



**310a Chapel Lane, New Longton**  
Preston

Guide Price **£400,000**





## 310a Chapel Lane

New Longton, Preston

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating:

- Investment Opportunity
- Building Plot with Planning in Principle Application No. 07/2023/00966/PIP
- Desirable Village location
- Retail and Residential Units
- Development Opportunity
- Off Road Parking with Garage to the side



## Flat

### **Entrance Hall**

Carpeted with storage

### **Kitchen**

Good range of units including electric oven and induction hob with extractor fan, space for fridge freezer. 1 1/2 stainless steel sink.

Breakfast bar open plan to lounge. Window to Rear

### **Lounge**

Windows to Front.

### **Bedroom 1**

Window to front and side.

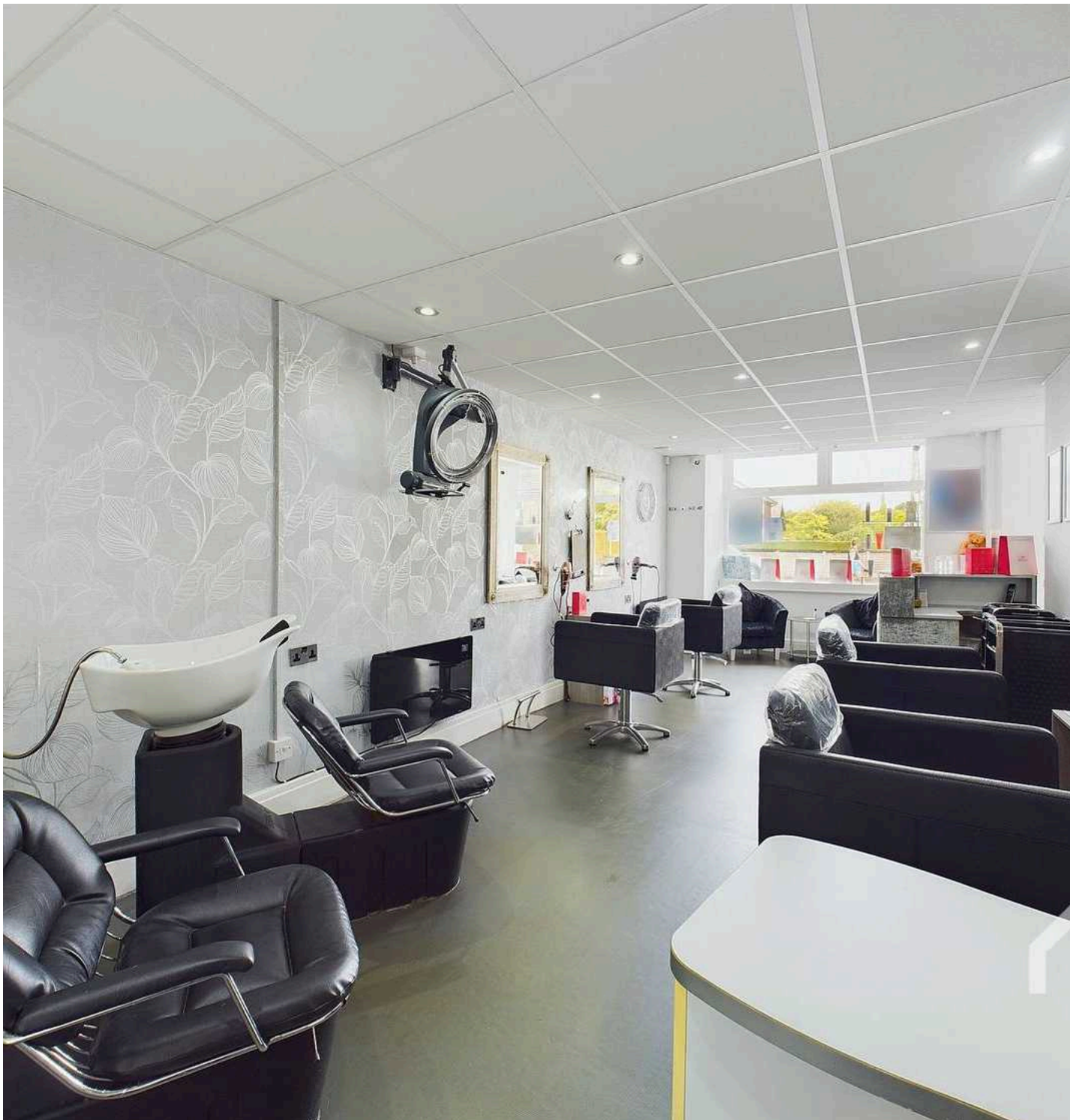
### **Bedroom Two**

Window to rear.

