



35 Sheep Hill Lane, New Longton

Preston

Offers Over **£300,000**



35 Sheep Hill Lane

New Longton, Preston

A 3 storey period home offering substantial accommodation for families wanting to be in a village setting. The property boasts 3 reception rooms and a large family kitchen, as well as 4 bedrooms and 2 bathrooms. It has a rear enclosed stone courtyard, and a good sized garden with lawn and patio.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Period property with original features
- Lounge with log burner
- Three reception rooms
- Four bedrooms and two bathrooms
- Courtyard and garden with patio
- Village location close to local good and outstanding schools

Entrance Hallway

Vestibule entrance leading to hallway with access to Lounge and Living Room, stairs to first floor.

Lounge

Log burner, window to front.

Living Room

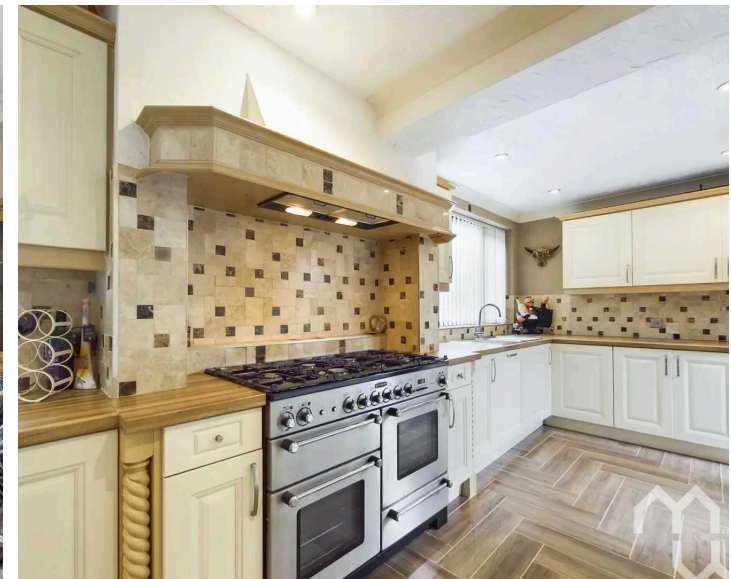
Electric fire recessed into chimney breast. Door to understairs storage. Archway to Dining Room.

Dining Room

Open to Living Room and Kitchen. French doors to rear.

Kitchen

Excellent range of wall and base units, integrated appliances include: Smeg dishwasher, washing machine. Space for fridge freezer and Rangemaster range cooker which can be available for sale separately. Tiled floor. Window and door to side.





Landing

Bedroom One

Master Suite on second floor with plentiful fitted storage, windows to front and rear.

En-suite Bathroom

Three piece suite comprising of mains shower, pedestal sink and WC. Fully tiled. Window to side.

Bedroom Two

Window to front.

Bedroom Three

Window to rear.

Bedroom Four

Window to side.

Bathroom

Three piece suite comprising of corner bath with mixer tap and shower attachment, pedestal sink and WC. Fully tiled. Window to side.

FRONT GARDEN

Hedge boundary with flower bed. Tarmac for parking.

