



Chesham Drive, New Longton, Preston

Offers Over £279,950

Ben Rose Estate Agents are pleased to present to the market this deceptively spacious three-bedroom semi-detached home, located in the highly sought-after village of New Longton. Perfect for families, this newly renovated property offers comfortable, modern living throughout. Situated in a quiet residential area, the home is within close proximity of local shops, highly regarded schools, and a range of village amenities. Excellent transport links are also close by, with easy access to the M6 and M65 motorways, as well as nearby train stations in Preston and Leyland.

The home has been refurbished throughout, including an impressive first-floor extension, transforming the property from a true bungalow into a spacious and versatile family home. The property has also recently benefited from new windows throughout, along with a newly fitted boiler.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a convenient WC is located alongside the staircase to the upper level. Directly ahead, you will enter the spacious lounge, which features a charming wood-burning stove and a large window overlooking the front aspect. Continuing through, you will enter the stunning open-plan kitchen/diner. This beautifully transformed space includes a contemporary fitted kitchen with integrated oven, hob, and dishwasher, complemented by a central island with breakfast bar seating. The dining area offers ample space for a large family dining table and benefits from dual-aspect windows, allowing plenty of natural light. Double patio doors lead out to the garden, with additional single-door access to the bright and airy conservatory at the rear. The conservatory is currently used as a utility space but offers versatile options to suit family living. Completing the ground floor is a versatile family room, currently utilized as a playroom, though equally suited for use as a home office, snug, or even a fourth bedroom.

Moving upstairs, you will find three generously proportioned double bedrooms, with the master bedroom and bedroom two benefiting from integrated storage. The spacious four-piece family bathroom completes this level.

Externally, the home boasts a private driveway providing off-road parking, with ample on-street parking also available. To the rear is a generously sized garden featuring a lawn, flagged patio, and decking area, perfect for playing, relaxing, or entertaining.

Early viewing is strongly advised to avoid disappointment.