### **Bathroom**

Three piece suite, panelled bath with electric shower over. Pedestal wash hand basin. W.C. Part tiled walls and tiled floor. Feature heated towel rail. Window to rear.





## **Retail Unit 1**

Currently fitted as a hairdressers.

### **kitchen**

Eye level units with additional storage cupboard. Integrated stainless steel sink. Fridge freezer. Plumbed for washing machine.

### **Room 1**

Doors to front and rear. Bay Window to front.

### **Room 2**

Door to rear.

### **W.C.**

Two piece suite including wall mounted hand wash basin and W.C. Storage Cupboards.

### **Retail Unit 2**

Empty unit.

### **Room 1**

Bay windows to front and side. Storage cupboard.

### **Room 2**

Door to rear. Windows to side and rear.

### **Room 3**

Breakfast bar. Window to side.

### **W.C.**

Two piece suite including wall mounted hand wash basin and W.C.





## **Retail Unit 2**

Empty unit.

### **Room 1**

Bay windows to front and side. Storage cupboard.

### **Room 2**

Door to rear. Windows to side and rear.

### **Room 3**

Breakfast bar. Window to side.

### **W.C.**

Two piece suite including wall mounted hand wash basin and W.C.



## REAR GARDEN

Building plot to the rear includes Planning Permission in Principle for detached dwelling. Application No. 07/2023/00966/PIP

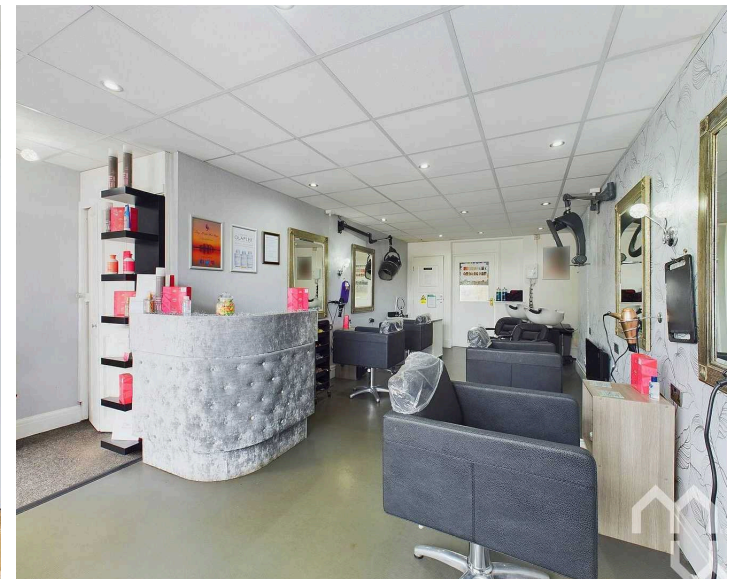
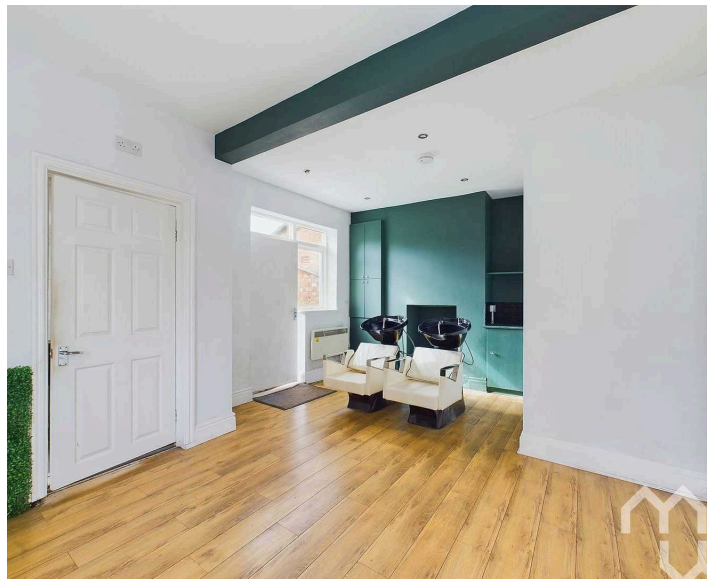
## OFF STREET

4 Parking Spaces

## GARAGE

Single Garage

Detached garage to side.











Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1494.78 ft<sup>2</sup>

138.87 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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