



62 Sheep Hill Lane, New Longton
Preston

Guide Price **£460,000**





62 Sheep Hill Lane

New Longton, Preston

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Edwardian property with original features
- Beautifully Presented
- South West Facing Garden
- Three double bedrooms and office
- Garden with patio and small courtyard
- Village location close to outstanding school

Entrance

Original tiled entrance with vestibule, Amtico flooring, stairs to the first floor.

Lounge

Bay window with seating and storage. Gas Feature fire and shelving built into alcoves either side of the fireplace. Edwardian cornice and ceiling roses. Window to front.

Snug

Wood burner and wood surround. Amtico flooring. Edwardian cornice and ceiling roses. Window to side and Rear.

Kitchen

Excellent range of eye and low-level units, granite worktop, molded sink and drainer unit. Range cooker and Integrated appliances include Fridge, Freezer, Dishwasher. Centrally located island. Storage / pantry area under stairs. Tiled floor. Window to side. Open plan to the Dining area. Amtico flooring.

Dining Room

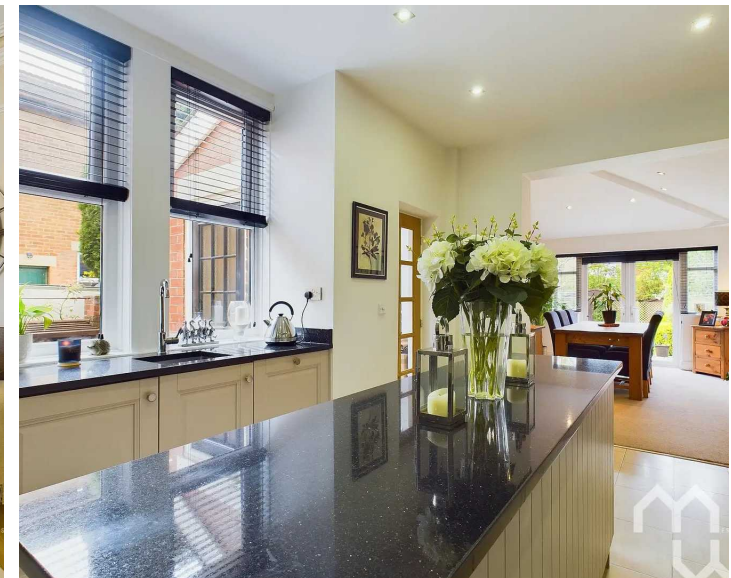
Arch from the kitchen leading to open plan dining / family room. Vaulted ceiling with spotlights. French doors to rear opening out onto private Indian stone patio area.

