



LAWRENCE ROONEY
ESTATE AGENTS

1 Partridge Close, Longton, Preston,
Lancashire PR4 5BW

£529,950

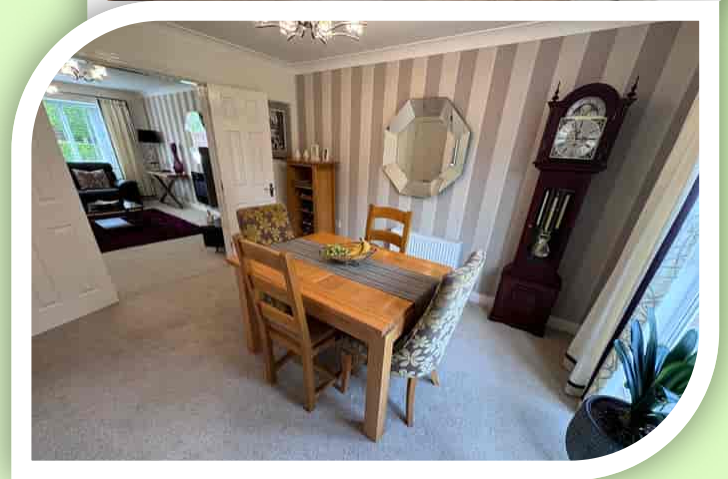
1 Partridge Close, Longton, Preston, PR4 5BW

**Stunning executive detached
property set within a peaceful cul-
de-sac close to Longton village
centre.**

- Stunning Detached Property
- Four Bedrooms
- Two En-Suites & Four Piece Bathroom
- Impressive Orangery
- Enclosed Rear Garden & Double Width Driveway
- Integral Double Garage
- Beautifully Appointed Throughout
- Council Tax Band F

This superb detached property built by 'Wain Homes' is situated within a peaceful cul-de-sac development close to Longton village centre. This executive family home is positioned just off the prestigious Marsh lane only being a short walk to the amenities, reputable schools and transport links to the city centre. Beautifully appointed throughout this Eton style home has been enhanced by the addition of an impressive orangery, the living accommodation arranged in a flowing floor plan just perfect for modern family life comprising: open storm porch, entrance hall, spacious lounge, dining room, breakfast kitchen, orangery, utility room and a useful office. To the first floor a main bedroom has a dressing area with fitted wardrobes and a en-suite shower room, second double bedroom with an en-suite shower room, two further bedrooms and a four piece family bathroom. Outside double width driveway, integral double garage and a landscaped and fully enclosed rear garden. The property is warmed by a gas fired central heating system and benefits from double-glazing throughout. An internal inspection is considered a must to fully appreciate and is offered for sale with NO CHAIN DELAY.

