



Normanby Close

PRESTON



1 NORMANBY CLOSE



As you step through the front door, you are welcomed into a spacious and inviting entrance hallway, which sets the tone for the rest of the property. The hallway offers ample space for coats, shoes, or additional storage, helping to keep the home tidy and organised. Off to one side is a modern, well-appointed WC, providing added convenience for both residents and guests.

The heart of the home is the expansive open-plan living area, which offers a bright and airy atmosphere perfect for both everyday living and entertaining. The living room provides plenty of space for comfortable seating and features a set of elegant double doors that lead out to the property's private garden. The open-plan kitchen is thoughtfully designed with sleek fitted appliances, offering both style and functionality. The kitchen area includes plenty of countertop space, cupboards for storage, and modern fixtures, ensuring that cooking and entertaining are a pleasure. Whether you're preparing a quick meal or hosting a dinner party, this kitchen is fully equipped to handle it all.

Upstairs, the property boasts well-proportioned bedrooms that offer comfort and privacy, with ample room for wardrobes and additional furnishings. The bathroom is designed with contemporary fittings, providing a relaxing space for a soothing bath or a quick morning shower.

To the front of the property, there is allocated parking, ensuring that coming home is always hassle-free. The surrounding area of Lightfoot Green is known for its peaceful residential ambiance, while also providing easy access to local amenities, schools, and transport links. Whether you need to commute or explore the surrounding area, this location offers the perfect balance between connectivity and calm.



Property Type:

Semi-Detached

Square Footage:

650 sqft

EPC Rating:

B

Council Tax Band:

B

Tenure

Freehold

Take a closer look...



Why Preston?



LIGHTFOOT GREEN BOASTS A VARIETY OF LOCAL AMENITIES TO CATER TO RESIDENTS' NEEDS. THE AREA FEATURES SEVERAL SHOPS, INCLUDING CONVENIENCE STORES, A BAKERY, AND A PHARMACY, ENSURING THAT DAILY ESSENTIALS ARE EASILY ACCESSIBLE. FOR THOSE SEEKING MORE EXTENSIVE SHOPPING OPTIONS, NEARBY FULWOOD AND THE CITY CENTER OF PRESTON OFFER A RANGE OF RETAIL OUTLETS, SUPERMARKETS, AND DINING ESTABLISHMENTS.

FAMILIES WILL APPRECIATE THE PROXIMITY TO SEVERAL WELL-REGARDED SCHOOLS, BOTH PRIMARY AND SECONDARY, WHICH CONTRIBUTE TO THE COMMUNITY'S APPEAL. PARKS AND RECREATIONAL FACILITIES IN THE AREA PROVIDE AMPLE OPPORTUNITIES FOR OUTDOOR ACTIVITIES, WITH NEARBY GREEN SPACES PERFECT FOR WALKING, JOGGING, OR FAMILY PICNICS.

TRANSPORT LINKS

TRANSPORT LINKS FROM LIGHTFOOT GREEN ARE EXCELLENT, MAKING IT EASY FOR RESIDENTS TO COMMUTE TO NEARBY AREAS. THE NEIGHBORHOOD IS WELL-SERVED BY BUS ROUTES THAT CONNECT TO PRESTON CITY CENTER AND SURROUNDING DISTRICTS. FOR THOSE WHO PREFER TO DRIVE, THE A6 AND M6 MOTORWAY ARE EASILY ACCESSIBLE, PROVIDING QUICK ROUTES TO MANCHESTER, LIVERPOOL, AND BEYOND.

ADDITIONALLY, PRESTON'S MAIN RAILWAY STATION IS A SHORT DRIVE AWAY, OFFERING DIRECT TRAIN SERVICES TO MAJOR CITIES, MAKING IT A CONVENIENT CHOICE FOR COMMUTERS.

