



**LAWRENCE ROONEY**  
ESTATE AGENTS

12 Park Farm Close, Longton,  
Preston, Lancashire PR4 5ZG

£465,000

# **12 Park Farm Close, Longton, Preston, Lancashire, PR4 5ZG**

**Fabulous detached family home positioned in a sought after cul-de-sac development being within only a short walk away from the village amenities of Longton.**

- Superb Detached Family Home
- Four Bedrooms
- Three Reception Rooms & Conservatory
- Integral Double Garage
- Generous & Enclosed Rear Garden
- Sought After Cul-de-Sac Location
- Close to The Village Amenities

Executive detached family home located within a sought after cul-de-sac development. Set within established gardens this spacious property is all but a short walk away from the village centre amenities, reputable schools and the transport networks. Perfect for modern day family life, the spacious accommodation is arranged in flowing floor plan comprising : open storm porch, hallway, ground floor cloakroom, spacious lounge, dining room, family room, conservatory, fitted kitchen, utility room, integral double garage, main bedroom has fitted wardrobes and an en-suite shower room, a further three bedrooms and family bathroom. Outside, to the front the extensive driveway offers off road parking and access to the double garage. To the rear a generous, fully enclosed and established garden. The property is warmed by a gas fired central heating system and benefits from double-glazing throughout. Early viewing is a must to fully appreciate.

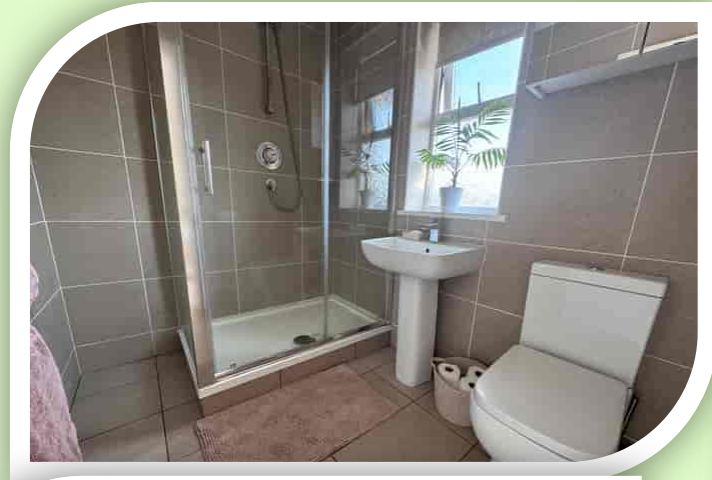




## GROUND FLOOR

Access to the property is via the open storm porch, into the hallway having access to the first floor and ground floor W.C. Double doors from the hall open into the spacious lounge, this principal reception room has a front window, gas fire with an attractive surround and double doors into a dining room. Access to the family room is from the hall or aforementioned dining room, this versatile multi purpose space has an open archway to the fitted kitchen and French doors open into the conservatory. The kitchen is fitted with a wide range of matching units, work surfaces to complement, inset sink/drainers, integrated appliances, rear window, tiled floor and access to the useful utility room with an external side door and access into the double garage.





