



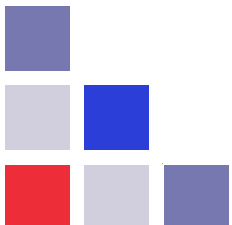
Pendlebury Close

STUNNING HOME

Longton, Preston PR4 5YT

Hazelwells are delighted to offer for sale this stunning five bedroom family home which has been finished to a very high standard. The property is situated in a desirable village location and the accommodation, which has been extended and modernised by the current owners, offers spacious accommodation briefly comprising; hall, wc, lounge, impressive open plan kitchen/dining/living room, master bedroom, 'Jack & Jill' shower room, four further bedrooms and a family bathroom suite. The property has double glazing throughout and is warmed by gas central heating and under floor heating. Outside there is a driveway, garage and an enclosed private rear garden. A superb modern home offering flexible living space and positioned in the much sought after village of Longton, close to highly regarded primary and secondary schools, local amenities and good road networks. Viewings are a must in order to appreciate all this home has to offer.

£330,000



Hazelwells
sales & lettings

Hall

Entrance hallway, panel radiator, stairs to the first floor and under stair storage cupboard.

Cloakroom

Cloakroom two piece inset vanity unit with wash and basin and wc. Panel radiator.

Lounge

9' 1" x 11' 3" (2.78m x 3.42m)

Double glazed window to the front elevation, panel radiator and television aerial points.

Kitchen Dining Living Room

27' 9" x 13' 9" (8.46m x 4.18m)

A superb open plan kitchen, dining, living room with under floor heating, vaulted ceiling with electric velux windows and double glazed windows with french doors leading out to the rear garden. Television aerial, sky points and an integrated surround sound system. A stunning modern and contemporary fitted kitchen with quartz work surfaces, breakfast bar, integrated 5 ring induction hob, dishwasher, washing machine and dryer. The tall bank of recessed units have fitted double ovens, full height fridge and freezer.

First Floor Landing

Master Bedroom

10' 4" x 14' 7" (3.15m x 4.45m)

Double glazed windows to the rear elevation, panel radiator.

'Jack & Jill' Shower Room

11' 10" x 4' 11" (3.61m x 1.50m)

A luxury fitted three piece suite tiled floor to wall, walk in shower with waterfall shower head, inset vanity unit with wash and basin and wc. Chrome heated towel rail radiator and extractor fan. 'Jack and Jill' access with the master bedroom and bedroom two.

Bedroom 2

11' 2" x 14' 6" (3.41m x 4.41m)
(widest point into wardrobe)

Double glazed windows to the front elevation, panel radiator and a walk in wardrobe. Access to the 'Jack & Jill' shower room.



Second Floor Landing

Airing cupboard housing the Worcester combination boiler, loft access.

Bedroom 3

11' 2" x 14' 6" (3.41m x 4.42m)

Double glazed window to the side and two velux windows, panel radiator.

Bedroom 4

10' 4" x 8' 6" (3.16m x 2.60m)

Double glazed window to the side and velux window, panel radiator.

Bedroom 5

10' 6" x 5' 9" (3.21m x 1.76m)

Velux window and a panel radiator.

Family Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)

A luxury fitted three piece suite comprising bath with shower over, fitted vanity unit with wash and basin and wc. Tiled floor to wall, chrome heated towel rail radiator and an extractor fan.

Exterior

Situated at the end of the cul-de-sac there is private driveway for off road parking and garage with power and light.

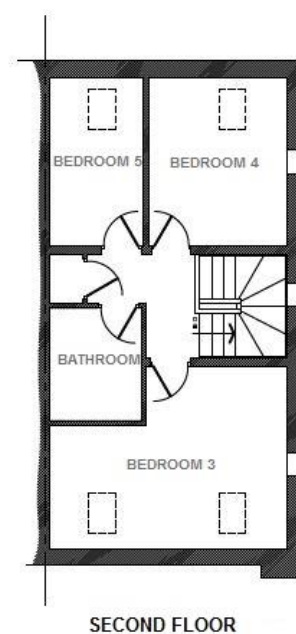
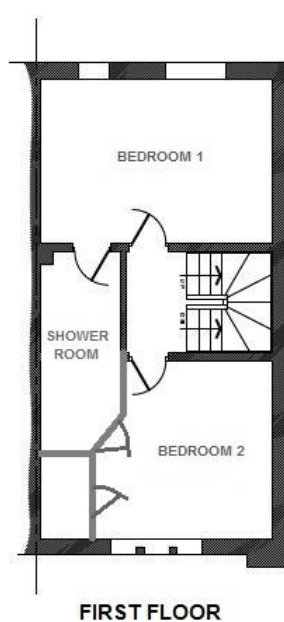
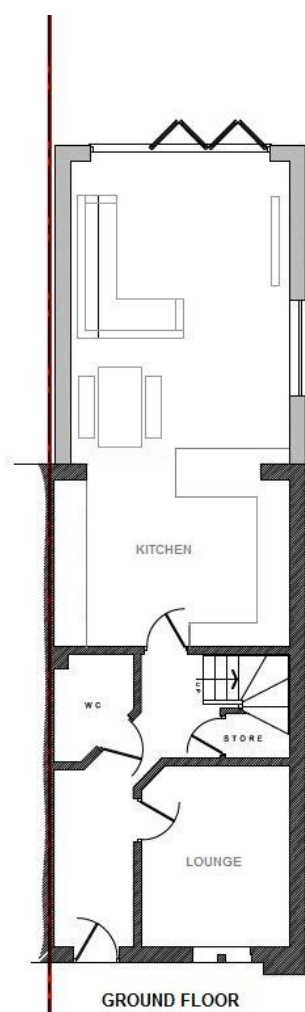
Rear Garden

An enclosed, landscaped rear garden which is not overlooked to the rear. Garden laid to lawn with shrub borders, raised planters & external power for lights. Indian sandstone patio extending to the side of the property and a fitted wooden shed with power and lights.

Tenure: Freehold

If you are thinking of selling your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. PROPERTY MISDESCRIPTIONS ACT 1991: The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.





FLOORPLAN IS FOR ILLUSTRATION PURPOSES ONLY. COPYRIGHT HAZELWELLS