



208 Chapel Lane, New Longton
Preston

£400,000



208 Chapel Lane

New Longton, Preston

Charming semi in New Longton with 3 beds, 3 receptions, south-facing garden with decking, insulated workshop, summer house, off-road parking, & original outdoor WC. Ready to move in!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 3 Bedrooms, 3 Versatile Reception Rooms
- Master En-suite with Underfloor Heating
- Beautifully Updated Traditional Semi-Detached Home
- Freshly Decorated & Rewired — Move-In Ready
- South-Facing Garden With Decking, Patio & Lawn
- Fully Insulated Outdoor Workshop — Ideal Office, Gym, or Hobby Room
- Expansive, Private and Secure Rear Garden With Play/Growing Space
- Close to Excellent Schools, Transport Links & Village Amenities
- Buyers Information Pack Available

Entry

Entrance porch. Traditional tiled floors.

Entrance Hallway**Lounge**

Log burner effect electric fire. Bay window to front.

Living Room

Open exposed brick fireplace with log burner. Karndean floor. Two windows to side.

Dining Room

Understairs storage. Tiled floor.

Kitchen

Good range of eye and low level units including 1.5 stainless steel sink. Integrated appliances include dishwasher with space for 'Rangemaster' style gas oven with gas hob with extractor fan. Tiled floor. Window to side.

Conservatory

Tiled floor. Doors to rear garden.



**Upstairs landing**

Sky light window.

Master Bedroom

En-suite. Two windows to front.

Master Bedroom En-suite

Three piece suite including cubicle with mains shower. Pedestal wash hand basin. W.C. Tiled floor with underfloor heating.

Bedroom Two

Fitted wardrobes. Window to rear.

Bedroom Three

Currently used as a study. Window to rear.

Workshop

Fully insulated workshop with glazed windows.

Summer House

Outdoor summer house with decking area.

FRONT GARDEN

Front garden mainly lawned with mature hedges and shrubs boarding the driveway.

REAR GARDEN

The outdoor space features decking leading from the conservatory, a paved patio area, and a lawn with planted borders, offering a mix of seating and garden areas.

DRIVEWAY

3 Parking Spaces

Stoned driveway with parking for 3 vehicles.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

1253 ft²

116.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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