



2a Wham Lane, New Longton
Preston

Offers Over **£300,000**



2a Wham Lane

New Longton, Preston

Spacious three-bedroom detached bungalow with en-suite, conservatory, south-facing garden, carport, and potential to update. No onward chain. Early viewing recommended.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Detached three bedroom bungalow
- Master bedroom with En-suite
- South-facing garden
- Opportunity to renovate and personalise
- Semi-rural desirable location
- NO CHAIN SALE
- Buyers information pack available with up-front searches

Entrance Hallway

Kitchen

Good range of low-level units including 1.5 stainless steel sink. Space plumbed for washing machine, fridge, freezer with space for gas cooker. Laminate floor. Door to side. Window to rear.

Lounge/ Diner

Dining area open to lounge. Gas fire. Two windows to side.

Sunroom

Tiled floor.

Bedroom One

Window to front.

En-suite

Three piece suite comprising of vanity wash hand basin, W.C. and mains shower. Feature heated towel rail. Window to side.

Bedroom Two

Window to front.

Bedroom Three

Window to side.

Family Bathroom

Three piece suite comprising of panelled bath with mains shower over, vanity wash hand basin and W.C. Window to side.



GARDEN

South-facing garden to rear. Laid to lawn with patio and mature hedges.

OFF STREET

3 Parking Spaces

Dedicated off-street parking for up to 3 vehicles.





Approximate total area⁽¹⁾

1010 ft²
93.8 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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