



Modern detached property located within this sought after village location. Positioned within a peaceful cul-de-sac, the many amenities of Longton are easily accessed, the highlights of this property are three bedrooms, modern fitted kitchen, modern shower room and a south facing rear garden. The accommodation in full comprises: entrance hallway, cloakroom, lounge, dining kitchen, three bedrooms and a white three-piece shower room. Outside to the front extensive driveway, garden area and at the rear a fully enclosed low maintenance garden. The property is warmed by a gas fired central heating system and benefits from double-gazing throughout.



**£195,000**

**Entrance Hall**

External front door, side window and radiator.

**Cloakroom**

Two-piece suite, radiator and double-glazed frosted side window.

**Lounge**

15' 9" x 14' 6" (4.80m x 4.42m)

Spacious reception room having stairs up to the first floor, double-glazed front and side windows and a wall mounted electric fire. Doorway into:

**Dining Kitchen**

14' 6" x 8' 11" (4.42m x 2.72m)

The kitchen is fitted with an excellent arrangement of wall and base units finished in modern light oak effect, contrasting work surfaces to complement, inset sink/drainer, built in oven and microwave, hob with extractor over, integrated washing machine and fridge/freezer. Double-glazed rear window, tiled floor, two ceiling light points and sliding patio doors out onto the rear garden.

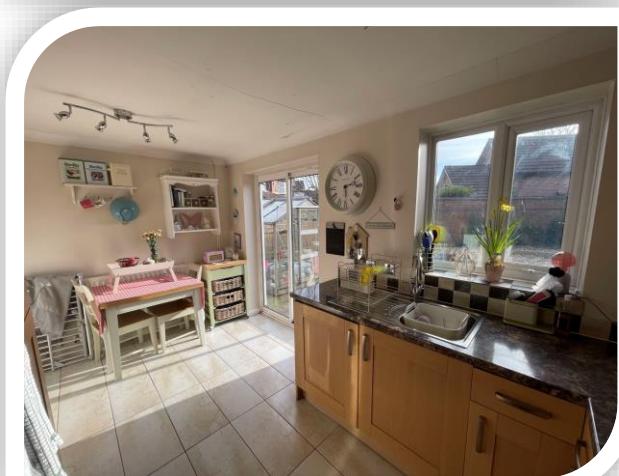
**Landing**

Double-glazed side window and coving.

**Bedroom One**

13' 11" x 8' 6" (4.24m x 2.59m)

Double-glazed front window and radiator.

**Bedroom Two**

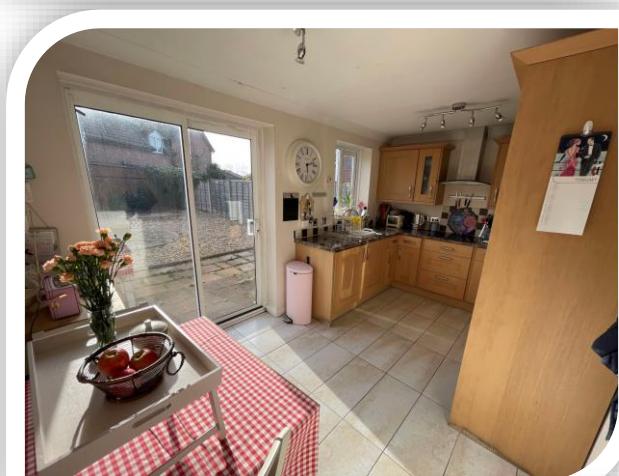
10' 1" x 8' 6" (3.07m x 2.59m)

Double-glazed rear window and radiator.

**Bedroom Three**

10' 3" x 7' 3" (3.12m x 2.21m)

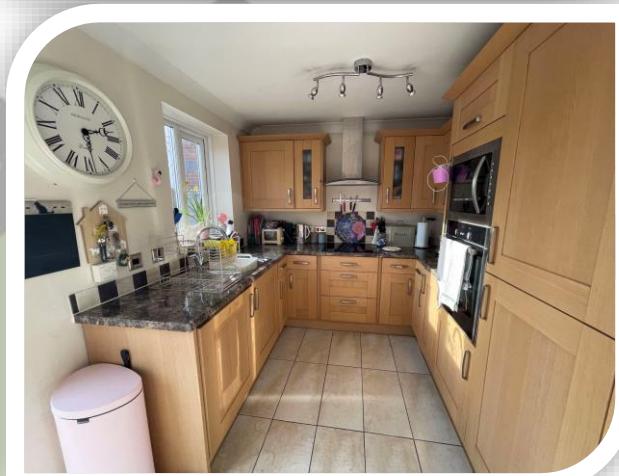
Double-glazed front window and radiator.

**Shower Room**

White three-piece suite comprises: step in shower cubicle, pedestal wash hand basin and a low level W.C. Double-glazed frosted rear window and attractive tiling to complement.

**Outside**

Block paved front and side driveway, lawn area and gated access into the rear. To the rear the full enclosed garden is hard landscaped and has the benefit of facing south.



2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

## Energy performance certificate (EPC)

74 ASPENDALE CLOSE  
LONGTON  
PR4 5LN

Energy rating **D**

Valid until 12 February 2031

Certificate number  
3300-3778-0722-1097-3293

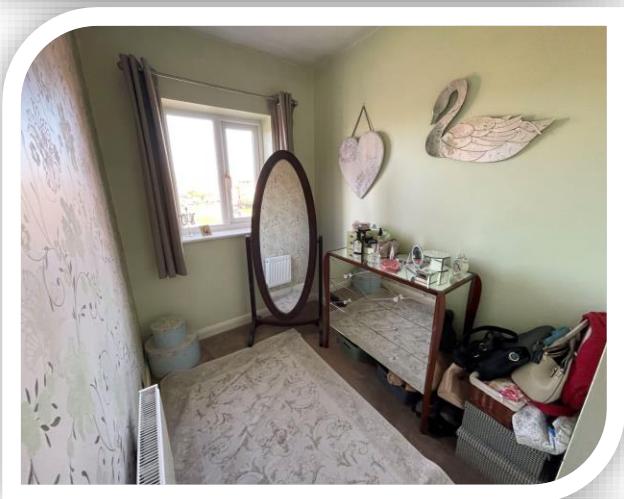
**Property type**  
Detached house

**Total floor area**  
68 square metres

**Rules on letting this property**  
Properties can be rented if they have an energy rating from A to E.  
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy efficiency rating for this property**  
This property's current energy rating is D. It has the potential to be B.  
[See how to improve this property's energy performance.](#)

<http://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3300-3778-0722-1097-3293>





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