Preston City





PARKING



GARDEN



THE GARDEN, BORDERED BY LUSH AND MATURE SHRUBBERY, OFFERS A SECLUDED OUTDOOR SPACE, IDEAL FOR AL FRESCO DINING, GARDENING, OR SIMPLY ENJOYING A PEACEFUL MOMENT OUTDOORS. WHETHER YOU'RE HOSTING A SUMMER BBQ OR ENJOYING A QUIET MORNING COFFEE, THIS GARDEN IS THE PERFECT EXTENSION OF THE INDOOR LIVING SPACE.

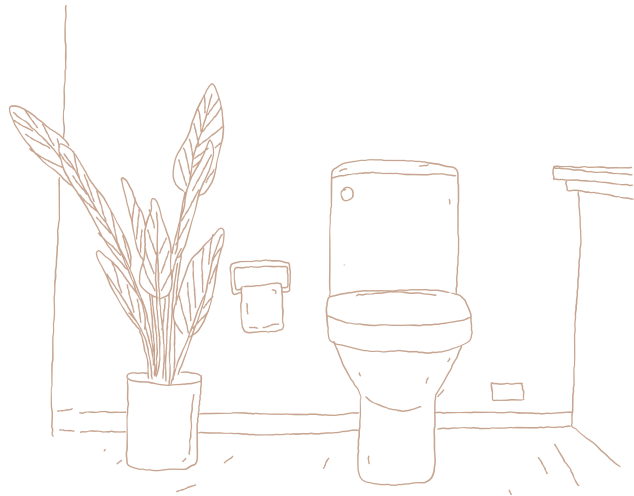




Zzz...ooo







WHERE CAN I FIND...



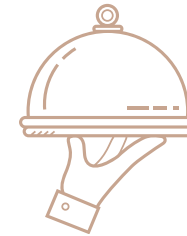
The Closest School?

Harris Primary School is located just 0.5 miles away.



The Local Shop?

Premier is just 1.3 miles from your doorstep. Great for those essentials!



A Delicious Meal?

The Ginger Bistro and it's fabulous menu awaits you, only 1.6 miles away.



Somewhere Nice to Walk the Dog?

Village Green Tanderton Park is located just 1.1 miles from your home.



A Refreshing Pint?

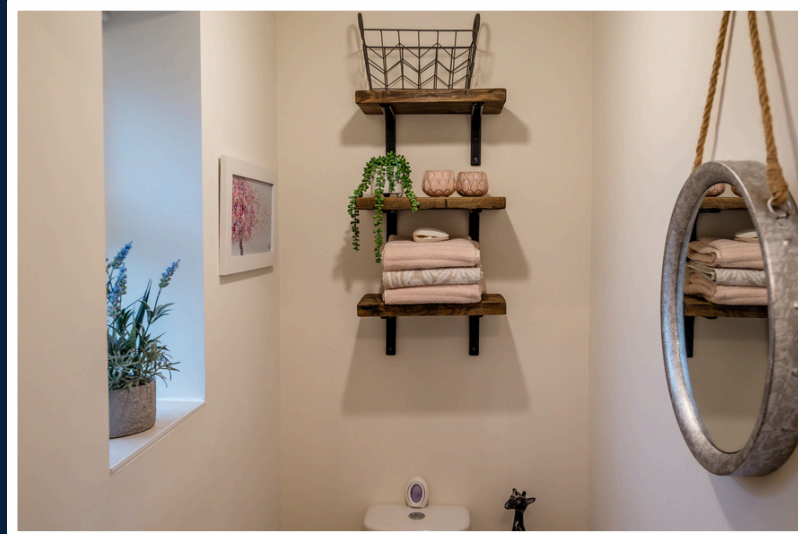
The Black Bull is just 1.7 miles away, you could be back home in just over 5 minutes!