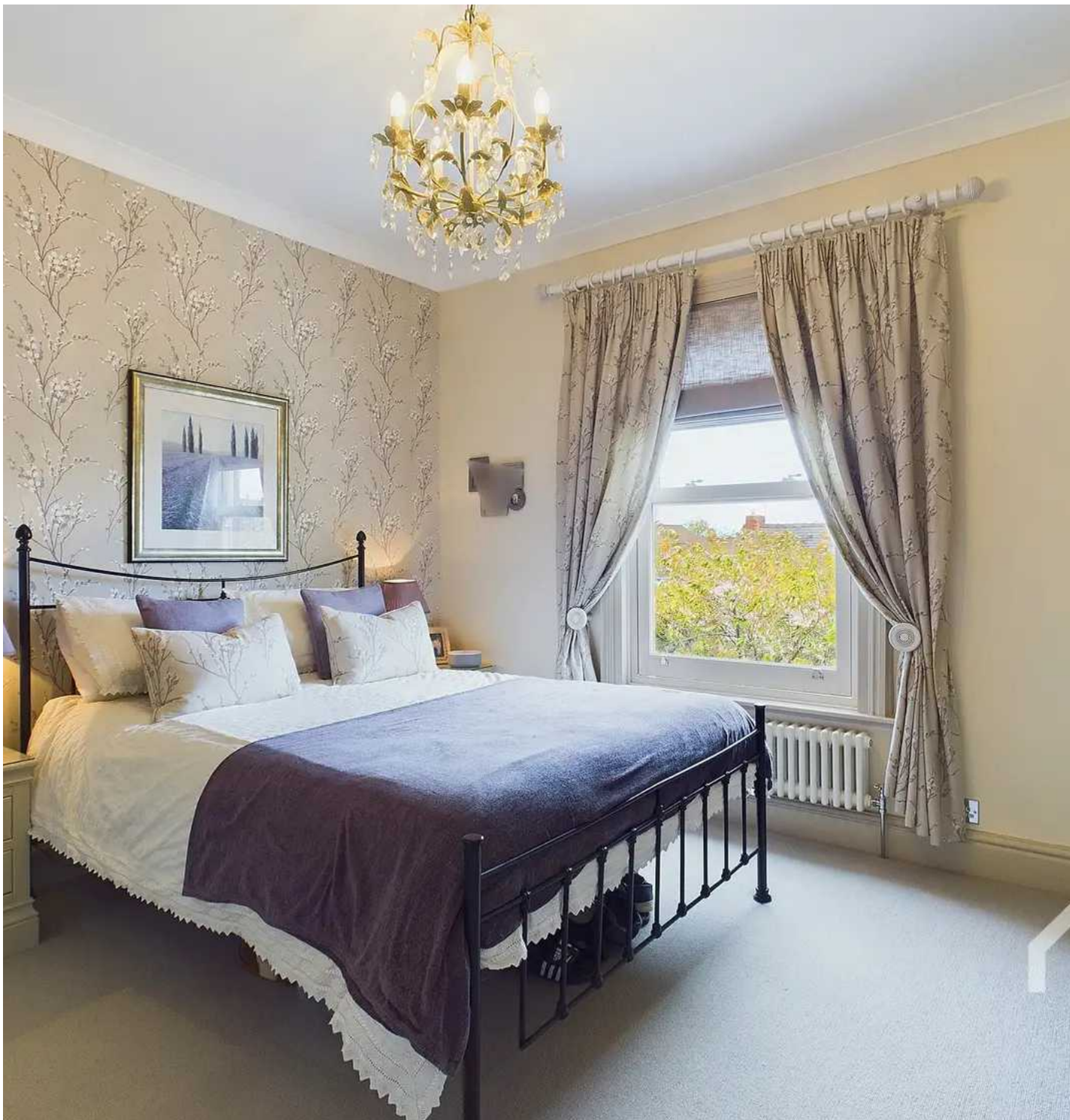
Utility Room

Stainless steel sink. Space for Fridge Freezer, washer and dryer. Door to Rear. Amtico flooring.

Downstairs Bathroom

Shower cubicle with electric shower over, wash hand basin and W.C. Feature heated towel rail. Amtico flooring. Window to side.





Landing

Original feature glass skylight.

Master Bedroom

Fitted wardrobes either side of original feature fire place.
Window to Front.

Bedroom Two

Fitted wardrobes. Fireplace. Window to Rear.

Bedroom Three

Fitted wardrobes. Window to rear with seat and storage.

Office

Originally the 4th bedroom currently used as an office. Window to Front.

Family Bathroom

Feature Heated Towel Rail. Shower cubicle with vanity wash hand basin. WC Part tiled. Storage units.

GARDEN

South West Facing Private Garden. Patio with Indian stone and landscaped lawn and mature trees. Arch way leading to two storage sheds