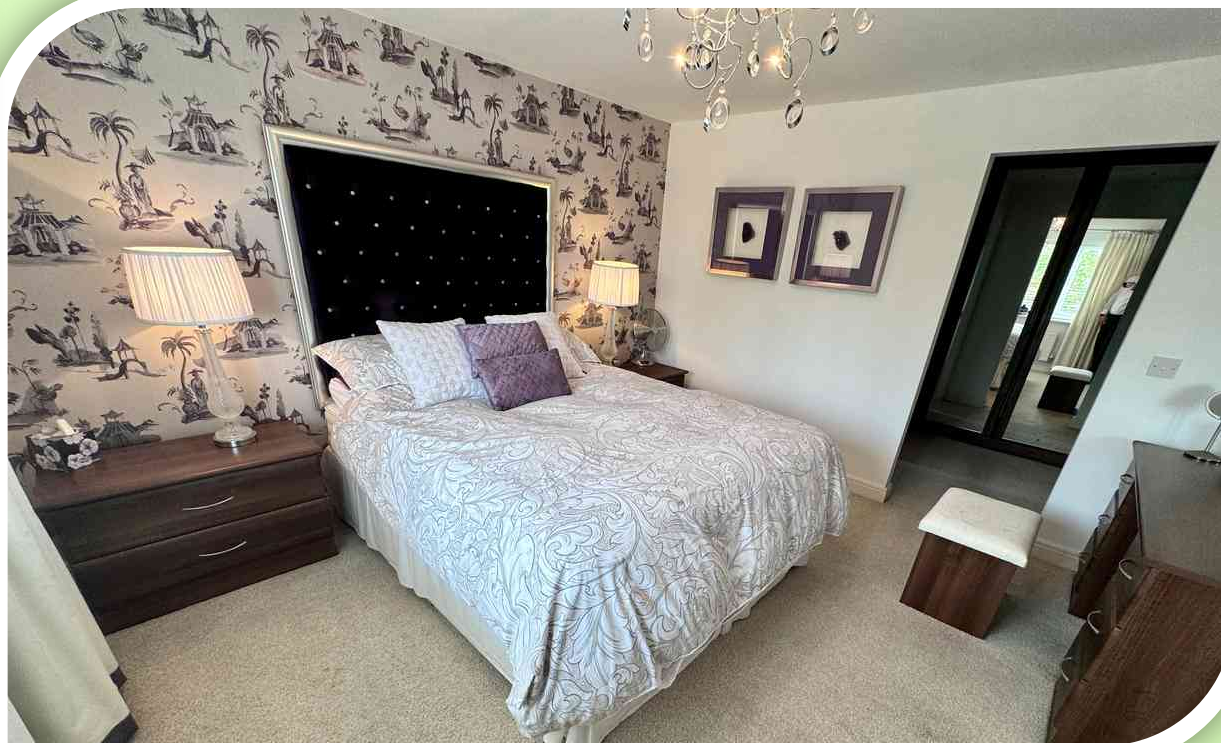




GROUND FLOOR

The accommodation begins with an open storm porch opening into the entrance hall, having stairway to the first floor with cloakroom under, Karndean flooring and access to the reception spaces. The bay fronted lounge is the principal reception room, this comfortable room has double doors into the dining room that has double-glazed 'French' doors out onto the rear garden. Next to the dining room is a useful office ideal for those who work from home having a rear window and Karndean flooring. The breakfast kitchen is fitted with an extensive range of units with work surfaces to complement, inset sink/drain, built in double oven, five ring gas hob with extractor canopy over, integrated appliances, access into a useful utility room and also a door into the integral garage. A set of French doors off the kitchen open in the stunning double-glazed orangery, this impressive addition to the property would be ideal as a reception/dining having a tiled floor, radiator, feature lighting, sliding doors out onto the rear garden, remote control blinds and vents.





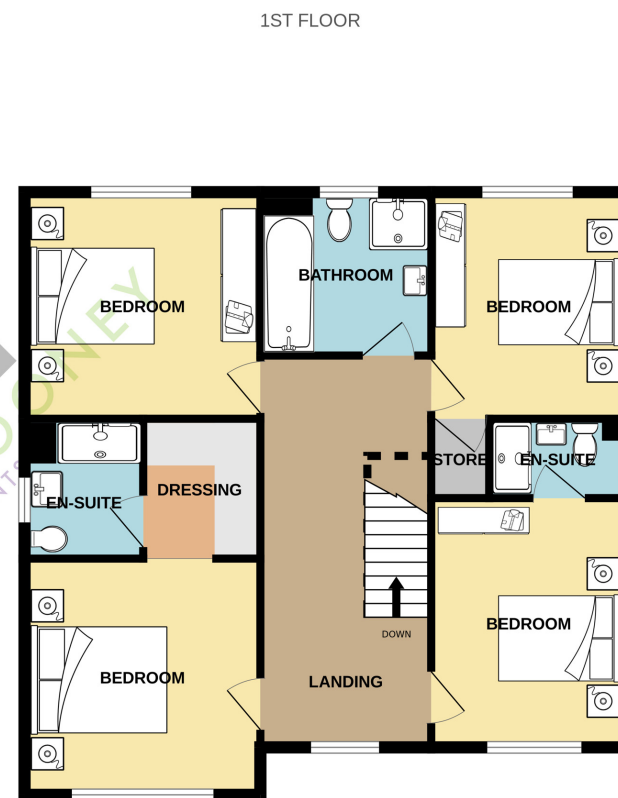
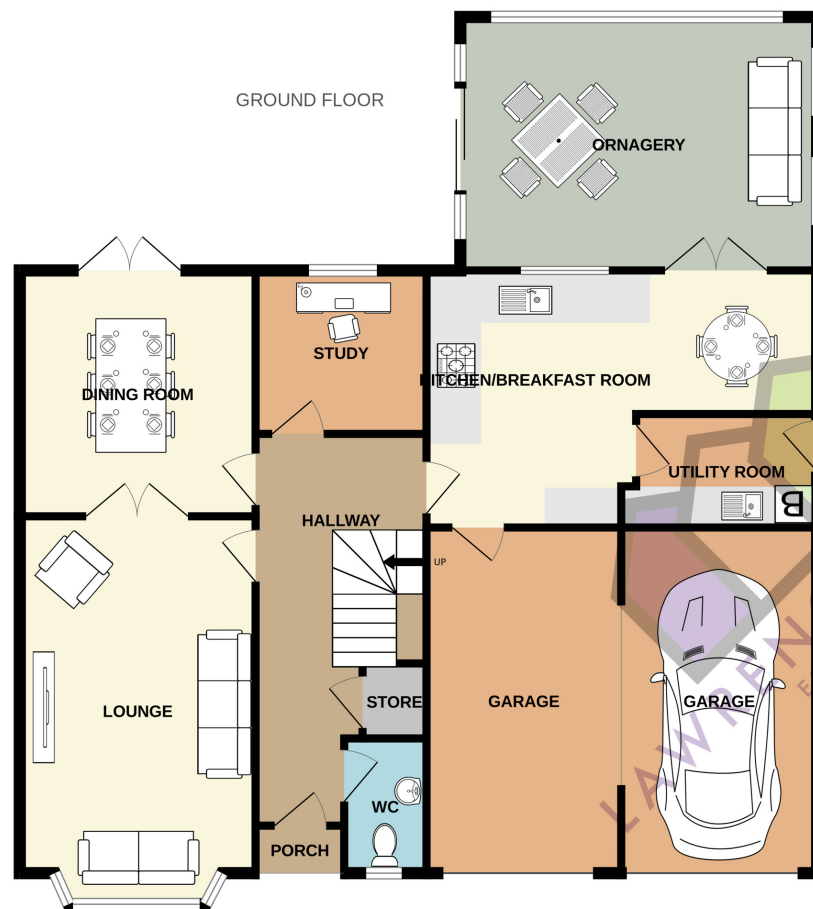
FIRST FLOOR