YARD

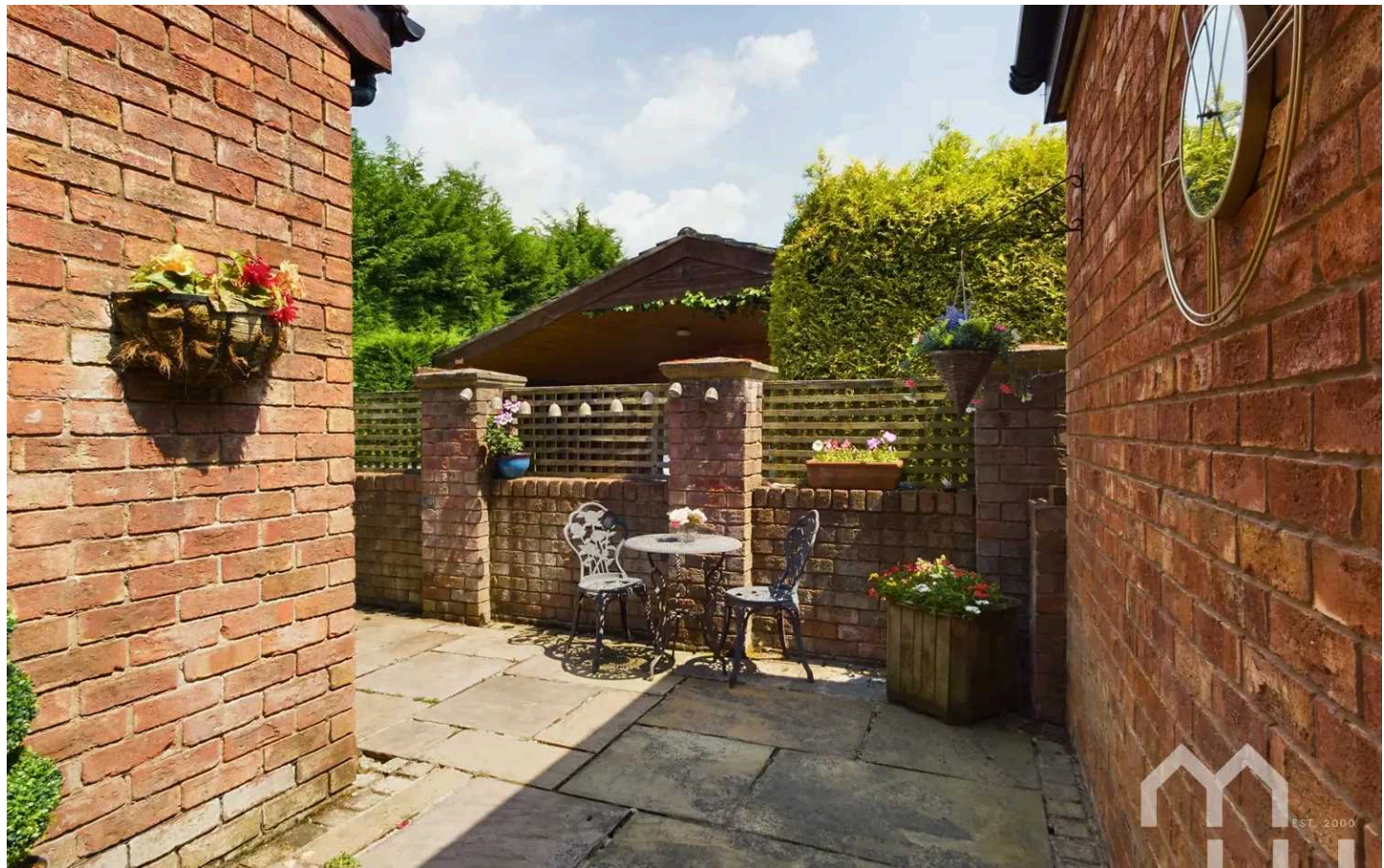
Courtyard patio at the rear of the property with access to Kitchen and Dining Room. Stone paved with wall boundary, gate to side access.

