



## Chapel Lane, New Longton, Preston

**Offers Over £409,950**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom home situated in the highly sought-after village of New Longton, Preston. This attractive property offers well-proportioned living spaces throughout, making it an ideal choice for families looking for a comfortable and versatile home in a peaceful residential setting. New Longton is well regarded for its welcoming village atmosphere while still offering convenient access to a range of local amenities including shops, schools, cafés and traditional pubs. The property also benefits from excellent transport links, with easy access to Preston city centre, nearby towns such as Leyland and Penwortham, and major road networks including the M6 and M65 motorways. Regular bus routes operate through the village, while Preston train station provides direct rail connections to Manchester, Liverpool and London, making this a well-connected location for commuters.

Upon entering the home, you are welcomed by the entrance hall which provides access to the main ground floor accommodation and stairs to the first floor. To the front of the property is a well-positioned snug, offering a cosy and versatile space ideal for relaxing or as a secondary sitting room. Also located to the front is a useful office which could easily serve multiple purposes such as a study, playroom or hobby space. Continuing through the ground floor, you will find a modern and well-equipped family bathroom, along with the spacious main lounge. The lounge features a charming feature fire and multiple windows which allow plenty of natural light to fill the room, creating a bright and inviting environment for everyday living. Completing the ground floor is the heart of the home — the impressive open plan kitchen and dining area. The kitchen is contemporary in design and benefits from multiple integrated appliances, versatile storage solutions and ample worktop space, while the generous dining area provides the perfect setting for family meals and entertaining.

Heading upstairs, the landing leads to three well-proportioned bedrooms. The master bedroom benefits from a modern shower en suite, adding both comfort and convenience. All three bedrooms feature useful storage options, with the second bedroom enjoying built-in wardrobes. Each of the first floor rooms benefits from skylight windows which allow natural light to pour in, helping to create bright and airy living spaces throughout.

Externally, the property continues to impress. To the front is a large driveway capable of accommodating multiple vehicles, accompanied by lawned areas to either side, mature flower beds and a low bordering wall which adds to the home's attractive kerb appeal. To the rear, the garden offers a pleasant outdoor space ideal for both relaxing and entertaining, featuring a paved seating area perfect for outdoor furniture, a lawned section with fence surround, and established flower beds providing colour and privacy. The garden also offers convenient access to both the garage and a separate utility room, both of which have plumbing installed. The property additionally benefits from a newly fitted boiler, adding further practicality and peace of mind. Altogether, this is a well-presented and versatile family home in a desirable village location, offering a fantastic opportunity for buyers seeking space, comfort and excellent local connectivity.







































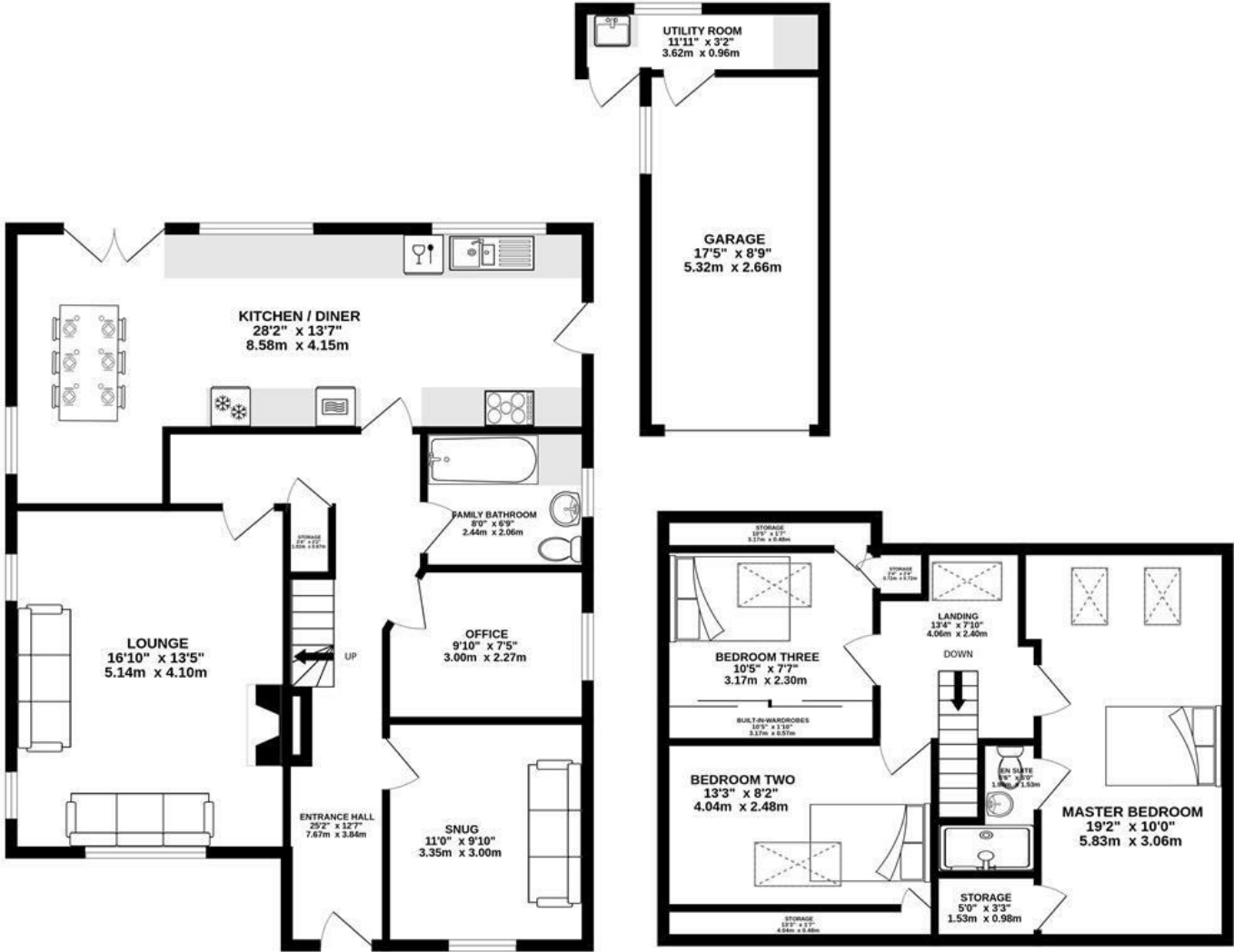




# BEN ROSE

GROUND FLOOR  
1105 sq.ft. (102.7 sq.m.) approx.

1ST FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1648 sq.ft. (153.1 sq.m.) 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
|                                             | 65                                                                                                          | 80        |
| England & Wales                             | EU Directive 2002/91/EC  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                                                                                                               |           |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                                                 | Current                                                                                                       | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                                                                                                               |           |
| (92 plus) <b>A</b>                                              |                                                                                                               |           |
| (81-91) <b>B</b>                                                |                                                                                                               |           |
| (69-80) <b>C</b>                                                |                                                                                                               |           |
| (55-68) <b>D</b>                                                |                                                                                                               |           |
| (39-54) <b>E</b>                                                |                                                                                                               |           |
| (21-38) <b>F</b>                                                |                                                                                                               |           |
| (1-20) <b>G</b>                                                 |                                                                                                               |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
|                                                                 |                                                                                                               |           |
| England & Wales                                                 | EU Directive 2002/91/EC  |           |