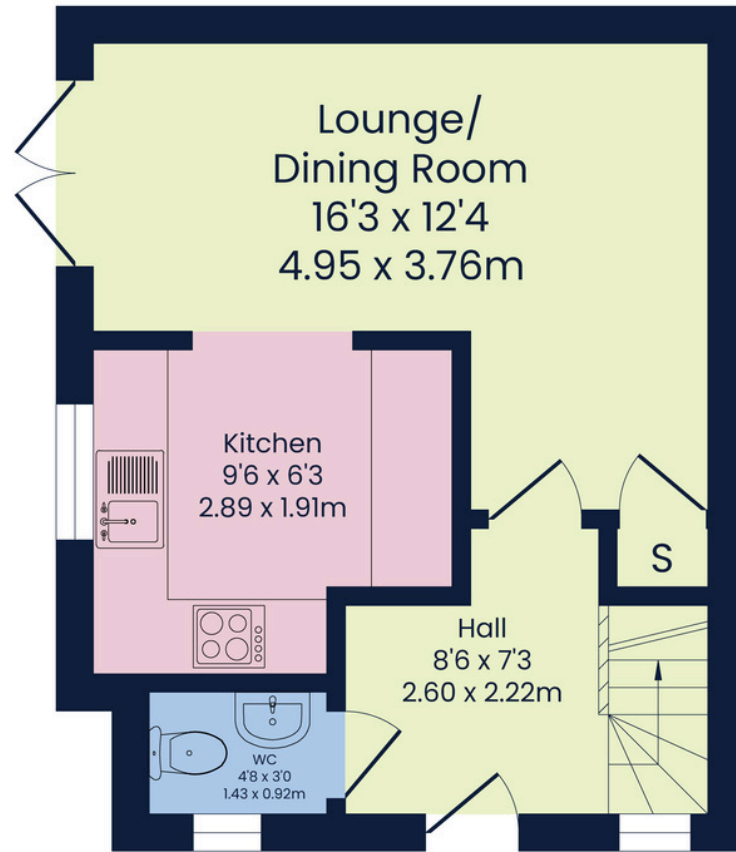


Your Local Property Experts?

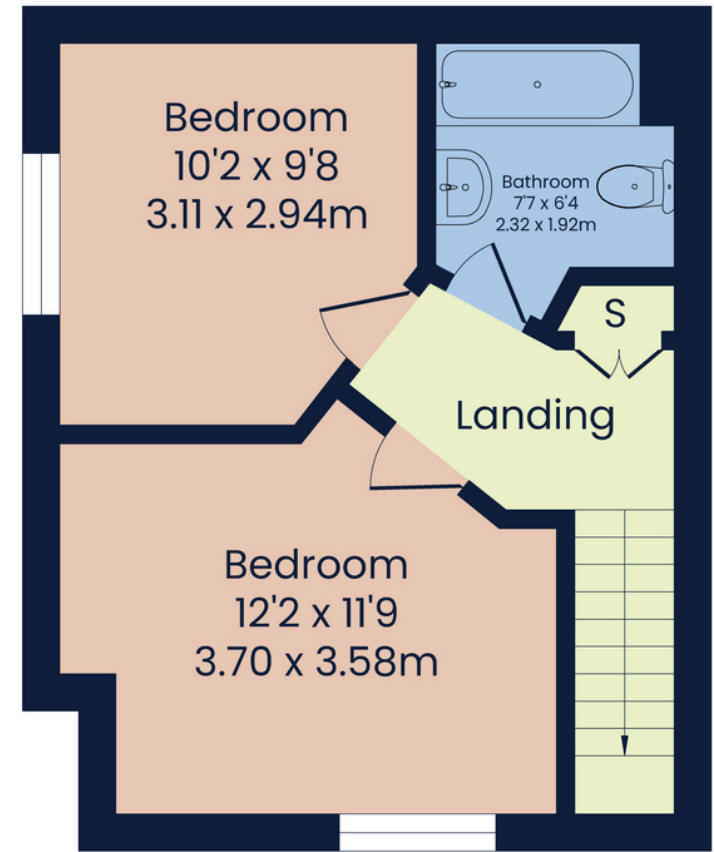
Our lovely Lune Valley Team are Available via Email or phone 7 Days!







Ground Floor



First Floor



Total Floor Area: 650 sq ft (60.4 sq.m) approx.

Ground Floor Area: 325 sq ft (30.2 sq.m) approx.

First Floor Area: 325 sq ft (30.2 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, 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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