



LAWRENCE ROONEY
ESTATE AGENTS

7 Bridge View Close, Longton,
Preston, Lancashire PR4 4TG

£550,000

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**Striking modern detached
property set in a prestigious cul-
de-sac development.**

- Striking Modern Detached
- Self Contained Annex
- Five Bedrooms & Five Bathrooms (Four En-Suite)
- Prestigious & Exclusive Development
- Stunning Open Plan Family Area
- Low Maintenance Rear Garden
- Convenient & Sought After Location
- Beautifully Presented & Finished
- Council Tax Band F

Striking modern and beautifully presented detached property set in a prestigious cul-de-sac development. Bridge View close is an exclusive development of only nine executive homes, this superb residence offers the versatility of a spacious family home with an attached self contained annex. Positioned within easy reach to the amenities of Longton but also reputable schools this stunning property comprises: open storm porch, hallway, snug/office, rear lounge with bi-fold doors, open plan living/family kitchen, utility room, cloakroom, four bedrooms (three doubles) all with fitted wardrobes, three with en-suites and a four piece family bathroom. The former attached double garage has been converted into a fully self contained annex comprising a spacious reception room with fitted kitchen, double bedroom with built in storage and an en-suite bathroom. Outside block paved driveway, patio area, garden store, gym and a low maintenance, fully enclosed rear garden. The property is warmed via a gas fired central heating system, underfloor heating to the ground floor and benefits from double-glazing throughout.



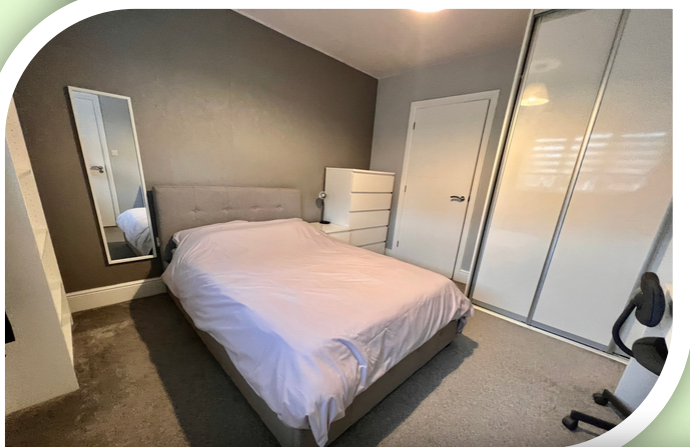


GROUND FLOOR

Stepping into the property into the entrance hall, the staircase ascends to the first floor, tiled floor with underfloor heating which then flows into the open plan family space. To the front a useful bay fronted study or sitting room, the spacious rear lounge has bi-fold doors to access the rear patio and gardens. The heart of this home is a stylish breakfast kitchen being open plan into a family space, the kitchen is fitted with an excellent range of units with matching island, work surfaces and breakfast bar to complement, underset sink/drain, integrated appliances, induction hob with extractor fitted into a ceiling coffer above, open plan to the family room with spaces for relaxing and dining. The ideal space for day to day family life having bi-fold doors to access onto the rear garden and tiled floor with under floor heating. A useful utility room with ground floor w.c, door for access into the annex.







ANNEX

Ideal for a family member or visitors this self contained accommodation has a dedicated external access if privacy is required. The accommodation comprises a large open plan reception room with fitted kitchen area, double bedroom with built in wardrobes and a stunning modern en-suite bathroom.

FIRST FLOOR

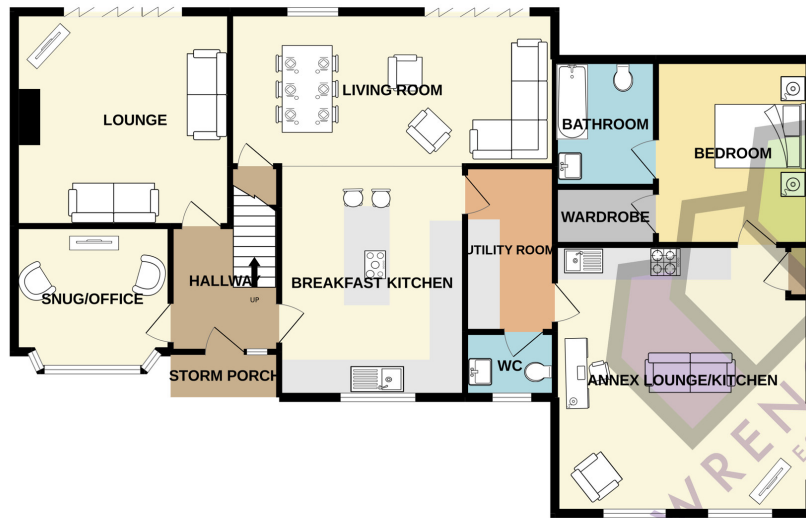
At the first floor the private spaces comprises: principal bedroom with a bay window to front elevation, fitted wardrobes and acces to a three piece en-suite shower room. The three remaining bedrooms, two doubles and a single all have fitted wardrobes and bedrooms two and three both have en-suite shower rooms. The attractively tiled four-piece family bathroom completes the accommodation.



OUTSIDE

TO the front paved pathway and lawn, to the side the block paved driveway has off road parking spaces and gate access to a paved patio area with timber shed. At the rear the fully enclosed garden has an artificial lawn, paved pathways, fencing to the boundaries and a timber cabin utilised as a gym.

GROUND FLOOR



1ST FLOOR



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