



**Easy Home Sales**  
Independent Residential Sales Agents

**273 Chapel Lane, New Longton  
Preston, PR4 4AB**

- Detached Home
- Low Maintenance Back Garden
- Four Bedrooms
- Two Reception Rooms

**Offers Over £489,950**  
EPC Rating 'C'





## Property Description

Easy Home Sales are delighted to market, positioned in one of New Longton's most desirable residential areas, this beautiful four-bedroom detached home. Located in the charming and highly sought-after village of New Longton, this home places you within easy reach of well-regarded schools, local amenities, countryside walks and excellent transport links, making it ideal for families and commuters alike. Fully refurbished just three years ago, the property has been thoughtfully designed to combine style, comfort and practicality.

Upon entering into the home, the inviting hallway sets the tone for the level of craftsmanship that runs throughout the house. On the ground floor through the open double height hallway - you will find two inviting reception rooms, one currently used as a living room/snug finished with an electric flame fire and the other sides as a children's play room, alongside a dedicated office space which is ideal for remote working and alongside a cloakroom W/C and basin with convenient access near the front door.



At the heart of the home is an impressive open-plan kitchen and living area comprising double oven, electric hob, integrated fridge/freezer, dishwasher and ample wall and base units - finished to a high standard with granite work tops and perfectly suited to modern family life. Through the kitchen, you will find the utility room with space for washer/dryer, also finished with a granite work top with a door through to the integral garage. Finishing off the first floor, is a double bedroom with fitted wardrobes and en-suite with shower, W/C and basin.



Upstairs, the property continues to impress with three beautifully presented bedrooms, all finished in calming neutral décor. The master bedroom benefits from an en-suite shower room and Juliet balcony doors, while the family bathroom has been transformed into a serene modern space with a contemporary suite, housing a free standing bath, vanity unit and W/C.



Externally, low maintenance rear garden providing a peaceful retreat, complete with a charming summer house for enjoying all year round, finished with spot lights and electricity. To the front, a spacious driveway offers parking for up to four vehicles, while an attached garage with electric door, accessible internally via the utility room, adds further convenience and storage. This exceptional home offers a rare opportunity to acquire a move-in-ready property in one of the area's most desirable locations, and early viewing is highly recommended.





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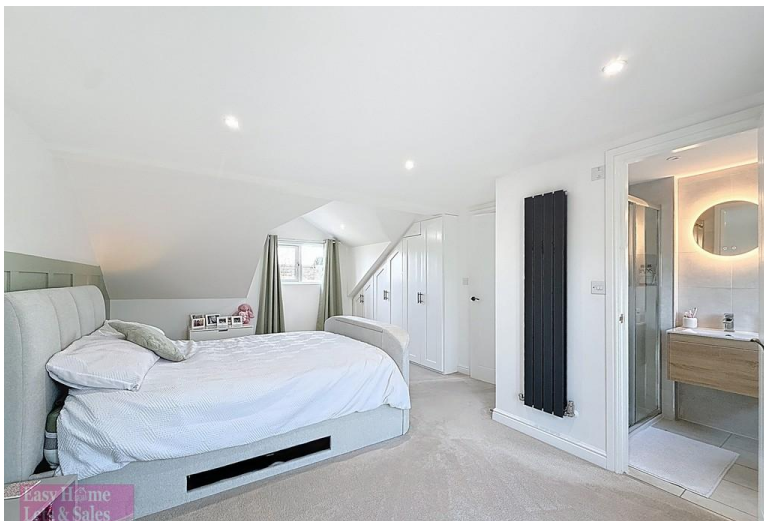
If you have a property to sell or thinking of selling, we can offer a FREE market appraisal from our experienced sales team.

