



Chapel Lane, Longton, Preston

Offers Over £249,950

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, semi-detached property, located in the sought-after area of Longton. In need of some modernisation, this property offers a fantastic opportunity for those looking to create their perfect family home. With an abundance of versatile living space, it has great potential for future development, including the possibility of extending to the rear. Situated just a short drive from Preston City Centre, the home enjoys close proximity to excellent local schools, shops, and amenities. The M6 and M61 motorways are easily accessible, providing convenient travel links to nearby towns and cities, making this property ideal for commuters.

As you step through the original quarry-tiled porch, you are welcomed into a spacious entrance hall that sets the tone for the generous proportions throughout. To the front of the house is a bright and airy lounge, featuring a large bay window that allows natural light to flood the room. Continuing through the property, you'll find the open-plan dining/sitting room and kitchen. The dining area has ample space for a large family dining table or sofa set, while the adjoining kitchen offers a range of wall and base units, with room for freestanding appliances. Double doors from the dining room lead to a versatile 'L'-shaped lean-to, providing access to the rear garden.

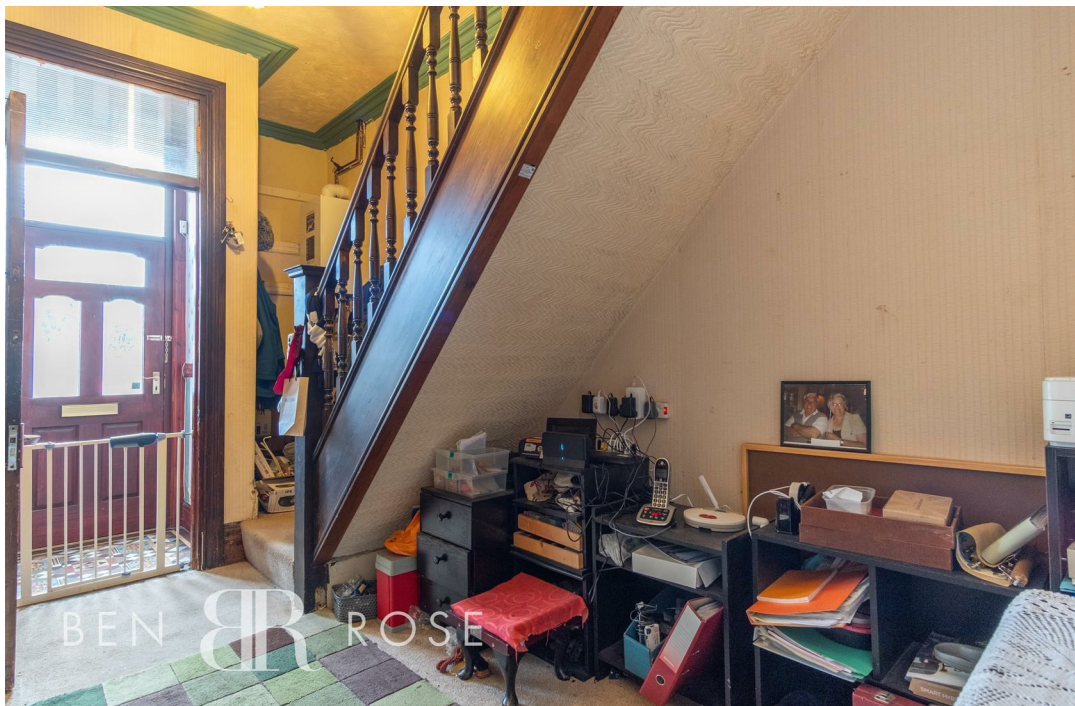
On the first floor, there are three well-proportioned bedrooms. Two of the bedrooms are spacious doubles, offering ample room for storage or further personalisation. The third bedroom is also a good size, perfect as a child's room or home office. Completing the upper level is the family bathroom, featuring a three-piece suite with a corner shower. The attic, which is boarded and insulated, can be accessed via a pull-down loft ladder, providing easy access for additional storage.

Externally, the property boasts a large driveway with space for up to three cars, and includes a detached garage/workshop equipped with power and lighting. The expansive, south-facing rear garden offers both paved and lawned areas, providing plenty of outdoor space for entertaining. The garden is not overlooked, offering a high degree of privacy, and includes an outdoor joint WC, a storage building, and an adjacent wash house. This home presents a wonderful opportunity to create a dream family space with potential for further development.

This property is truly a blank canvas, with great potential and plenty of scope to transform into a wonderful family home.

