



LAWRENCE ROONEY
ESTATE AGENTS

3 Balmoral Road, New
Longton, Preston, Lancashire PR4

£625,000

3 Balmoral Road, New Longton, Preston, Lancashire, PR4 4JJ

**Distinctive detached residence
standing within a generous
corner plot and boasting a
prestigious address.**

- Distinctive Detached Residence
- Period Charm & Expansive Floor Plan
- Four/Five Bedrooms
- Generous Corner Plot & Extensive Driveway
- Potential Annex Facilities
- Three Bathrooms (En-Suite, Bathroom & Grd Floor Shower Room)
- Council Tax Band F

Distinctive detached property standing in a plot of approximately 0.25 of an acre in this prestigious location. This home has skilfully extended to create a very impressive family home, positioned in this sought after address, close to the amenities of New Longton that includes the highly regarded primary school but also transport links to the city centre. An abundance of period charm and character is evident throughout this superb family home that offers generously proportioned living spaces arranged in a flowing floor plan, briefly comprising: entrance hall, bay fronted lounge with study area, extensive conservatory, fabulous open plan family room with spaces for dining and relaxing, fitted kitchen, living room, utility room or second kitchen, w.c, landing, impressive master bedroom with fitted wardrobes and en-suite shower room, second double bedroom, a further two bedrooms and a four piece family bathroom. There is the potential for an annex with an en-suite shower room. Outside there are mature garden areas to three elevations, extensive driveway, attached garage with a gym area. Early viewing is a must to fully appreciate





GROUND FLOOR

Access to the property is taken via the entrance hall featuring an arched picture window, stairs to the first flooring and wooden flooring. The first reception space is the lounge with a front facing bay window, gas fire, wooden flooring and open plan to a useful study or office area. A set of French doors open into the perfect family space, this stunning open plan space has areas for dining, relaxing and entertaining. The sitting area has French doors out onto the rear garden, side windows, log burner and Karndean flooring that flows into the dining area featuring an impressive glass roof, French doors out onto a side garden and opening into: stylish fitted kitchen has an extensive range of units, work surfaces with breakfast bar to complement, under-set sink, built-in twin ovens, hob, dual elevation windows and door into the living room. This cosy reception room with bay window is the ideal for relaxing in with a gas fire and wood flooring.





FIRST FLOOR

At the first floor the split level landing has access to the private spaces. The spacious principal bedroom has a front window, fitted wardrobes across one wall and access to a modern en-suite shower room. There are three further bedrooms and a stylish four piece family bathroom, the highlight being a double end bath with waterfall tap.

POTENTIAL ANNEX

From the lounge the large conservatory connects the property to a potential annex with en-suite shower room, perfect as independent living for a family member, further reception space, home office or for visitors. Attached to this is a garage with gym to the rear.



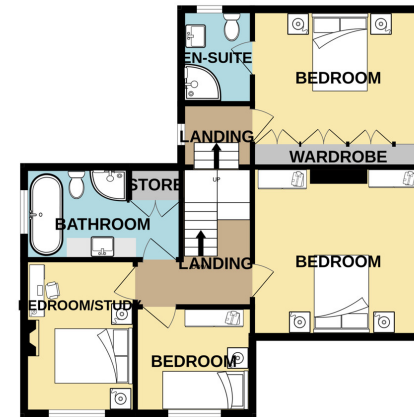
OUTSIDE

Paved driveway offers off road parking and access to the garage. The rear garden is fully enclosed being laid to lawn with a paved patio and pathways. Side garden leads to a vegetable plot and the gardens wrap back around to the driveway.

GROUND FLOOR
1894 sq.ft. (176.0 sq.m.) approx.



1ST FLOOR
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 2594 sq.ft. (241.0 sq.m.) approx.


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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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