



**Sheep Hill Lane, New Longton, Preston**

**Offers Over £379,950**

Ben Rose Estate Agents are pleased to present to the market this gorgeous, three bedroom detached property in the sought-after village of New Longton. Recently decorated to an exceptional standard, this property offers both style and privacy, making it an ideal family home. The home is within close proximity to Preston town centre and is surrounded by superb local schools, shops and amenities with fantastic travel links to nearby towns and cities via the M6 and M61 motorways.

Internally, the property briefly comprises of a welcoming porch that leads straight into the main hallway. Here, you'll have access to the majority of rooms located on this floor. Towards the front of the home is the spacious lounge that features a beautiful fireplace and bay fronted window. Towards the rear of the home is the stunning, open-plan kitchen/dining room. The kitchen features an array of appliances such as a fridge/freezer, dishwasher and oven/hob. You'll also find a breakfast bar for up to four people. The dining room also has space for a large family dining table, making it ideal for modern family living and even gives access to the garden. Just off the kitchen is the convenient utility room that houses the washer and has side access outdoors. Additionally on this floor, you'll find a study, bedroom three and the three piece family bathroom with an over the bath shower.

Moving upstairs, you'll find the two remaining bedrooms with the master benefitting from a three piece ensuite with shower and Velux window. The landing also accommodates fitted wardrobes for both the bedrooms. You'll also find a two piece WC here with ample storage.

Externally, the property is situated towards the end of a private road with one other exclusive property. It features four private parking space to the front as well as pathway leading to the front door. To the rear is a beautifully secluded garden with a large laid lawn, patio area and shed space. The property also isn't overlooked due to the mature trees and shrubs that surround the garden.













