumbing for additional appliances. Completing the ground floor is a spacious double bedroom, which, with en suite comprising rainfall shower in walk in cubicle, wash hand basin on floating vanity, wc and ladder heated towel rail, makes an excellent guest bedroom as well as supporting multi generational living if required.

Externally the private rear garden has a large sun terrace of Indian stone and is mainly laid to lawn bordered by fencing and hedging with a mature tree for shade in the summer, making this the perfect place to relax and entertain. Back inside, stairs with return lead to the first floor landing with storage and a discrete seating area. There are two substantial double bedrooms, one of which runs the depth of the property, and the bathroom comprises a very sociable double ended bath, wash hand basin on floating vanity, rainfall shower in cubicle, wc and ladder heated towel rail. With countryside walks at the end of the drive, a nature reserve at the end of the road, and within easy access of excellent schools and Preston City centre this is a perfect place to call home.

Council Tax band: E

Tenure: Freehold



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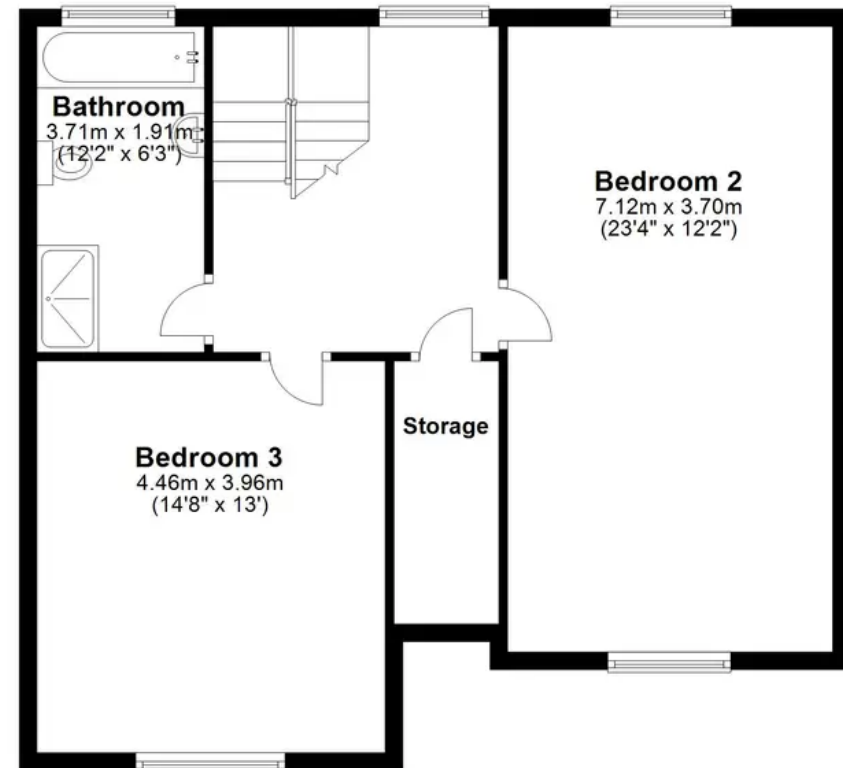
Ground Floor

Approx. 106.4 sq. metres (1145.2 sq. feet)



First Floor

Approx. 68.6 sq. metres (738.2 sq. feet)



Total area: approx. 175.0 sq. metres (1883.4 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.