



HOWARD ROBERTS

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**The Crossings, Chapel Lane, New Longton
PR4 4AA**

Offers in the Region of
£400,000



Property Description

Tucked away off Chapel Lane in the sought-after village of New Longton, this versatile detached home offers privacy, flexibility, and lifestyle convenience in equal measure. Set back from the road and approached only by visitors or deliveries, it provides a peaceful, retreat-like setting just minutes from village amenities and countryside walks. Designed with adaptable living in mind, the accommodation spans two floors and lends itself to a range of uses – from a comfortable family home to a work-from-home setup, multi-generational living arrangement, or potential annexe-style layout. A gated driveway provides secure private parking, with space suitable for your cars and potential caravan or motorhome storage. Inside, the ground floor offers a large front-to-rear reception room/bedroom with patio doors opening to the rear – ideal as a bedroom, second lounge, playroom, or studio space. There is also a well-equipped shower room for added convenience.

The main living area is another generous dual-aspect room, filled with natural light and centred around a brick-built inglenook-style fireplace with timber beam mantle – a characterful focal point. There is ample space for both seating and dining. The kitchen breakfast room is well proportioned and practical, while the integral garage offers excellent storage and clear potential for conversion into further living accommodation if desired.

Upstairs, a bright landing leads to two good-sized double bedrooms, a family bathroom, and additional walk-in storage/wardrobe space. Multiple Velux windows ensure the upper floor feels light and airy throughout.

The layout naturally supports the possibility of creating a more independent upstairs/downstairs arrangement – suitable for guest accommodation, workspace, or potential income use such as an AirBnB.

Externally, the property is designed for low-maintenance outdoor enjoyment – ideal for buyers wanting manageable outside space without heavy upkeep, the rear being laid with premium artificial grass – while a recreational park sits just across the way for those wanting larger green space on the doorstep. Heated by an air source heat pump, under floor heating to the ground floor.

Offered for sale with no chain, this is a rare opportunity to secure a tucked-away, flexible home in one of the area's most desirable villages.

To view, please quote HR1200 when calling to arrange.

Location

Set in the sought-after village of New Longton, this home offers an ideal balance of community, convenience, and countryside. The area benefits from highly regarded Ofsted-rated Outstanding schools at both primary and secondary levels and superb transport links to Preston, Southport, and Liverpool, with easy motorway access nearby.

Longton Nature Reserve – a haven for wildlife and a favourite for weekend walks – is close by, along with the extensive amenities of Longton village including Booths supermarket, doctors, chemist, post office, cafés, restaurants, and pubs.

New Longton itself has a strong village community with local shops, post office, pharmacy, and a well-regarded cricket and social club. Scenic walks, countryside routes, and cycle paths are all easily accessible from the doorstep.



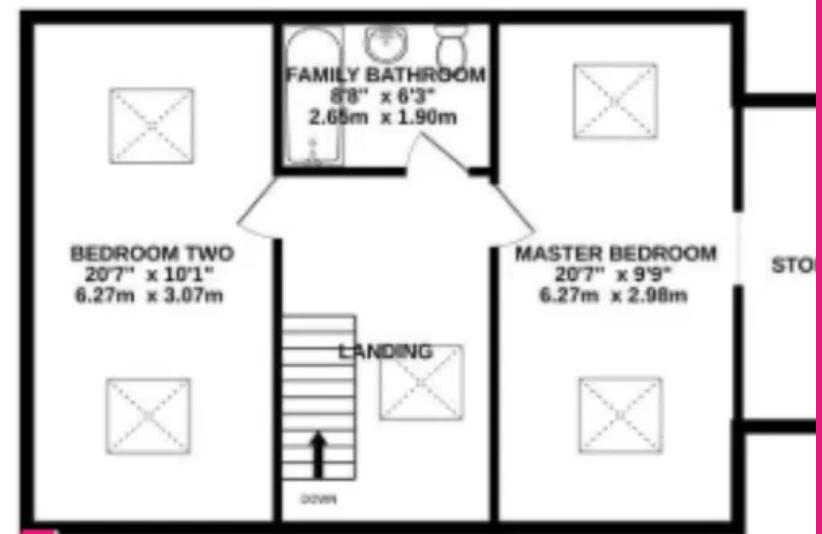




GROUND FLOOR
968 sq.ft. (90.0 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



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