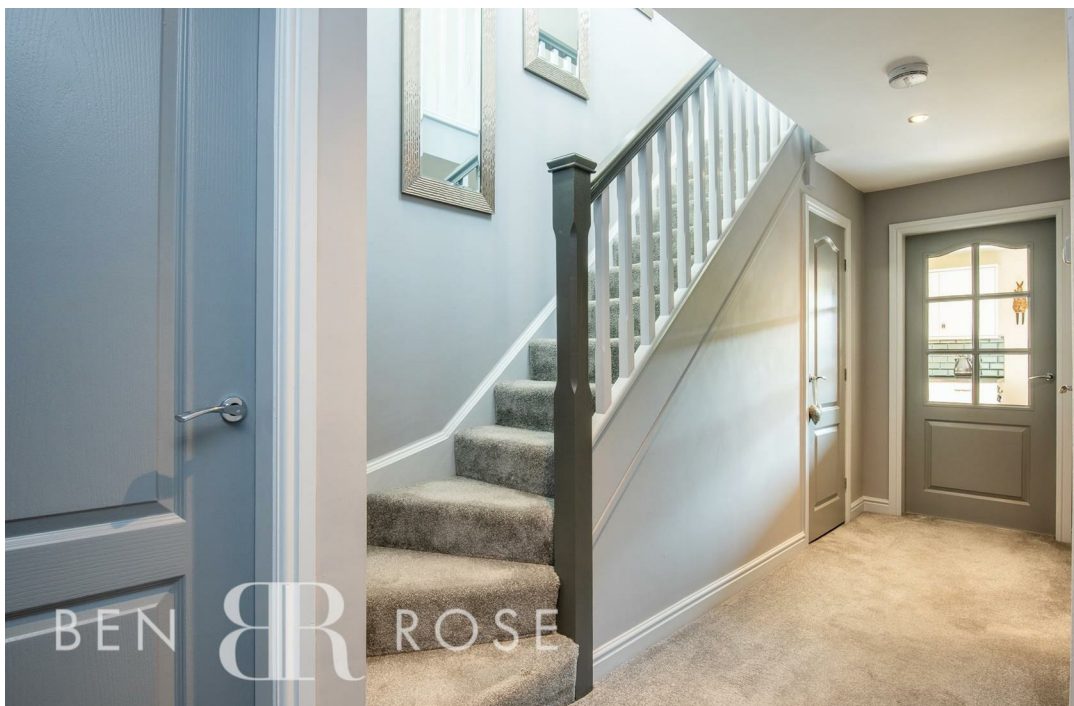




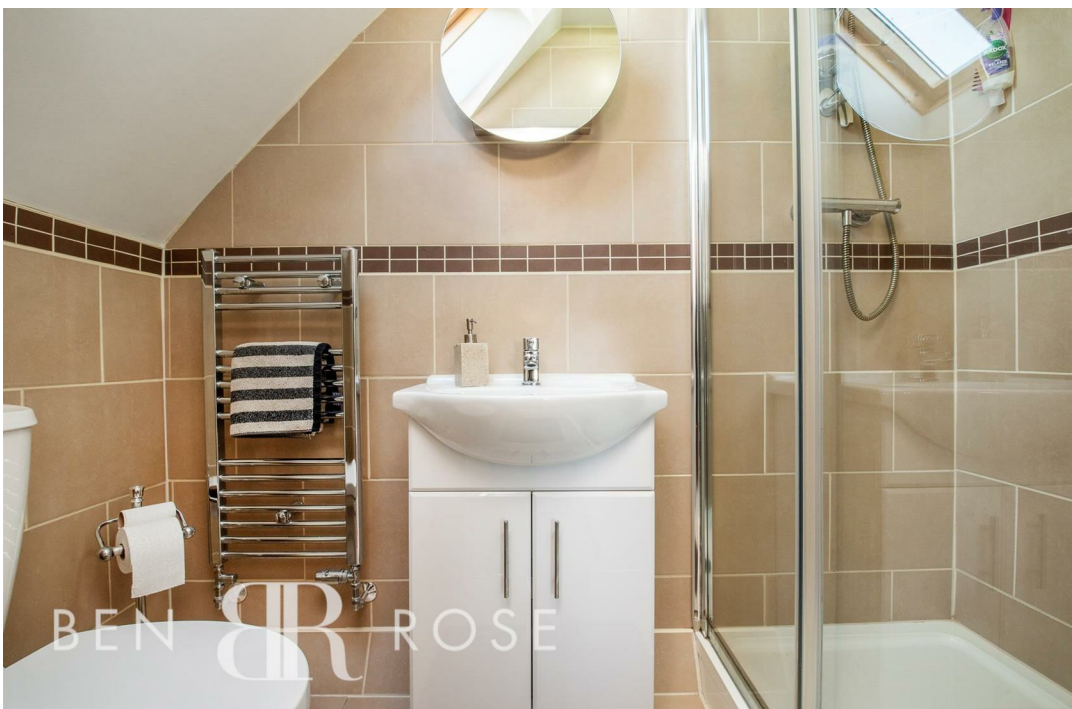












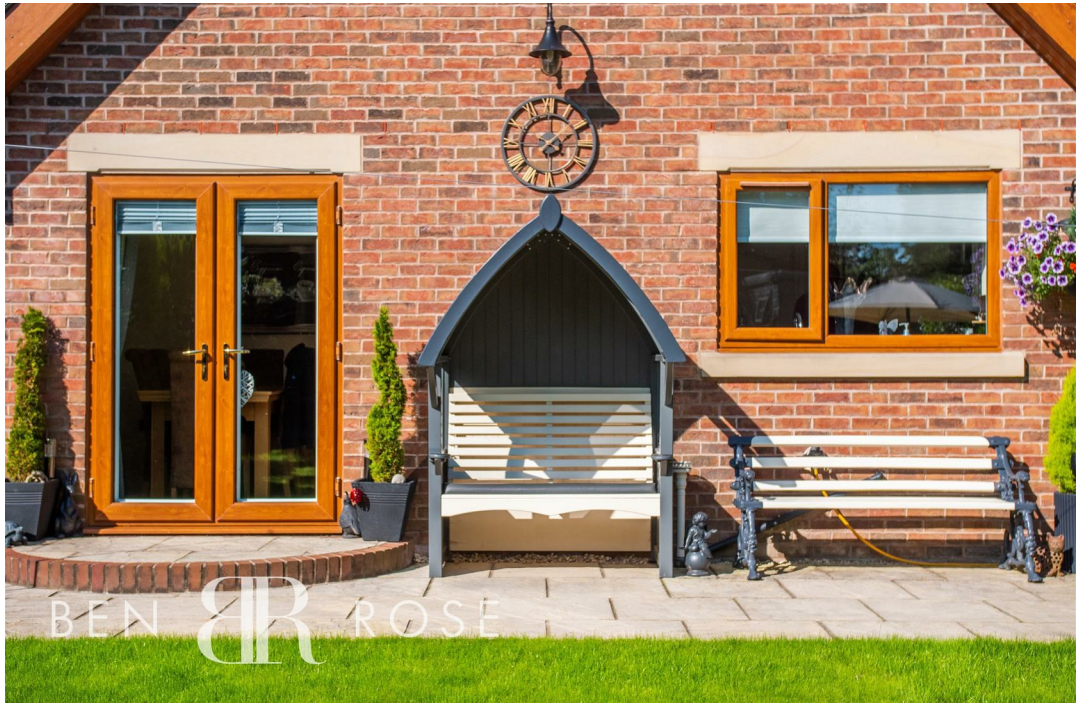






