



**67 Royalty Lane, New Longton**

Preston

**£450,000**



## 67 Royalty Lane

New Longton, Preston

This beautifully presented four-bedroom semi-detached house blends period charm with contemporary style, offering a wealth of modern features and versatile living spaces that will appeal to families.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Edwardian style semi detached
- Extended 4 Bedroom Family Home
- Period Features throughout
- Open Plan kitchen
- Bi-fold doors to garden
- Desirable Village Location
- Buyers Information Pack Available

**Entrance Hallway**

Original tiled floor.

**Kitchen**

Handmade kitchen with good range of units. Two ceramic sinks. Space for Range style cooker. Plumbed for dishwasher. Island Breakfast bar. Granite worktop. Tiled floor. Window to side. Open plan to dining and sitting area.

**Dining Room**

Wooden Floor. Open Fire.

**Sitting Room**

Wooden floor. Velux window. Bi fold doors to rear

**Living Room**

Coving. Fireplace. Bay window to front.

**Utility Room**

Tiled floor. Door to side and rear. Plumbed for washing machine.

**Wc**

Wc with vanity wash hand basin. Tiled floor. Window to side.





### **Landing**

Loft access.

### **Master Bedroom**

Window to front.

### **Bedroom Two**

Original fireplace. Window to rear.

### **Bedroom Three**

Window to rear.

### **Bedroom Four/Office**

Window to front.

### **Family Bathroom**

Three piece suite comprising of; panelled bath, mains shower over, pedestal wash hand basin. Part tiled walls.

Window to side.

**GARDEN**

Patio area with lawn. Shed with electric.

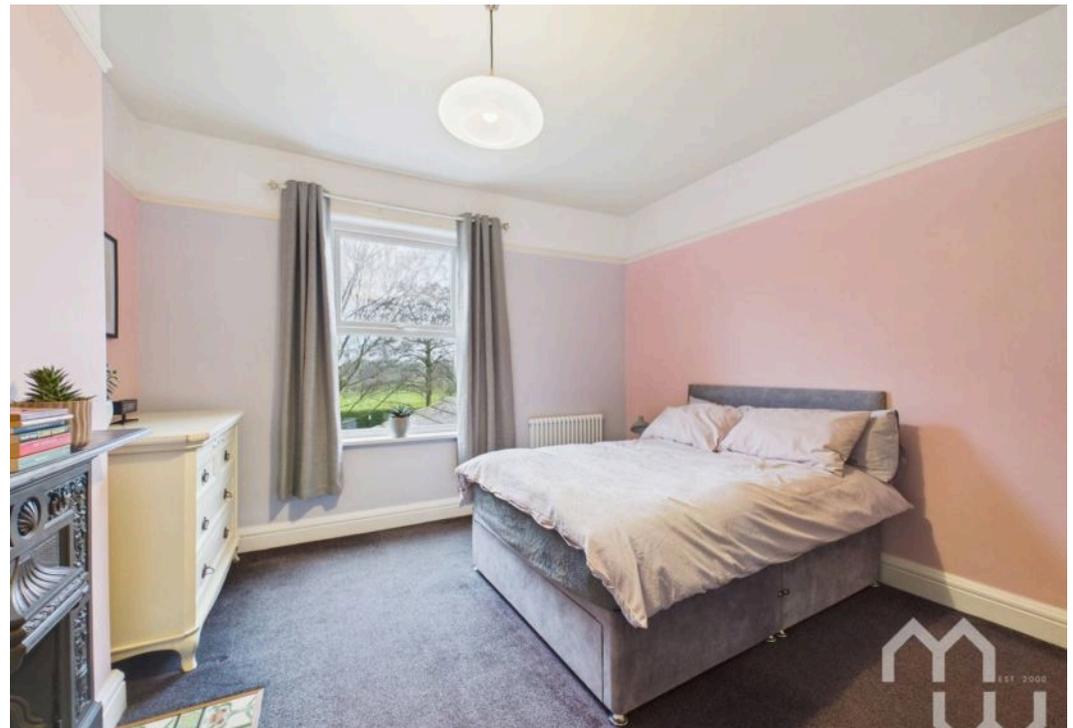
**GARAGE**

Single Garage

**DRIVEWAY**

2 Parking Spaces







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1766 ft<sup>2</sup>

164 m<sup>2</sup>

(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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