



Wham Lane
New Longton

- Fully Renovated to a High Standard
- 4 Bedroom Semi Detached
- Offered With No Chain
- Newly Fitted Kitchen and Bathrooms

For Sale £339,950
EPC Rating 'TBC'





Property Description

This beautifully presented three-bedroom semi-detached home is located in the highly desirable village of New Longton, offering modern living in a popular residential area.

Fully renovated to a high standard, the property features a stunning newly fitted dining kitchen, perfect for family meals and entertaining. The open-plan layout on the ground floor seamlessly connects the living room, dining area, and kitchen, with doors leading out to the rear garden, creating a bright and airy living space.

Upstairs, the property boasts three generously sized bedrooms, with the primary bedroom benefiting from an en-suite. The fourth bedroom, while slightly smaller, makes an ideal nursery, home office, or guest room. Both the second and third bedrooms are doubles, providing ample space for a growing family.

Externally, the property has been thoughtfully designed for easy maintenance. The front garden is





laid with attractive slate chippings, complemented by a private driveway offering off-road parking. The rear garden is a tranquil retreat, featuring a patio area for outdoor dining and a lawned section, and is not overlooked, ensuring privacy.

With its excellent location, modern updates, and versatile living spaces, this home is ideal for families or professionals looking for a move-in-ready property in New Longton.

LOCAL INFORMATION

LONGTON & NEW LONGTON are in a sought after area in the Heart of South Ribble in the PR4 area, Lancashire. Situated about 4 miles west from Preston in Lancashire and offering excellent transport links. A vibrant village centre with an excellent range of boutique independent local shops as well as larger chain stores, such as Booth's supermarket. Excellent local schools and countryside walks being on your doorstep.



HALLWAY

LIVING ROOM

11' 8" x 20' 11" (3.56m x 6.38m)

KITCHEN

9' 4" x 7' 8" (2.84m x 2.34m)

KITCHEN/DINER

7' 7" x 16' 7" (2.31m x 5.05m)

LANDING



BEDROOM ONE

10' 7" x 10' (3.23m x 3.05m)

ENSUITE

6' 10" x 5' 3" (2.08m x 1.6m)

BEDROOM TWO

10' 10" x 10' 6" (3.3m x 3.2m)

BEDROOM THREE

7' 7" x 10' 9" (2.31m x 3.28m)

BEDROOM FOUR

6' 6" x 6' 5" (1.98m x 1.96m)

BATHROOM

7' 7" x 4' 9" (2.31m x 1.45m)

OUTSIDE



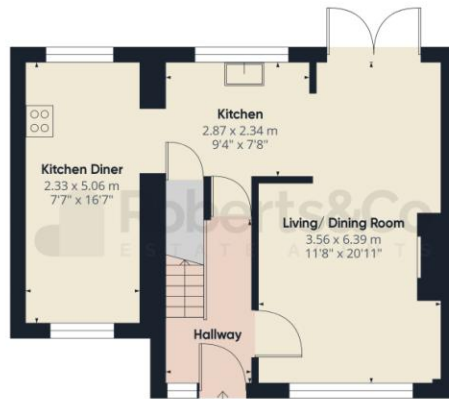
We are informed this property is Council Tax Band C For further information please check the Government Website

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.



Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.





Ground Floor

Approximate total area⁽¹⁾
86.48 m²
930.86 ft²



Floor 1

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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