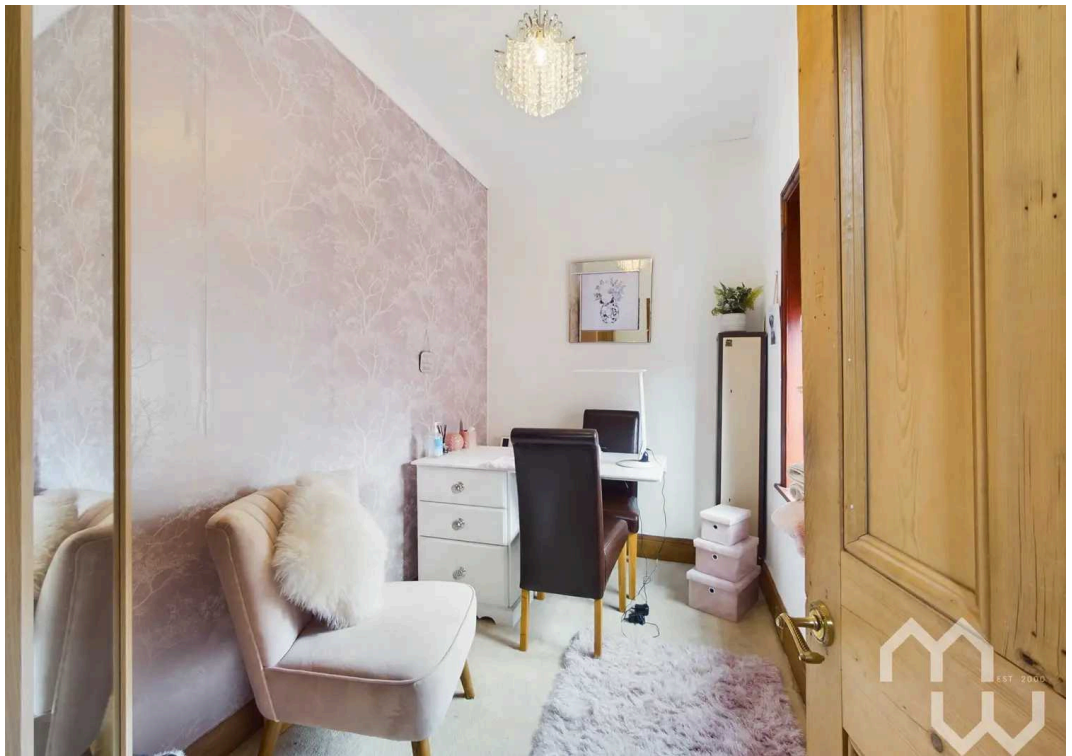
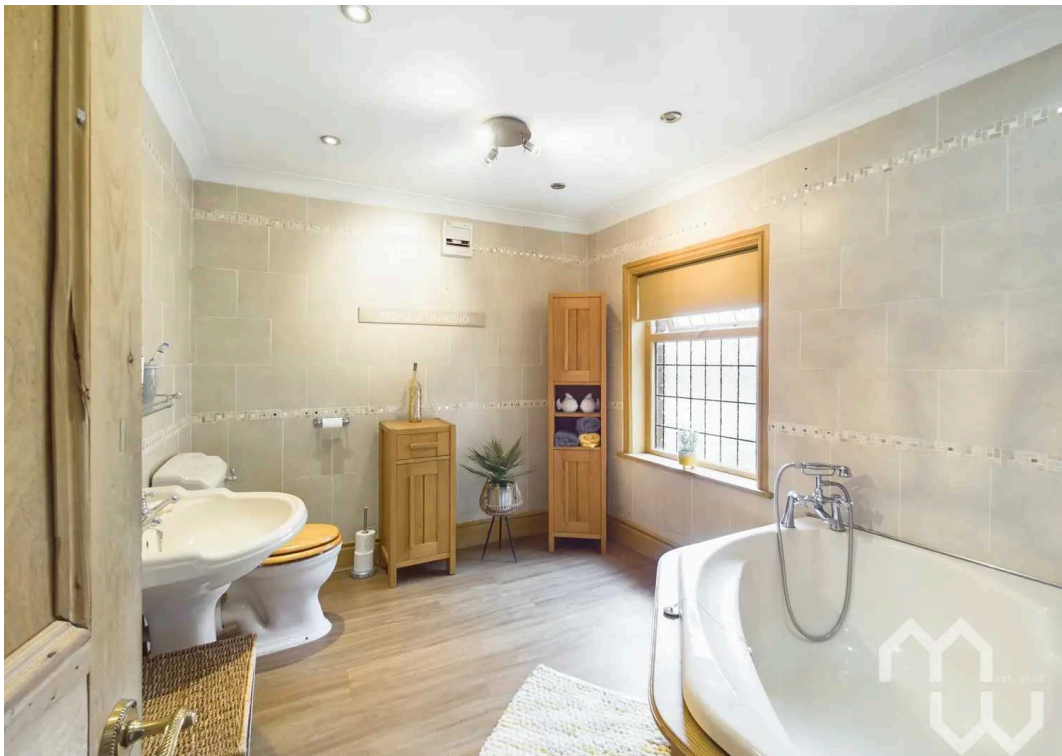
REAR GARDEN

Rear garden with lawn and fence/hedge boundary. Patio area.

DRIVEWAY

2 Parking Spaces







Approximate total area⁽¹⁾
 649.85 ft²
 60.37 m²

(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.

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Approximate total area⁽¹⁾

479.55 ft²

44.55 m²

(1) Excluding balconies and terraces.

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Bathroom
8'9" x 2'10"
2.68 x 0.87 m



Bedroom
20'0" x 11'10"
6.11 x 3.62 m

Approximate total area⁽¹⁾

265.51 ft²


24.67 m²

Reduced headroom

11.13 ft²

1.03 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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