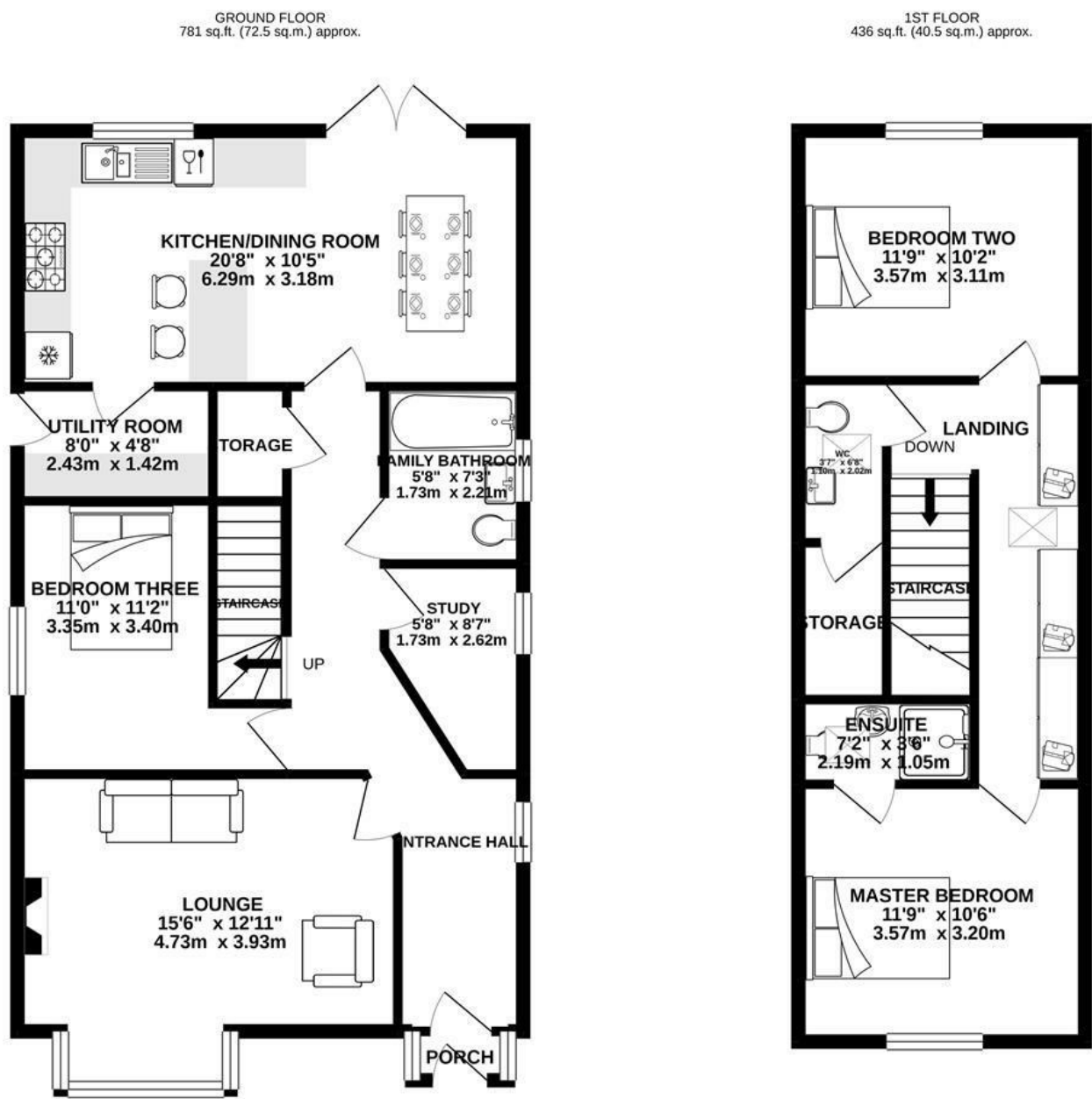








# BEN ROSE



TOTAL FLOOR AREA: 1217 sq.ft. (113.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

