



23 Wham Lane, New Longton

Preston

Guide Price **£350,000**



23 Wham Lane

New Longton, Preston

Four-bed home in New Longton, near schools and shops. Two receptions, ensuite, garage, multi-car drive. No chain. Great potential in a thriving village.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- NO CHAIN
- Four Bedroom
- Master With Ensuite
- Two Reception Rooms
- Private Garden
- Garage
- Driveway For Four Cars
- Property To Add Value To

Hallway

Laminate floor.

Reception

Laminate floor, window to front, with a feature open fireplace.

Kitchen

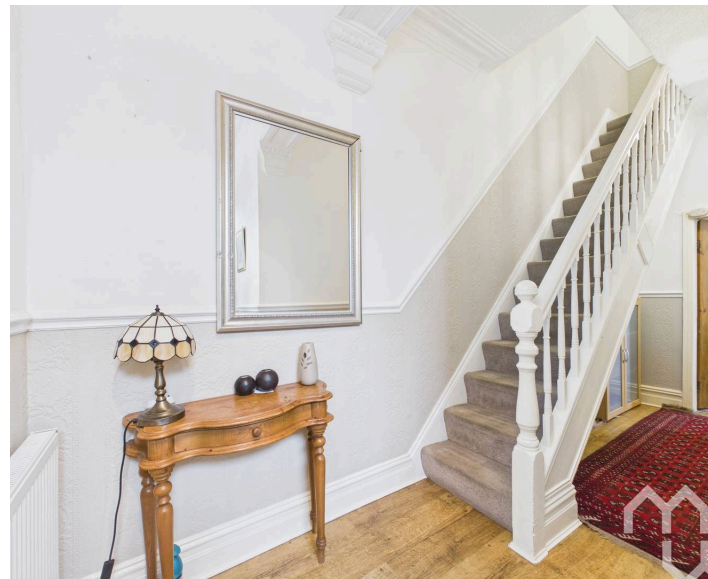
Good range of eye and low-level units with 1.5 stainless steel sink.

Integrated appliances include: Gas hob, electric oven with extractor fan. Space for fridge/freezer, washing machine and dishwasher.

Laminate floor with window to rear and side, and a door to the side.

Lounge

Fireplace, windows to rear and front.





First Floor Landing

Bathroom

Three-piece suite comprising; a panelled bath, low level wc and pedestal wash hand basin. Window to rear.

Bedroom One

Window to rear.

En suite

Three-piece bathroom comprising; a shower cubicle with mains shower, a low-level wc and a pedestal wash hand basin. Tiled floor. Window to rear.

Bedroom Two

Laminate floor, feature fireplace for decor, window to front & side.

Bedroom Three

Laminate floor, window to front.

Bedroom Four

Window to front.

Garage

Electric and water- boiler housed. Access to rear and garage doors to the front.

FRONT GARDEN

Established borders and driveway for multiple vehicles.

REAR GARDEN

Private garden, laid to lawn with decking area.

DRIVEWAY

4 Parking Spaces





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1507 ft²

140 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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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