



10 South Avenue, New Longton

Preston

Offers Over **£425,000**



10 South Avenue

New Longton, Preston

Stylish four-bedroom semi-detached home with open-plan kitchen, flexible living spaces, landscaped garden, and a luxurious main suite with Juliet balcony. Perfect for modern family life.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Four double bedrooms
- Extended family home
- Master bedroom with en-suite and Juliet balcony
- Open plan kitchen, dining and living area
- Bi-fold doors to garden
- Landscaped West facing private garden with patio and lawn
- Up-Front Searches Provided – Buyers Information Pack available

Entrance Hall

Solid oak flooring. Window to front and door with stained glass effect.

Kitchen / Living Area

Excellent range of eye and low level units. Integrated appliances include dishwasher, fridge freezer, double electric oven, gas hob and extractor fan. Integrated stainless steel sink. Corian worktops. Breakfast bar / central island. Solid oak flooring. Double Velux windows. Two bi-fold doors. Open to dining area and living area.

Open plan dining area

Solid oak flooring.

Open plan living area

Solid oak flooring. Multi fuel stove.

Living Room

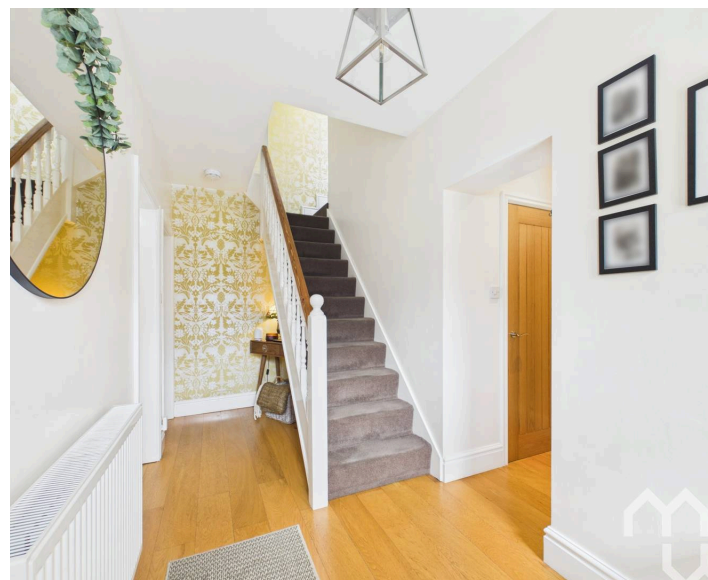
Gas fire with original surround. Window to front.

Utility Room

Excellent range of eye and low level units. Plumbed for washing machine and tumble dryer. Integrated fridge and space for freezer. Solid oak flooring. Door and window to side.

Downstairs Wc

Two piece suite comprising of; wall mounted wash hand basin and Wc. Solid oak flooring. Window to front.





Landing

Loft access.

Master Bedroom

Vaulted ceiling. Bi-fold Juliet balcony. Fitted wardrobes.

En-suite

Three piece suite comprising of; Pedestal wash hand basin, mains shower cubicle and Wc. Feature heated towel rail. Tiled walls. Tiled floor. Window to side.

Bedroom

Window to front.

Bedroom

Window to rear.

Bedroom

Two windows to front.

Bathroom

Four piece suite comprising of; Pedestal wash hand basin, tiled bath, shower cubicle and Wc. Feature heated towel rail. Tiled walls. Tiled floor. Window to side.

GARDEN

Mainly laid with established borders and patio area. Bespoke summer house at the rear with power.

DRIVEWAY

2 Parking Spaces

Solid imprinted concrete driveway.





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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1703 ft²
158.3 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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