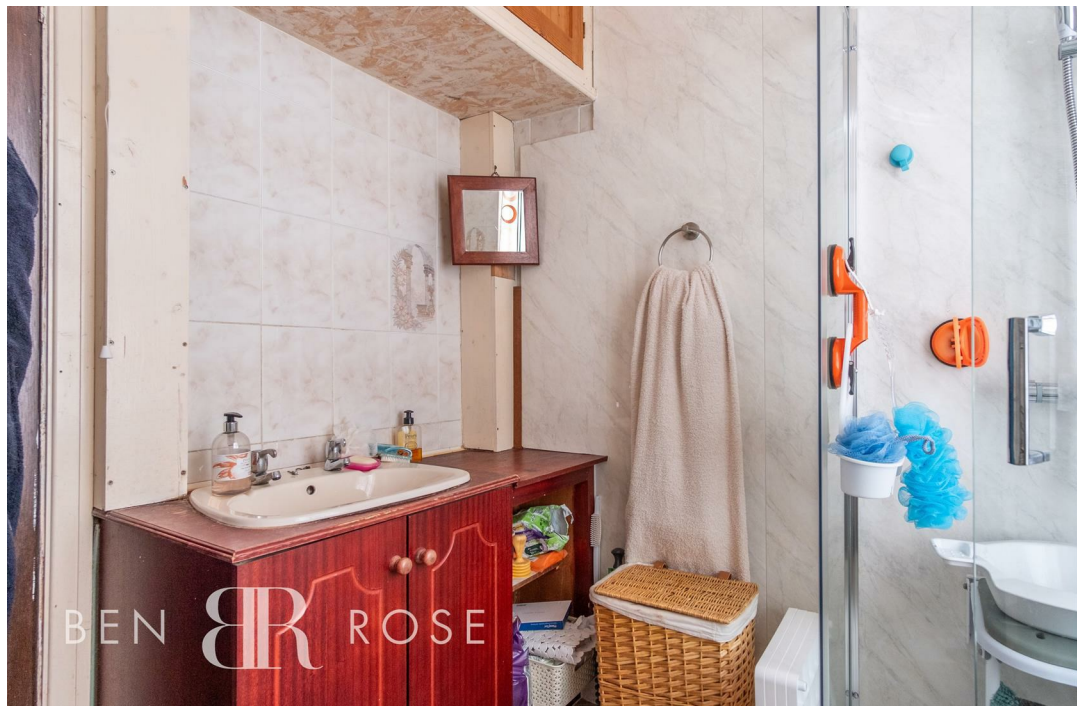
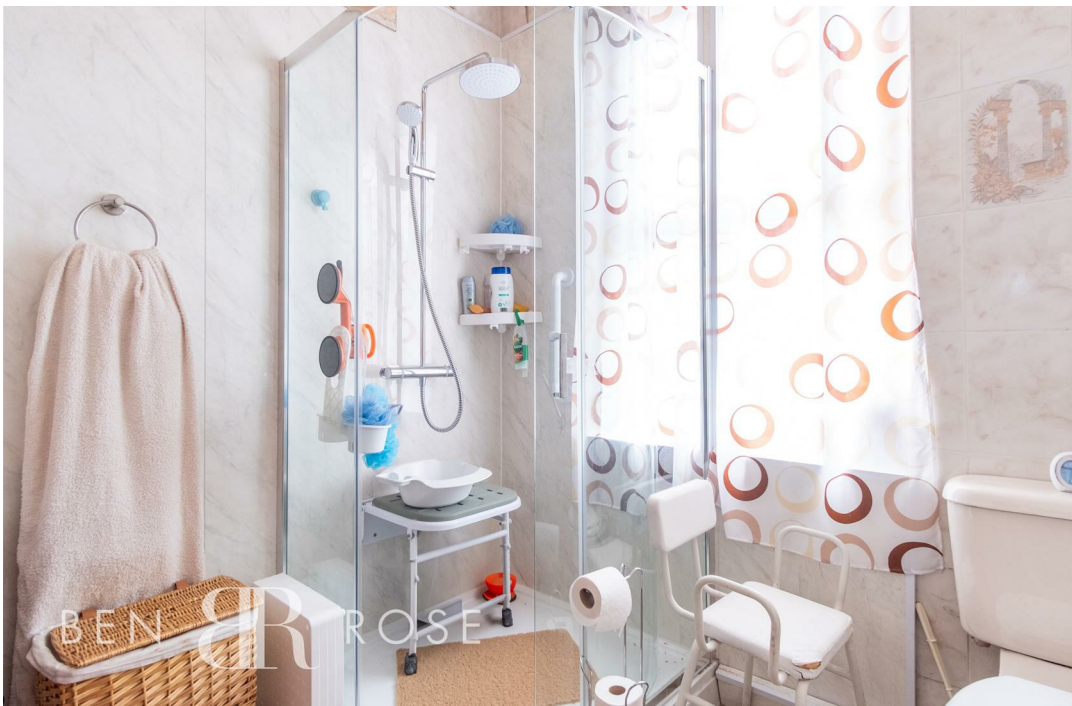








