



9 Manor Court, Longton

Preston

£425,000



9 Manor Court

Longton, Preston

A substantial property in the heart of Longton, with: five bedrooms; three bathrooms; a large lounge; and open plan kitchen/living/dining space opening out onto the generous garden. In catchment for some fantastic schools and close to all the village has to offer, it's the perfect family home.

Council Tax band: E

Tenure: Freehold

- Shower Room and Family Bathroom
- Three Storey Detached Family Home
- No Chain
- Central Village Location
- Viewing Recommended
- Five Bedrooms - Master En-Suite
- Open Plan Kitchen
- Driveway and Garage

Entrance Hallway

Stairs to first floor, doors to kitchen and lounge and wc.

Lounge

Windows to front and side. Laminate flooring.

Dining Kitchen

L-shaped dining kitchen into dining area. Good range of eye and low level units incorporating a 1 1/2 stainless steel bowl sink drainer unit. Built in 4 ring gas hob, built in electric double oven, integrated dishwasher, fridge freezer. Sliding patio door leading from dining area to paved area. Vinyl flooring.

Utility Room

Worktop incorporating stainless steel sink unit, under stairs storage cupboard. Space for washer/dryer. Door to back leading to driveway.

Ground Floor W/C

Two piece suite comprising low level w/c and pedestal wash hand basin. Vinyl flooring.

First Floor

Bedroom One

Window to side and front.

En-Suite

Three piece suite comprising low level w/c, pedestal wash hand basin and mains double shower cubicle. Mirrored unit. Vinyl flooring. Window to back.

Bedroom Three

Windows to front and side.

Shower Room

Three piece suite comprising low level w/c, pedestal wash hand basin and mains shower cubicle. Part tiled walls. Window to front.





Second Floor

Bedroom Two

Windows to front and side.

Bedroom Four

Window to side.

Bedroom Five

Window to front. Ceiling light & fan.

Family Bathroom

Three piece suite comprising panelled bath with shower over, low level w/c and pedestal wash hand basin. Window to front.

GARDEN

To the front of the property is a lawned garden leading to a decked area at the side.

GARAGE

Single Garage

Detached garage with electrics.

OFF ROAD


1 Parking Space

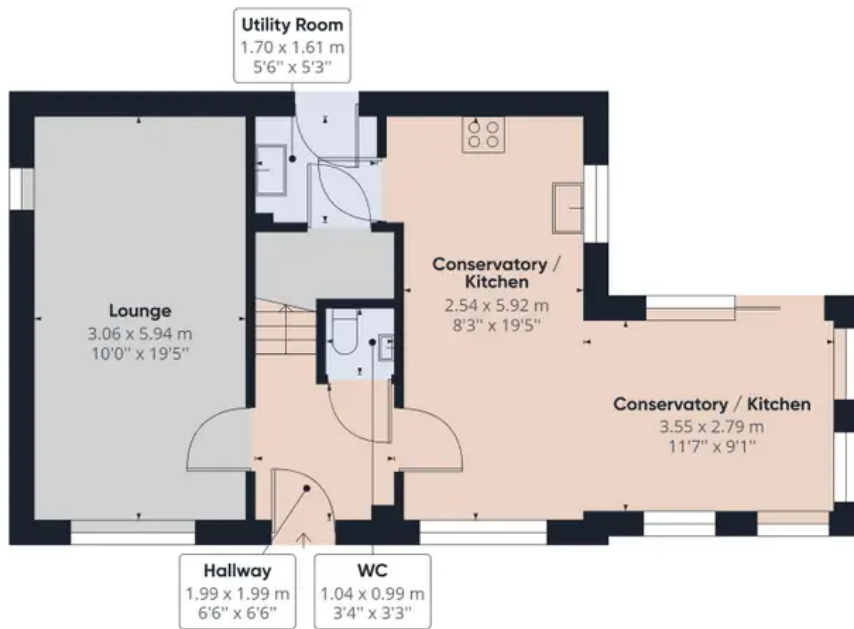
To the side is a driveway leading to the detached garage.



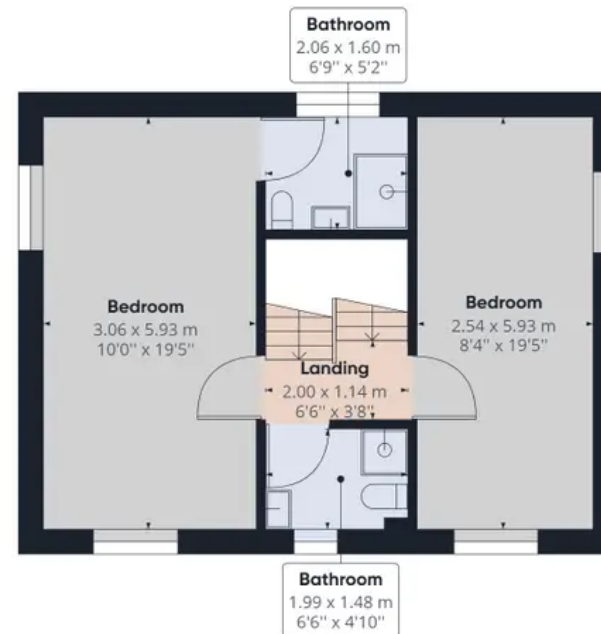


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(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 	



Ground Floor Building 1

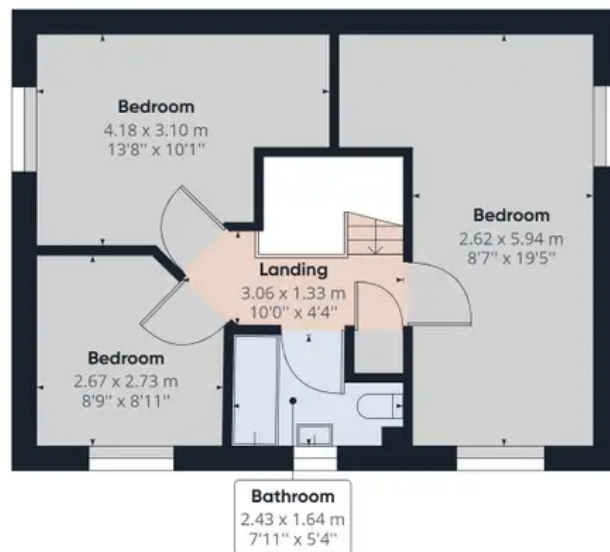


Floor 1 Building 1

Approximate total area⁽¹⁾

1574.42 ft²

146.27 m²



Floor 2 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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