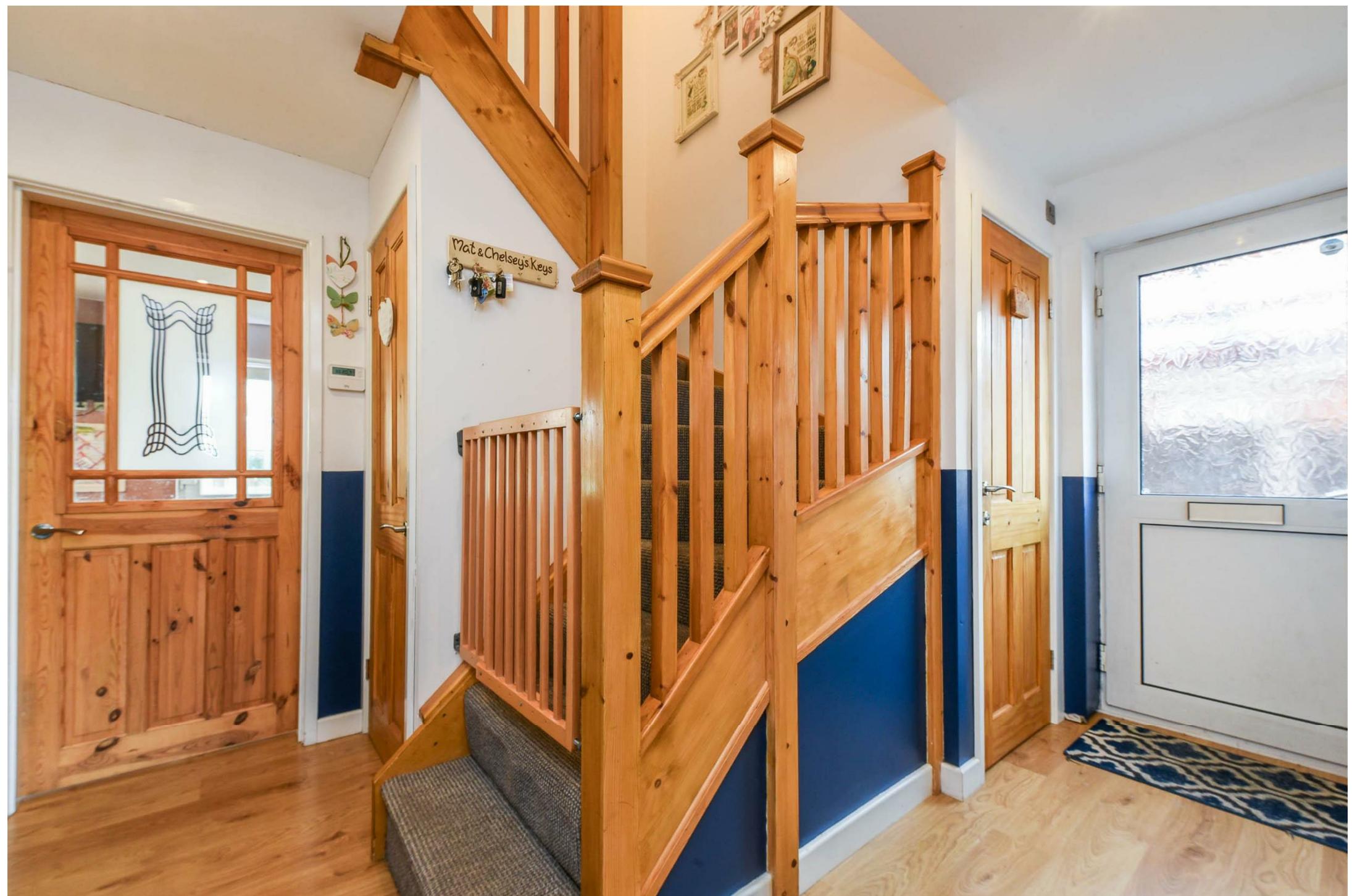








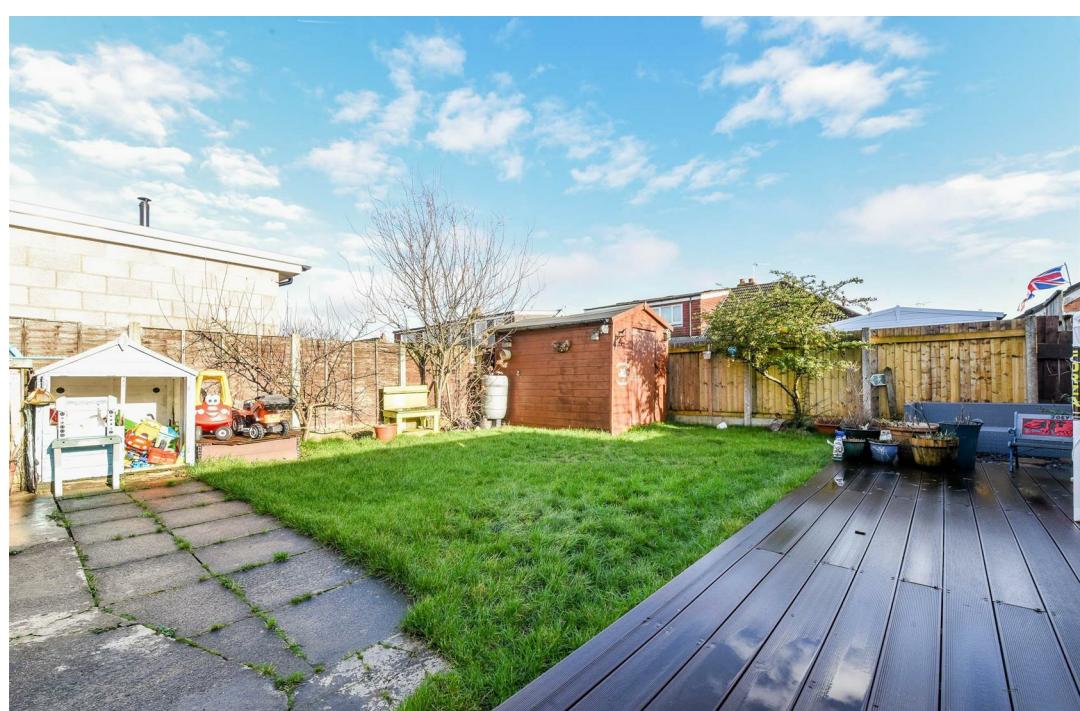






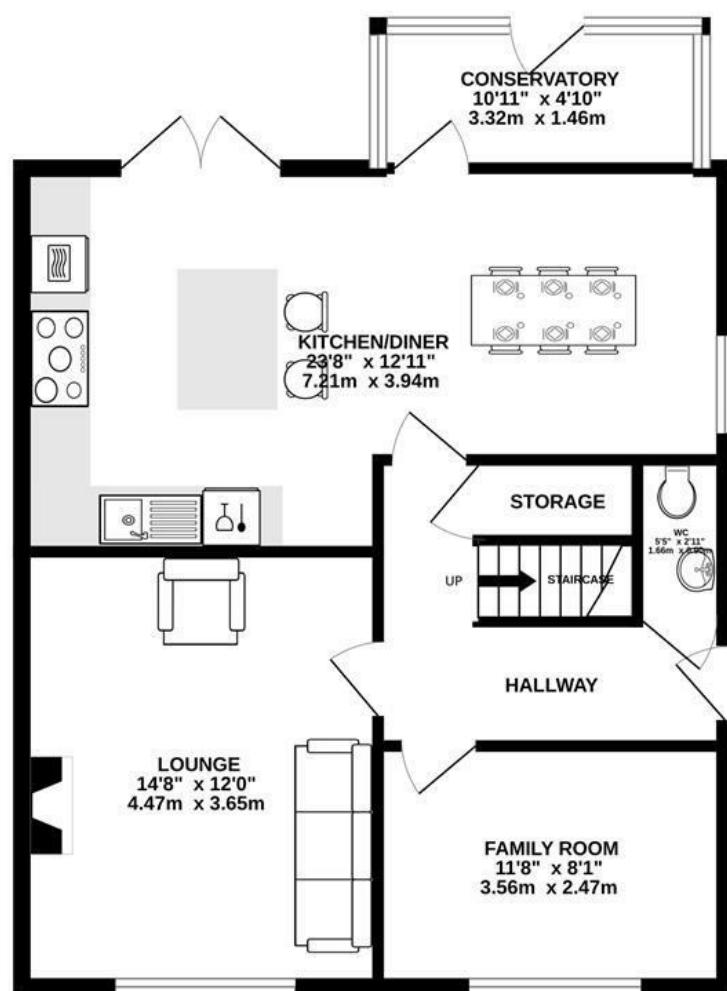




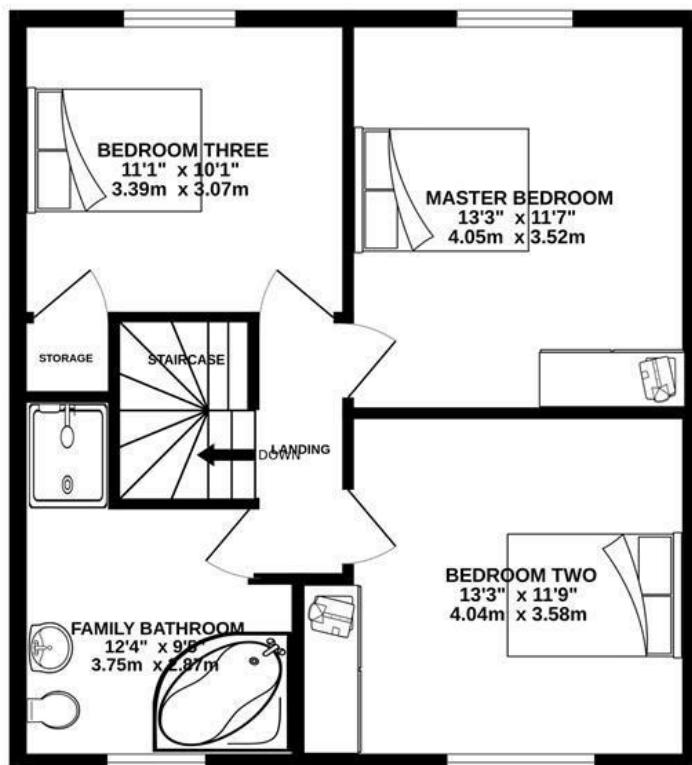


BEN ROSE

GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 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	
(81-91)	B	
(69-80)	C	
(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	
(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	