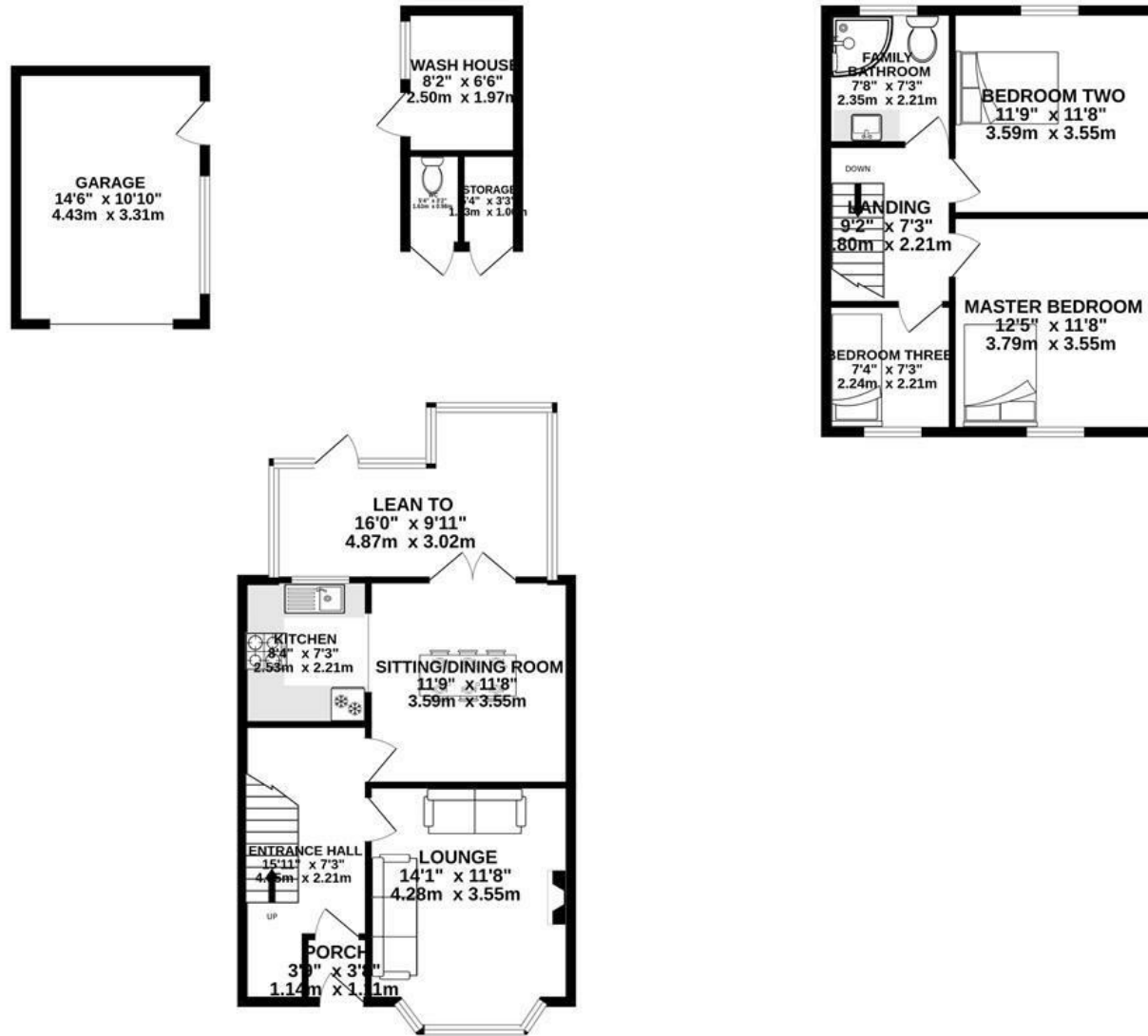




BEN ROSE

GROUND FLOOR
840 sq.ft. (78.0 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1297 sq.ft. (120.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D	58		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