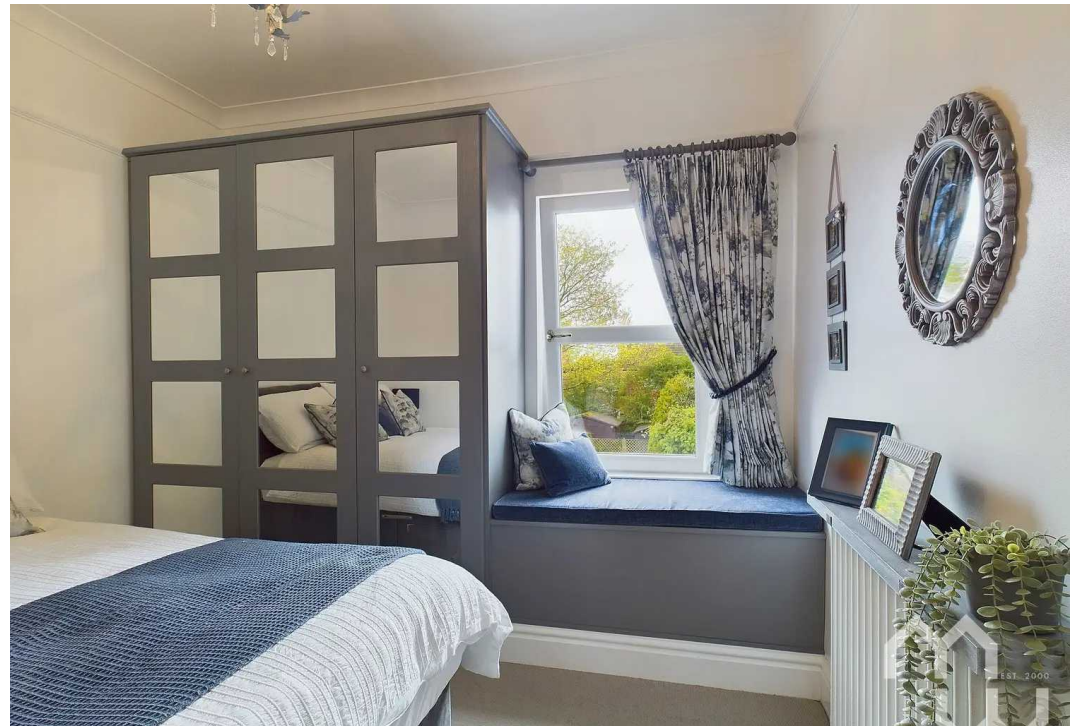
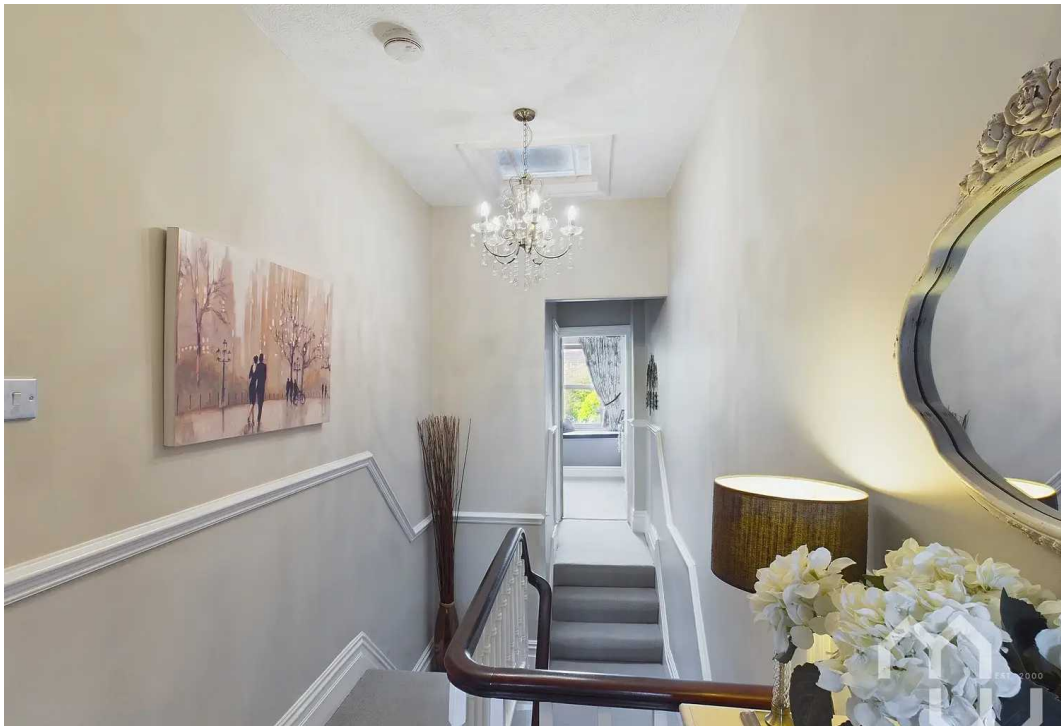
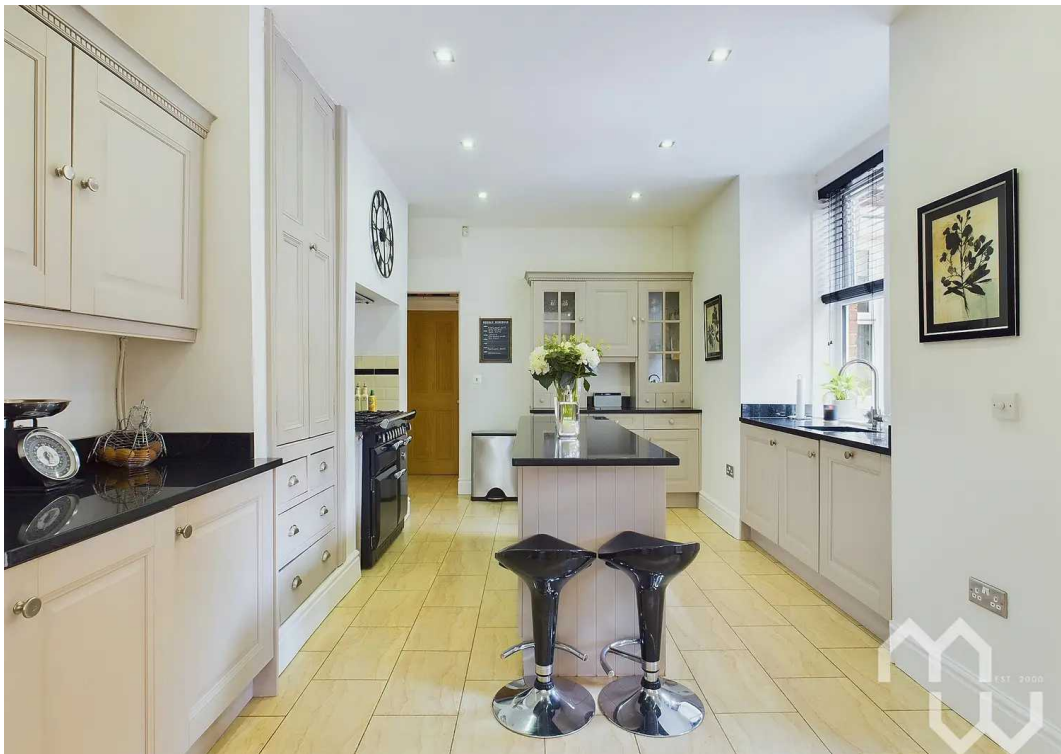
YARD

Small courtyard with small outhouse.

DRIVEWAY

3 Parking Spaces







Ground Floor

Approximate total area⁽¹⁾

1375.92 ft²
127.83 m²



Floor 1

(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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