

Property Particulars

The Old Wool Shop, Chapel Lane, New Longton.



- **Detached Property Set In Sought After Village Location**
- **Full Planning for New Build Family Home**
- **Was Ground Floor Retail & First Floor Flat**
- **Excellent Potential**
- **An Existing Commercial Property**
- **Or Potential To Refurb As Is**
- **Great Rear Garden & Parking To The Front**
- **Viewing Essential**

£225,000

A detached dwelling set in the centre of New Longton village, was previously the Delta Wool Shop and has been a landmark property for decades, and now has acquired full planning permission for a detached family home. The existing building would need to be demolished to create the new property, and this would sit on the current plot. The current building sits on a prominent plot in a sought after village location. There is so much potential that can be realised by a suitable buyer, whether the property is renovated as is, and utilised as a village store with a first floor flat, or conversion to the existing building, subject to any necessary planning approval, for a family home or flats, there is so much potential for an investor to consider. Your first point of call is us! Please call us for a viewing and we can meet you and show you, the whole property and plot.

Main Shop Front - 26' 0" x 13' 5" (7.92m x 4.09m)

With uPVC double glazed door and window



Hall - 19' 0" x 0' 0" (5.79m x 0.00m)

With uPVC double glazed window to the side

Store One - 10' 3" x 7' 11" (3.12m x 2.41m)

With uPVC double glazed window to the side

Store Two - 10' 5" x 10' 5" (3.17m x 3.17m)

With uPVC double glazed window to the side, fireplace

Store Three - 12' 2" x 9' 10" (3.71m x 2.99m)

With uPVC double glazed window to the side, fire place

W.C. and Small Store

Kitchen - 6' 0" x 5' 0" (1.83m x 1.52m)

With uPVC double glazed window and door, ceramic sink unit, storage

First Floor Flat –

Landing -

External access to First floor flat accessed by stairs from uPVC double glazed door.

Lounge - 13' 0" x 13' 1" (3.96m x 3.98m)

With uPVC double glazed window, radiator, feature fire place.

Kitchen - 13' 0" x 6' 0" (3.96m x 1.83m)

With a range of wall and base units with contrasting working surfaces, gas hob, space for cooker, stainless steel sink and drainer, plumbed for washer, space for fridge freezer, radiator and three uPVC double glazed windows to the front.

Bathroom -

With a three piece suite comprising low level W.C, wash hand basin, panelled bath with electric shower over, radiator, uPVC double glazed window, wall mounted central heating boiler

Bedroom One - 17' 0" x 13' 1" (5.18m x 3.98m)

With uPVC double glazed window and radiator

Bedroom Two - 10' 0" x 8' 1" (3.05m x 2.46m)

With uPVC double glazed window and radiator

Bedroom Three - 10' 0" x 10' 1" (3.05m x 3.07m)

With uPVC double glazed window, cast iron fireplace and radiator

Disclaimer –

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm