

Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863



Offers In The Region Of £685,000

Valdene, Skip Lane, Hutton, Preston, PR4 5HJ



## PROPERTY SUMMARY

A rare opportunity to acquire an individual architect designed detached residence standing in circa 0.5 acre plot ideally located for the City of Preston, rail links, M6 motorway network and the village of Longton.. The property located on a peaceful country lane enjoys open views to front and rear offers beautifully presented accommodation comprising entrance vestibule, reception hall, private lounge, stunning open plan family kitchen to rear with large lounge and feature fireplace with picture windows overlooking rear garden, dining room with double doors leading to rear terrace and contemporary cottage style kitchen with granite worktops, utility room, wc and plant room for ground pump heat source central heating system. To the first floor there are four double bedrooms, the master suite has walk in wardrobe and large en suite ( currently used as a home office) and luxury family bathroom. The property benefits from a large integral garage, double glazing throughout, driveway affording parking for several vehicles and private gardens. Only an internal inspection will allow the discerning purchaser to appreciate the extent and quality of the residence.





## LOCAL AUTHORITY

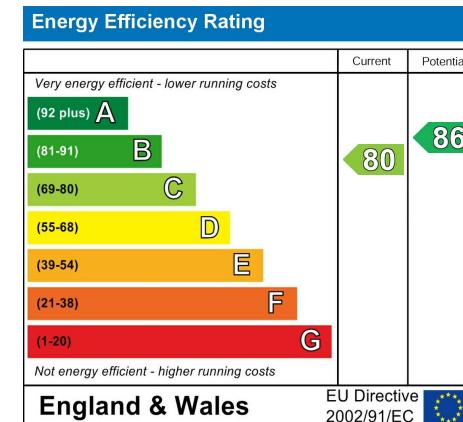
South Ribble

## TENURE

Freehold

## COUNCIL TAX BAND

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TOTAL FLOOR AREA : 2790 sq.ft. (259.2 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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## CONTACT

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