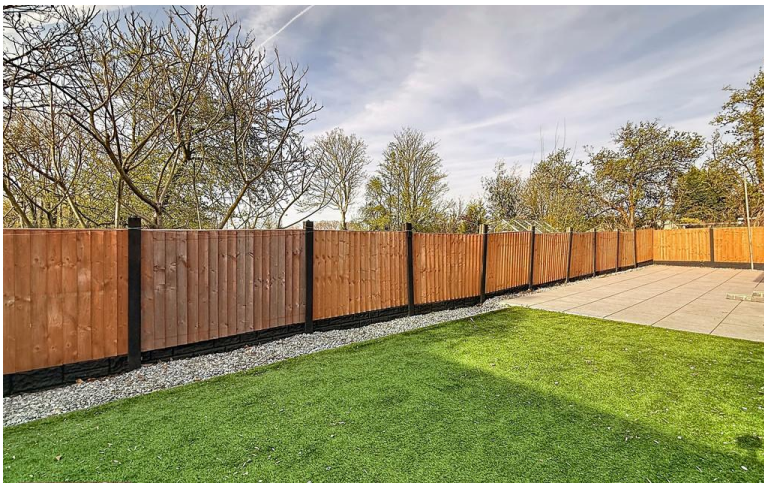
Please note:

The Vendor of this property is a member of staff at Easy Home Lets and Sales.

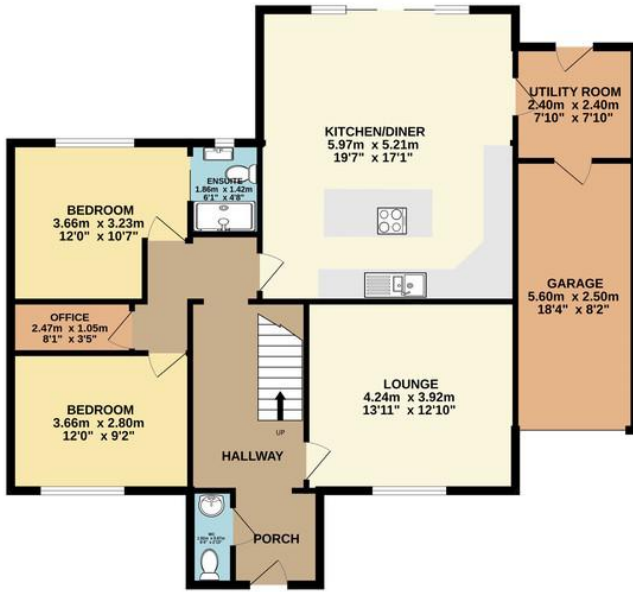
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The home boasts four bedrooms, including a convenient ground floor bedroom complete with its own contemporary en-suite, making it ideal for guests, multi-generational living, or those seeking single-level accommodation.

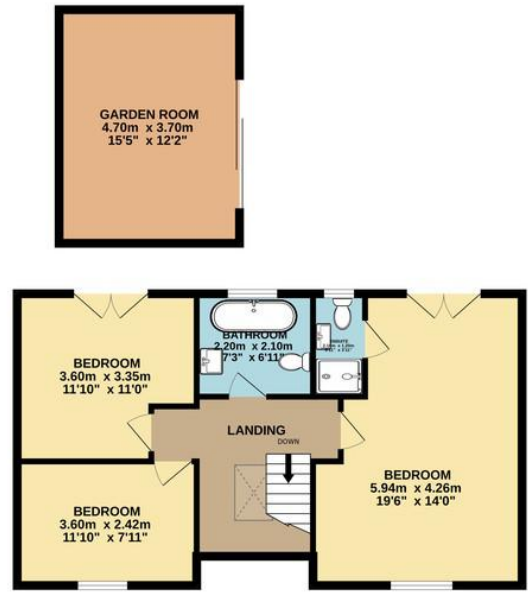




GROUND FLOOR  
97.4 sq.m. (1048 sq.ft.) approx.



1ST FLOOR  
77.1 sq.m. (830 sq.ft.) approx.



TOTAL FLOOR AREA : 174.5 sq.m. (1878 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

159 - 161 Spendmore Lane  
Coppull  
Chorley  
Lancashire

www.easyhomelets.co.uk  
info@easyhomelets.co.uk  
01257 791888

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