



23 Sandringham Park Drive, New Longton
Preston

Offers Over **£475,000**



23 Sandringham Park Drive

New Longton, Preston

Spacious 4-bed family home in popular village location. Large open plan kitchen/dining/living area, 2 reception rooms, utility room, and WC. Landscaped garden, patio area, driveway with electric car charger, integral garage. Freehold. Council Tax Band: E.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached Family House
- Kitchen & Utility Room
- Gardens & Garage
- Four Bedrooms
- Integral Garage
- Popular Village Location
- No Chain

Entrance Vestibule

Hallway

Under stairs storage and cupboard.

Downstairs WC

Two piece suite comprising pedestal wash hand basin and low level w/c. Part tiled walls. Window to side.

Kitchen with Open Plan Living and Orangery

Good range of eye and low level units incorporating a 1.5 composite sink and drainer unit. Integrated appliances include dishwasher, fridge freezer, electric oven and microwave, 4 ring electric hob with extractor fan over. Fitted worktops and breakfast bar. The open plan kitchen leads to a dining area, snug and conservatory. French doors leading to lounge. Windows to rear.

Utility Room

Good range of eye and low level units incorporating single stainless steel sink. Plumbed for washing machine and space for tumble dryer. Boiler. Window to side and door to rear.

Lounge

Feature fire surround. Window to front.

Snug

Window to front.



**Landing**

Storage cupboard. Doors leading to all bedrooms and bathroom.

Bedroom One

Window to front.

En-Suite

Three piece suite comprising shower cubicle with mains, vanity wash hand basin with mirrored cabinet and low level w/c. Fully tiled walls. Feature heated towel rail. Window to side.

Bedroom Two

Window to rear.

Bedroom Three

Fitted wardrobes. Window to rear.

Bedroom Four

Currently used as a walk in wardrobe. Mirror. Window to front.

Bathroom

Three piece suite comprising panelled bath with electric shower over, vanity unit wash hand basin and low level WC, fully tiled walls, window to rear.

REAR GARDEN

Lawned garden with established shrubs and trees with large patio area.

FRONT GARDEN

Lawned garden to side. Large driveway providing off road parking for several vehicles. Podpoint electric car charger.

GARAGE

Single Garage

Electric up and over door with electrics and water tap. Storage shelving.

DRIVEWAY

3 Parking Spaces







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1772 ft²

164.7 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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