



27 Kentmere Drive, Longton
Preston

Offers Over **£240,000**



27 Kentmere Drive

Longton, Preston

Charming 2-bedroom semi-detached bungalow in central Longton. Immaculate home with garden room, garage, parking, and south-facing garden. No chain. Walk to shops and local amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Immaculately Presented Two Bedroom Semi-Detached True Bungalow
- Scope to Modernise and Add Value
- Low Maintenance South-Facing Garden – Beautifully Mature and Private
- Detached Garage plus Driveway Providing Off-Road Parking
- Opportunity to Extend the Garden Further if Desired
- Situated in a Quiet Cul-De-Sac in the Heart of Central Longton
- Walking Distance to Shops, Cafés, Bars, and Local Amenities
- No Onward Chain – Ready to Move Straight In
- Buyers Information Pack Available

Entrance Porch

Hallway

Loft access.

Kitchen/ Diner

Good range of eye and low-level units including stainless steel sink. Integrated appliances include: electric oven and electric hob with extractor fan. Space for microwave. Space plumbed for washing machine. Boiler access. Vinyl floor. Door to rear. Window to rear and side.

Garden Room

Feature fire place. Door and window to side and rear.

Lounge

Electric fire. Window to front.

Bedroom One

Fitted wardrobes with dressing area. Window to rear.

Bedroom Two

Window to front.

Bathroom

Three piece suite including panelled bath (mains), pedestal hand wash basin and W.C. Feature heated towel rail. Fully tiled walls. Vinyl floor. Window to side.

Garage

Detached single garage.



REAR GARDEN

Low-maintenance, south-facing garden mainly laid to lawn with mature plants and shrubs and paved patio area. Additional stoned space behind the garage with extra strip of land to rear available to extend the garden space.

FRONT GARDEN

Front garden mainly laid to lawn with some mature plants and paved pathway.

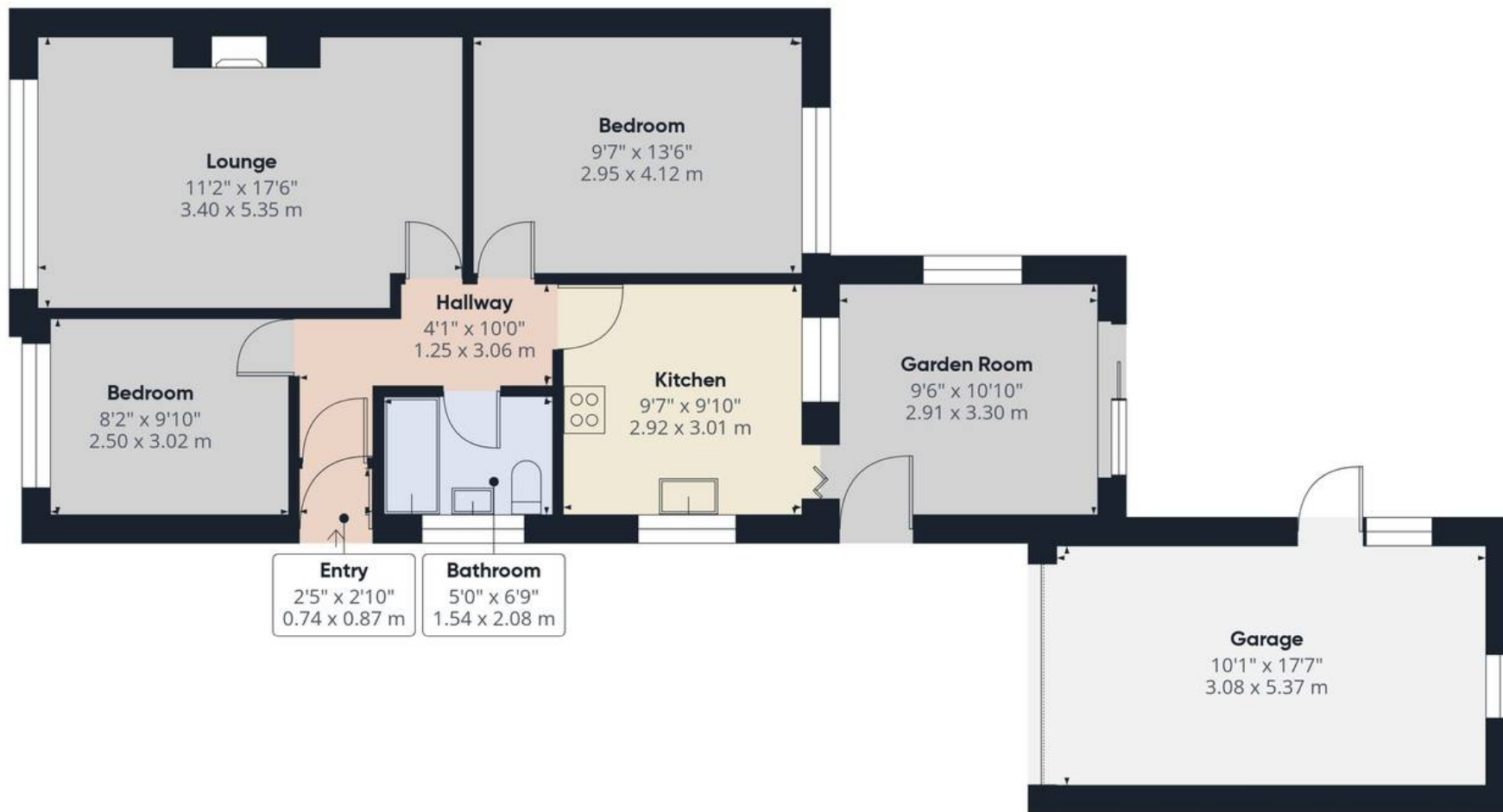
DRIVEWAY

3 Parking Spaces

Driveway with off road parking for up to 3 vehicles. With detached garage with additional parking.







Approximate total area⁽¹⁾
885 ft²
82.2 m²

(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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