



Chapel Lane, Longton, Preston

Offers Over £299,950

Ben Rose Estate Agents are pleased to present to market this charming, extended three-bedroom, end terraced property, located in the sought-after area of Longton. This inviting family home offers spacious and versatile living spaces throughout, making it perfect for growing families. Situated just a short drive from Preston City Centre, the property is ideally positioned for access to a range of local amenities, including excellent schools, shops, and restaurants. With the M6 and M61 motorways easily accessible, it provides convenient travel links to nearby towns and cities, making it ideal for commuters seeking both comfort and convenience.

As you step through the front door, you are welcomed into a bright and airy entrance hall that sets the tone for the rest of the home. The hallway provides access to a generously sized lounge, featuring a large front-facing window that fills the room with natural light. From here, you move seamlessly into the heart of the home—a spacious, open-plan kitchen/dining room. The kitchen is equipped with modern wall and base units, an integrated dishwasher, and a fridge/freezer, alongside a range-master oven and ample room for additional freestanding appliances. The dining area comfortably accommodates a large family dining table, making it an ideal space for entertaining. Beneath the stairs, you'll find generous storage options, perfect for keeping the home organised. Continuing through, you'll find a convenient utility room with additional worktops, a sink, and space for a washer and dryer. The utility also houses a downstairs WC. Towards the rear of the home is a versatile family room that can easily serve as a playroom with double doors opening out to the rear garden.

Moving up to the first floor, you'll find three well-proportioned bedrooms. The master bedroom and second bedroom are both generous in size, providing ample space for bedroom furnishings. The third bedroom is perfect as a child's room or study. Completing this floor is a modern, three-piece family bathroom, featuring a bath with an overhead shower.

Externally, the property boasts a private front driveway with off-road parking for up to two cars. To the rear, you'll find a large garden featuring a spacious lawn and a patio area, ideal for outdoor dining and entertaining. There is also a substantial summer house equipped with electricity, currently used as a home office/gym, with an adjoining storage space. This home truly offers a balance of practical living and a warm, welcoming atmosphere, perfect for modern family life.











