



242 Liverpool Road, Longton
Preston

Offers Over **£400,000**



242 Liverpool Road

Longton, Preston

Stylish 3-bed semi-detached in Longton, Preston with open-plan kitchen, log burner, vaulted ceilings & west-facing garden. Opposite Brickcroft Nature Reserve. Motivated sellers!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 3-Bedroom Semi-Detached House
- Overlooking Brickcroft Nature Reserve – Highly Desirable Location
- Open-Plan Kitchen, Dining & Living Space with Vaulted Ceiling and Velux Windows
- Bespoke Handmade Kitchen
- Snug with Log Burner and Exposed Brick Fireplace
- Converted Garage – Ideal for Home Office, Playroom, Gym or Guest Bedroom
- Downstairs Shower Room with Burlington Fittings
- West-Facing Landscaped Garden
- Driveway Parking for up to Three Vehicles
- Family Bathroom with 'Villeroy & Boch' Bath and Underfloor Heating
- Walking Distance to Longton Village Shops, Cafés, Pubs & Countryside Walks

Entrance Hallway

Under stairs storage. Original timber floor. Bespoke fitted unit. Window to front.

Living Room

Open to dining kitchen. Exposed brick fireplace with log burner. Traditional picture rails and coving.

Open Plan Kitchen / Diner

Open to dining area and lounge. Excellent range of bespoke fitted kitchen units with granite and oak worktops. Integrated appliances include dishwasher and double 'Rangemaster' double ceramic sink. Space for 'Rangemaster' electric oven with gas hob and fridge. Tiled floor with underfloor heating. Bi-folds to rear. Vaulted ceilings with Velux windows. Windows to rear.

Utility Room

Two storage cupboards. Bespoke fitted units with granite worktops. Space plumbed for washing machine and dryer. Belfast sink. Tiled floor. Door to side.

Downstairs Bathroom

Three piece suite comprising of 'Burlington' pedestal hand wash basin. Walk-in shower with mains connect. Low-level W.C. Bespoke fitted unit. Tiled floor. Part tiled walls. Window to side.

Lounge

Picture rails. Coving. Open fireplace gas fire. Original timber floor. Bay window to front.

Study / Play Room

Engineered hardwood floor. Bespoke fitted units. Vaulted ceiling with Velux windows. Built in storage. Access to fully boarded loft. Window to front. Boiler access.





First Floor Landing

Storage cupboard. Access to fully boarded loft.

Bedroom One

Picture rails. Fitted wardrobes. Window to front

Bedroom Two

Picture rails. Fitted wardrobes. Window to rear.

Bedroom Three

Picture rails. Window to front.

Family Bathroom

Four piece suite comprising of 'Villeroy & Boch' tiled bath with mains connect. Corner shower cubicle with mains connect.

Pedestal hand wash basin and low-level W.C. Underfloor heating. Feature heated towel rail. Tiled floor. Part tiled walls.

Window to rear.

GARDEN

Large garden to the rear laid to lawn with featuring mature shrubs with wild flower beds, Rhubarb, Blackberry bushes. Log store. Garden shed. Landscaped with patio leading to side.

FRONT GARDEN

Landscaped stone driveway with shrubs boarding and patio path area. Bike store shed.

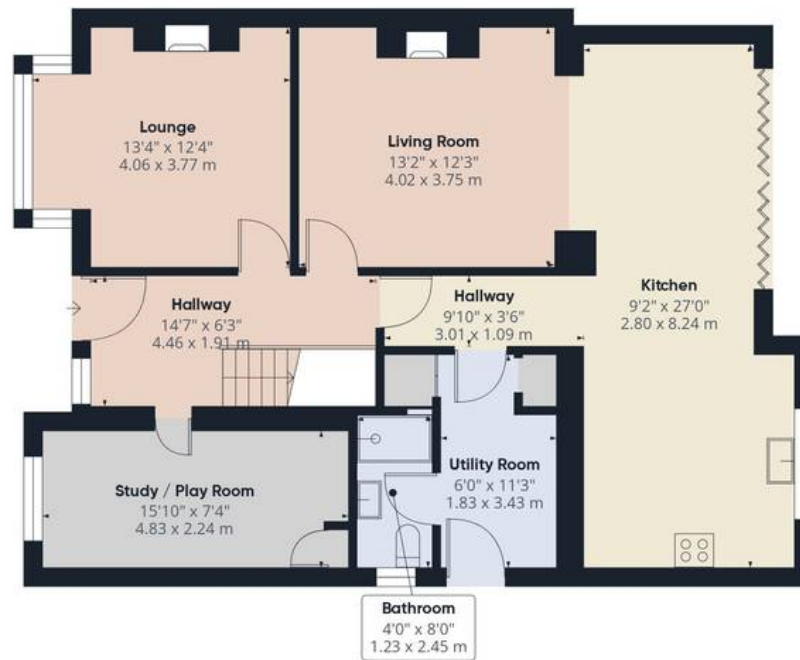
DRIVEWAY

3 Parking Spaces

Driveway parking for up to three vehicles.







Ground Floor

Approximate total area⁽¹⁾

1329 ft²
123.5 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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