



Park Avenue, New Longton, Preston, PR4 4AY

Offers Over £450,000







Park Avenue, New Longton, Preston, Lancashire, PR4 4AY

Offers Over £450,000



4 Bedrooms



2 Bathroom



Garden

- Beautifully extended 4-bedroom home.
- Stunning open-plan dining kitchen with a log burning stove.
- Spacious lounge with a further log burning stove.
- Principal suite with dressing room & en-suite.
- Large rear garden with decking, countryside views & park access.
- 1920s period property with character features.
- 378 sq ft detached garden room/home office.
- Highly popular and accessible location.



Nestled within a peaceful cul-de-sac, this beautifully extended 1920s period home offers over 2,080 sq ft of versatile accommodation, including an impressive 378 sq ft detached garden room, all set against a stunning backdrop of open countryside with direct gated access to the park beyond.

Blending original character with contemporary family living, the property has been sympathetically enhanced to create a home of exceptional quality. A welcoming entrance hall leads to a beautifully proportioned front living room, where a feature fireplace and log-burning stove provide a warm focal point.



To the rear, the home opens into a superb open-plan dining kitchen, comprehensively fitted with quality cabinetry and designed as the heart of the home. Beyond, the impressive lounge/dining room enjoys uninterrupted views over the garden and surrounding countryside, with a second log-burning stove creating a cosy atmosphere for both everyday living and entertaining.

A useful utility room and ground floor WC complete the accommodation, while underfloor heating in the family room adds an extra touch of comfort.



The first floor offers three generous double bedrooms, all retaining the charm expected of a period home, with feature fireplaces enhancing three of the bedrooms throughout the property. These are served by a beautifully appointed family bathroom. Occupying the entire second floor, the principal bedroom provides a luxurious private retreat, complete with a dedicated dressing room and stylish en-suite shower room.

Outside, the substantial rear garden has been thoughtfully landscaped with a large decked entertaining terrace leading onto an extensive lawn. A gate at the rear provides direct access to the adjoining park and open countryside, making it an ideal setting for families and outdoor enthusiasts alike.



A standout feature is the 35 sq m detached garden building, currently arranged as a reception room, office and storage area. Offering exceptional flexibility, it is perfectly suited as a home office, gym, studio, games room or guest accommodation, making it an invaluable extension of the main house.

This is a rare opportunity to acquire a substantial period home that successfully combines timeless character, generous family accommodation and modern convenience in one of the area's most desirable and peaceful locations.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system with the benefit of underfloor heating to the extension

Parking allocated and number of spaces : driveway parking

Construction Type : standard

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : N/A

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Communications :

Broadband: ultrafast available in the area

Mobile signal: Good outdoor and variable indoor available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is / is not possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: South Ribble Borough Council **Council Tax:** Band B

Viewings: Viewings are strictly by appointment with the sole selling agents. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : objectunrealisticavoid

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

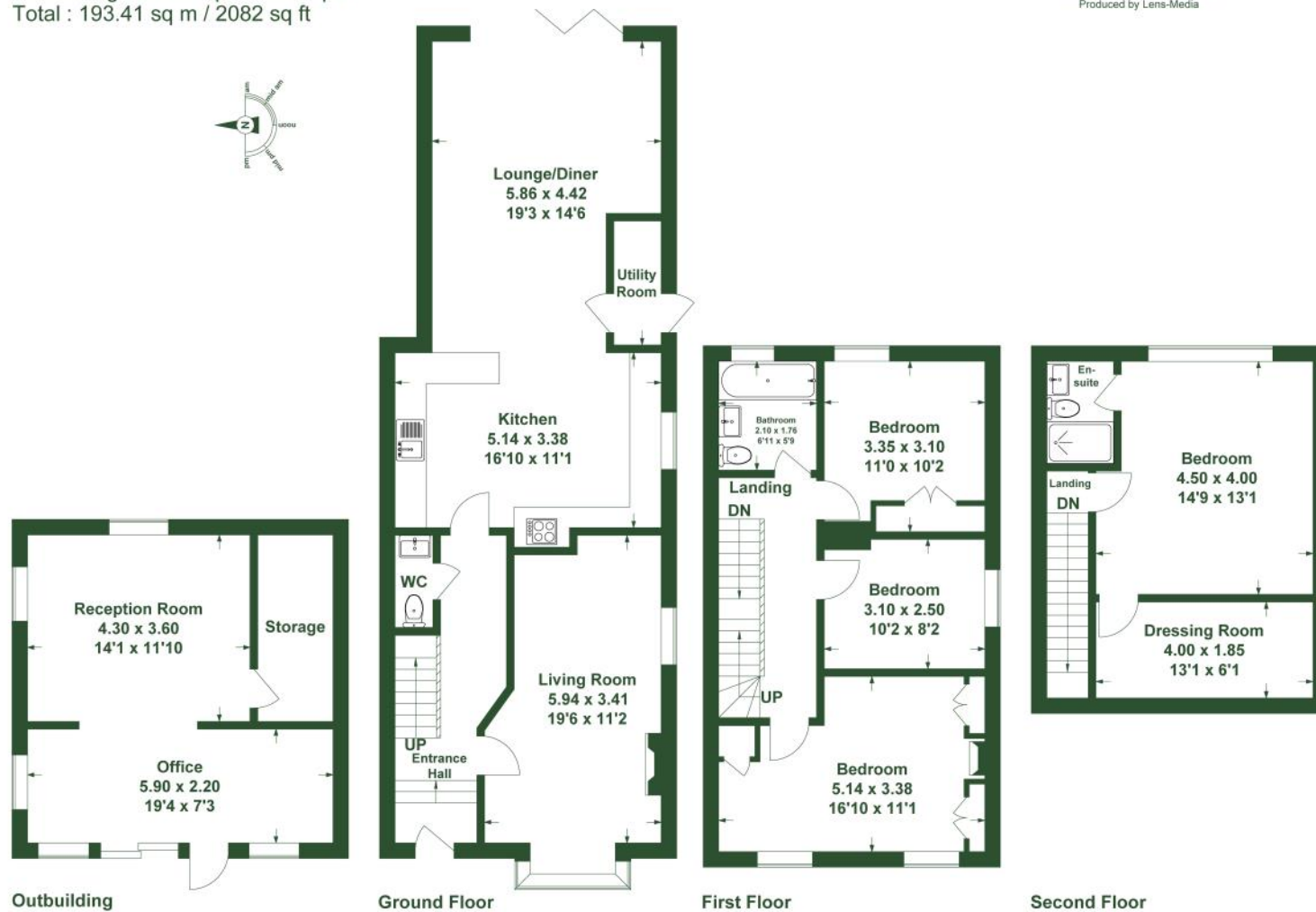
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 158.31 sq m / 1704 sq ft
 Outbuilding : 35.10 sq m / 378 sq ft
 Total : 193.41 sq m / 2082 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



Arritstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Arritstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Arritstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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