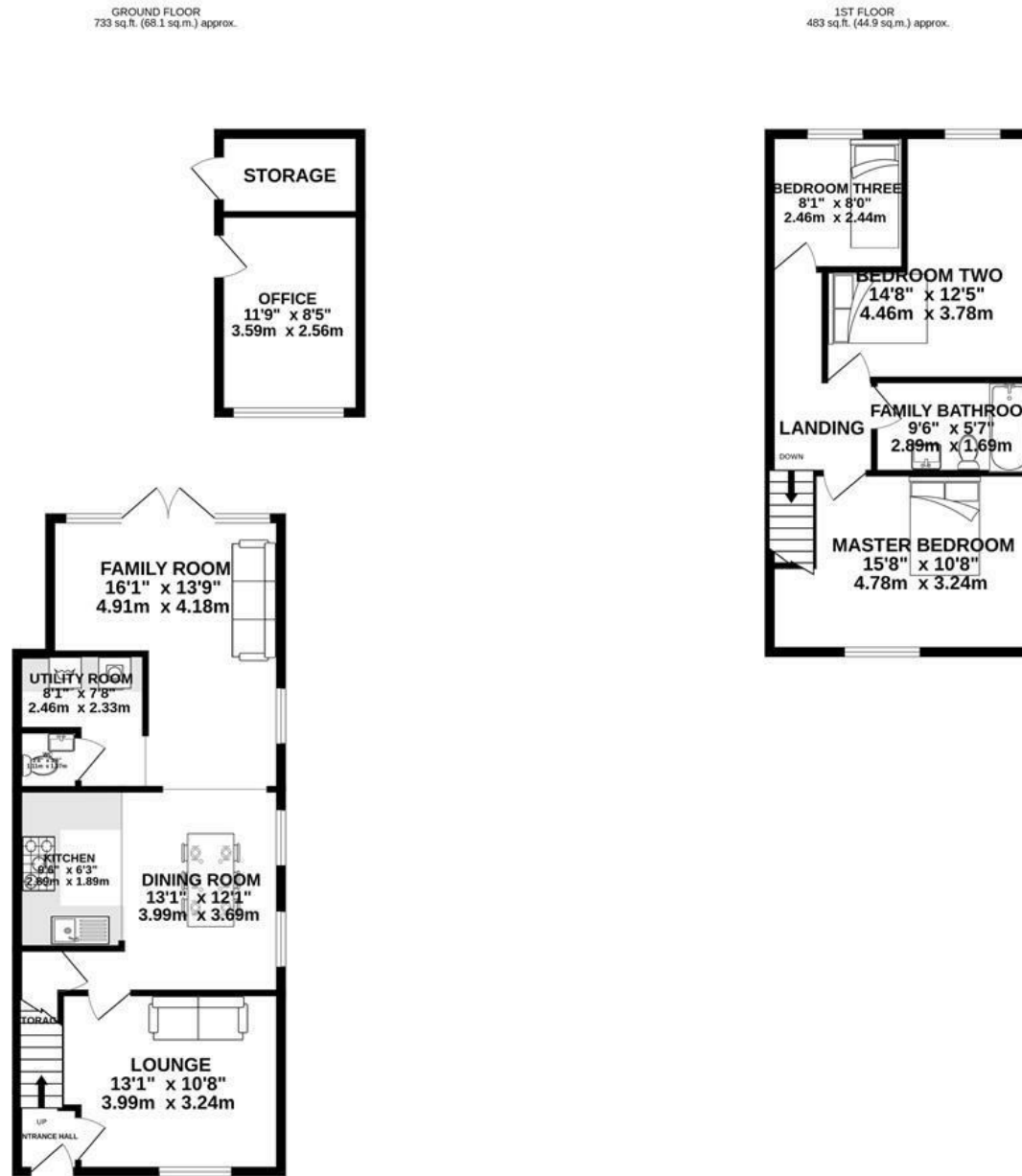
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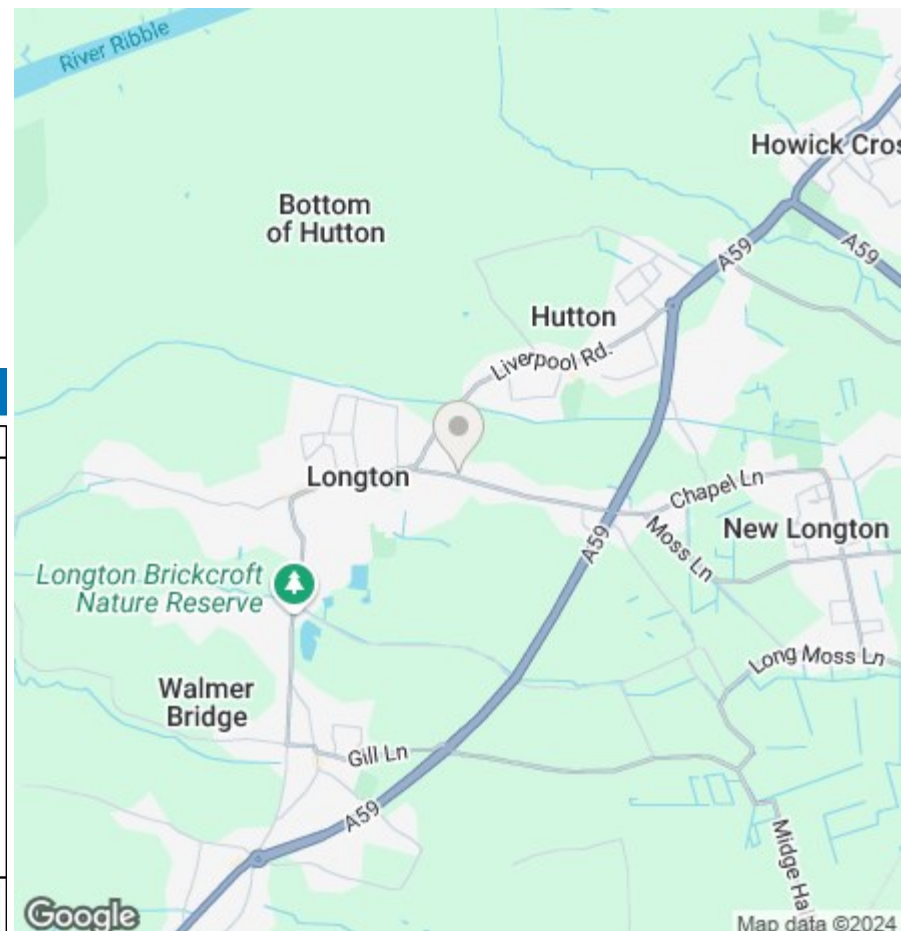
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TOTAL FLOOR AREA: 1217 sq.ft. (113.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(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			84
(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	