



Hall Carr Lane

Longton, PR4 5JJ

PRICE £285,000



A delightful, spacious three bedroom property with versatile accommodation, on a corner plot in a quiet and popular residential area with easy access to primary transport routes, countryside walks and village amenities. Available with no upward chain. To the front the driveway leads to the detached garage and can accommodate several vehicles including a motorhome or caravan. Step into the entrance hallway and from there to the cosy lounge with multifuel stove in imposing hearth. Also to the front is bedroom three which currently operates as a snug and home office. To the rear is the heart of the house with the kitchen comprising a range of wall and base units with central island, ceramic sink, range cooker, two refrigerators and space, power and plumbing for other appliances. There is plenty of additional space for dining and casual furniture overlooking the garden. Step out through the French windows and head to the upper terrace bordered by passionflower and vine as the path leads down to the very private lower terrace, with access to the workshop with power and light, greenhouse and the fruit and vegetable beds. The large lawn is bordered by mature planting make this a wonderful place to relax, entertain and play with the children. Back inside, carpeted stairs lead to the first floor landing with bedroom two to the front with built in storage. Bedroom one is to the rear with plenty of storage and natural light and benefits from en suite comprising bath with screen and mixer shower over, wc, wash hand basin and ladder heated towel rail. With over 1100 square feet of accommodation this is a first class place to call home, so do get in touch to arrange a viewing and make it yours. Council tax, EPC D, Freehold.



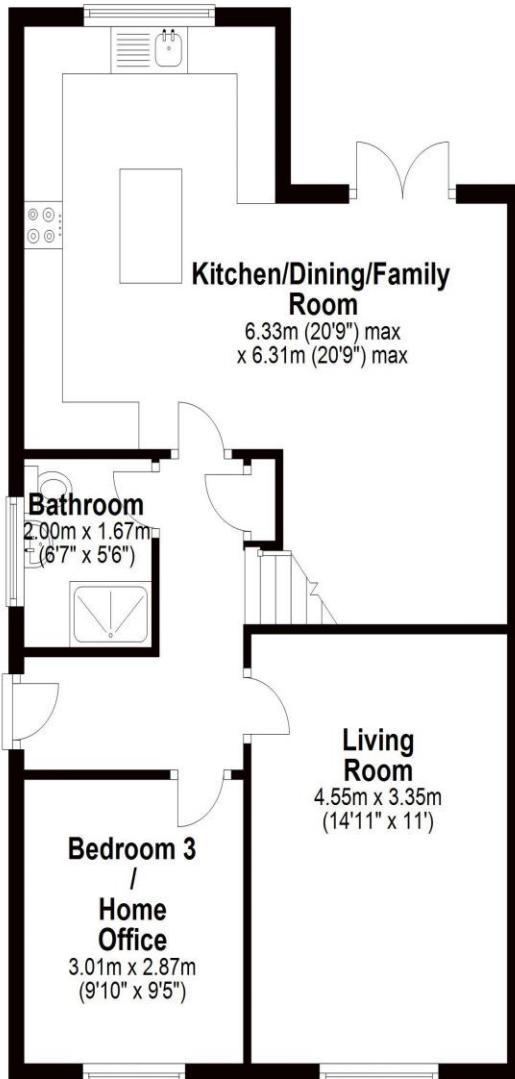
- Delightful semi detached property
- Three bedrooms
- Beautiful gardens
- Media tour
- Plenty of parking
- Over 1100 square feet

www.hometruthslancs.co.uk

Email: office@hometruthslancs.co.uk

Ground Floor

Approx. 63.6 sq. metres (685.0 sq. feet)



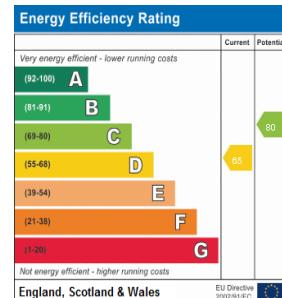
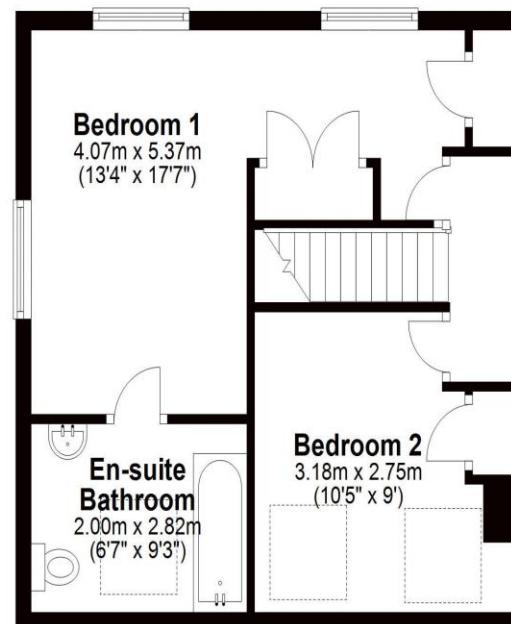
Total area: approx. 102.6 sq. metres (1103.9 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

First Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



Eccleston

265 The Green, Eccleston PR7 5TF
Tel: 01257 451673

Coppull

244 Spendmore Lane, Coppull PR7 5DE
Tel: 01257 794588

Email: office@hometruthslancs.co.uk
www.hometruthslancs.co.uk