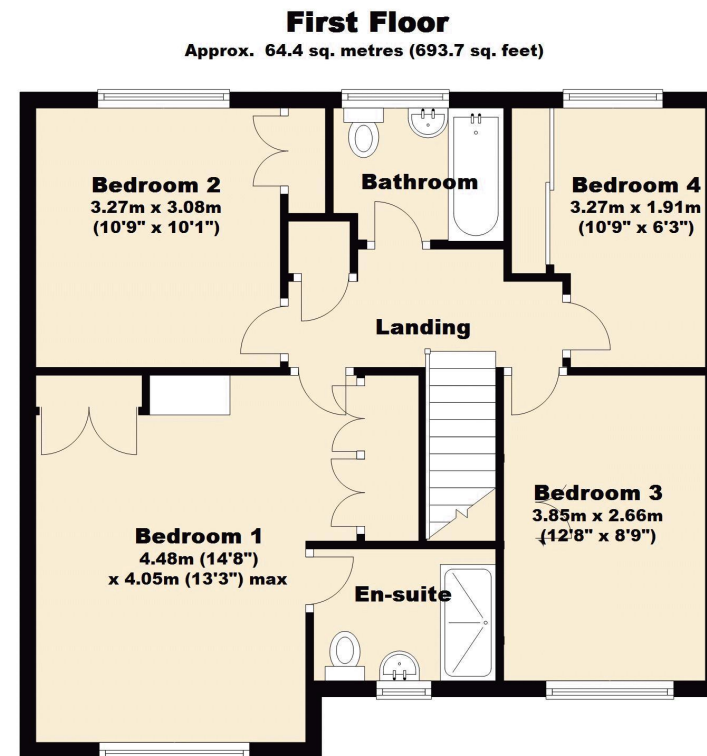
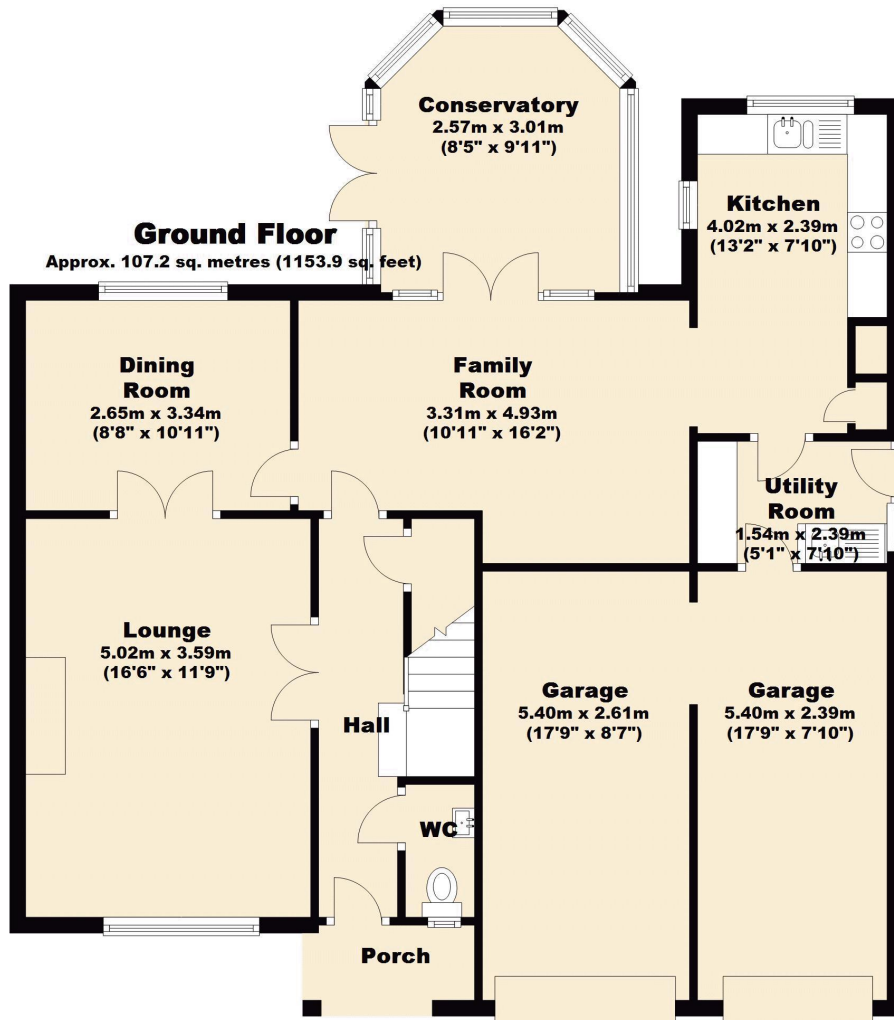
## FIRST FLOOR

To the first floor the private spaces comprise four bedrooms, en-suite and family bathroom. The generously proportioned main bedroom has fitted wardrobes and a three piece en-suite shower room. The second double bedroom is set to the rear of the property offering a pleasant view over the rear garden and has built in wardrobes. Bedroom three is also a double and bedroom four with built in storage would be perfect as an office if required. The family bathroom is fitted with a white three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and low level W.C.



## OUTSIDE

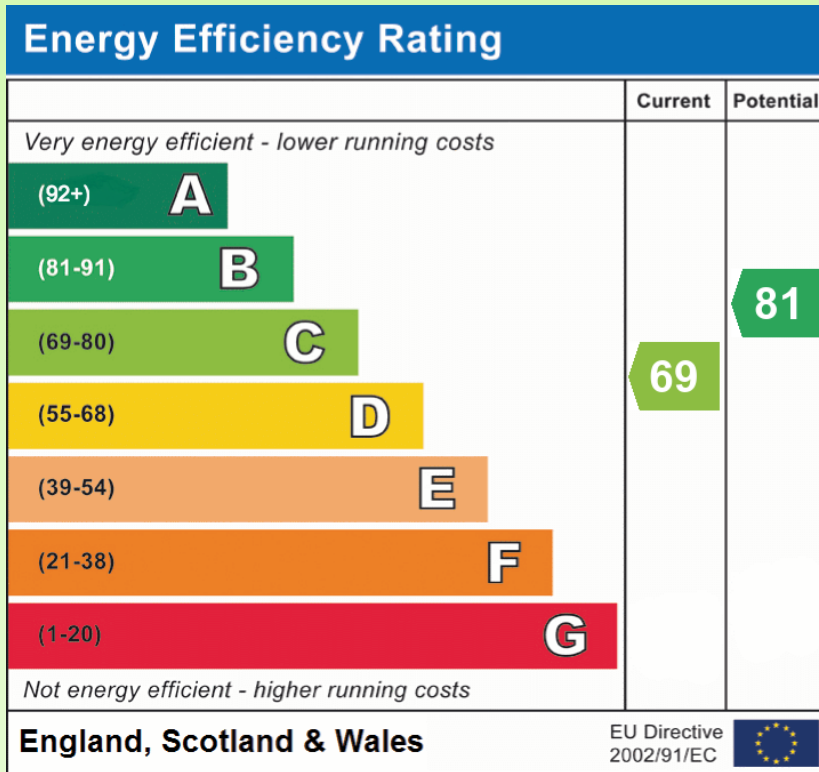
To the front the extensive driveway can accommodate several vehicles and access to the garages, lawn with planted border. Gated access to a side area having access to the generous rear garden. Fully enclosed the rear garden is principally laid to lawn with mature planted borders. Paved patios areas are ideal for outdoor entertaining, wall or fencing to the boundaries.



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