The spacious landing gives access to the private spaces that comprise four bedrooms, two en-suites and a four piece family bathroom. The generously proportioned principal bedroom has an open archway through to a dressing area with fitted wardrobes and access though into an en-suite shower room. The second double bedroom has the benefit of an en-suite shower room, there are a further two bedrooms and a four piece family bathroom completes the first floor accommodation.



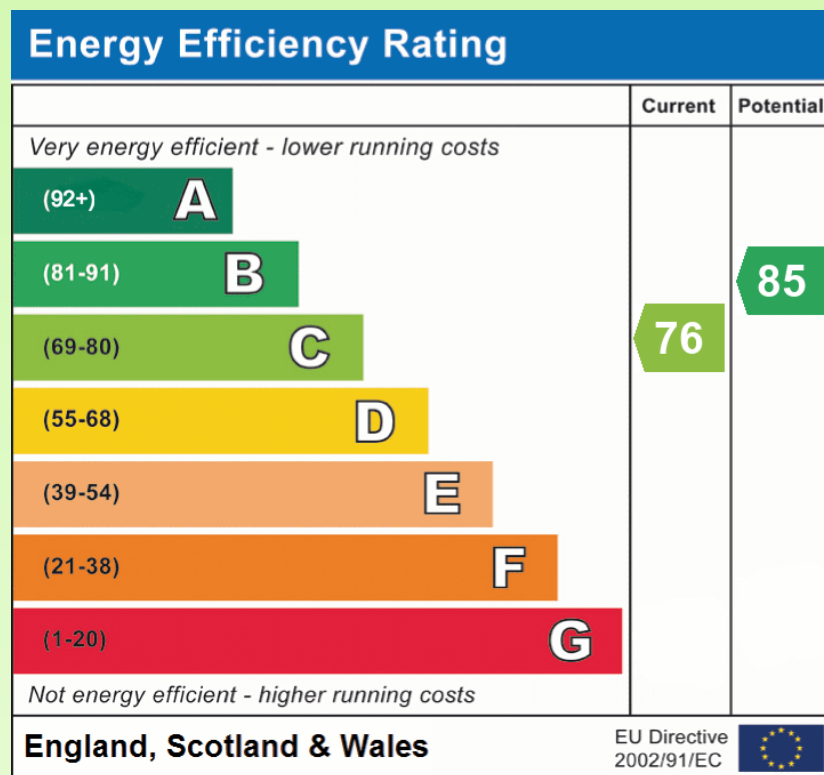
OUTSIDE

To the front the extensive driveway has ample off road parking and access to the integral double garage, lawned garden to the front and side elevations. To the rear the landscaped and fully enclosed garden is laid to lawn, extensive paved patio with cobble edge detail, planted borders and fencing to the boundaries.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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