



**47 Hall Lane, Longton**

Preston

**£670,000**



## 47 Hall Lane

Longton, Preston

Spacious five bedroom, three storey home with three ensuites, home office, large garden, off-street parking, and open plan living, in a sought-after area near schools and transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Five bedrooms, three with en-suite plus family bathroom
- Dedicated home office
- Living room with high ceiling and feature fireplace log burner
- Open-plan kitchen and living/entertaining area
- Excellent village location
- French doors to garden
- Buyer Information Pack and searches available
- EV charging point & solar panels

### Entrance Hall

Porch door to hallway. Tiled floor.

### Kitchen / Living Area

Excellent range of eye and low level units. 1 1/2 Belfast sink. Space for Range. Open to living / entertaining area with feature panelled fireplace and log burner. Double doors to drawing room. Door to second staircase. Windows to side and rear. French doors to the outside.

### Drawing room

Stone log burner with feature fireplace. Glazed double doors to kitchen. Window to front.

### Utility Room

Good range of units. Stainless steel sink. Plumbed for washing machine and tumble dryer. Window to side and door to side.

### Downstairs Bathroom

Three-piece suite comprising of: vanity wash hand basin, mains shower cubicle and WC.





### **Landing**

#### **Master Bedroom**

Fitted wardrobes. Triple aspect windows looking into fields.

#### **En-suite**

Three-piece suite comprising of: pedestal wash hand basin, mains shower cubicle and WC.

#### **Bedroom**

Window to front and side.

#### **En-suite**

#### **Bedroom**

Fitted wardrobes. Window to front.

#### **Bathroom**

Three-piece suite comprising of: pedestal wash hand basin, mains shower cubicle and WC.

#### **Bedroom / Office**

Window to front.

#### **Second Floor Bedroom**

Window to rear.

#### **En-suite**

Three-piece suite comprising of: vanity wash hand basin, tiled bath and WC.

#### **Second Floor Bedroom**

Velux window.

**GARDEN**

**GARAGE**

Single Garage

**DRIVEWAY**

3 Parking Spaces







Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

2737 ft<sup>2</sup>

254.3 m<sup>2</sup>

Reduced headroom

33 ft<sup>2</sup>

3.1 m<sup>2</sup>

(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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