



**89 Marsh Lane, Longton**

Preston

Offers Over **£300,000**



## 89 Marsh Lane

Longton, Preston

Charming 18thC two-bed semi on Marsh Lane, Longton. Period features, vaulted open-plan kitchen, cosy reception rooms, south-facing garden by a stream, close to village amenities & top schools.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- 18th Century Character Cottage
- Vaulted Open-Plan Kitchen Diner
- Exposed Beams & Period Detail Throughout
- South-Facing Garden with Stream
- Prestigious Marsh Lane Location, South Ribble
- Buyers Information Pack provided with Up-Front Searches for a Streamlined Purchase

### Entrance Hallway

Tiled floor.

### Open Plan Kitchen/Diner

Open to lounge. Good range of eye and low level units including Belfast sink. Integrated appliances include: dishwasher, washing machine, fridge/freezer with space for electric range style cooker. Quartz worktops. Dining space. Tiled floor. Window to rear.

### Lounge/Diner

Open to kitchen. Open fire with log burner. Tiled floor. French doors to rear and side.

### Store Room

Store room, off study. Exposed beams. Low ceiling. Tiled floor. Window to front.

### Lounge/Study

Open fire with log burner. Exposed beams. Tiled floor. Access to store room. Window to front and side.





### **Landing**

### **Bedroom One**

Exposed beams. Fitted storage in eaves. Window to front, side and rear.

### **Bedroom Two**

Exposed beams. Storage. Window to front.

### **Bathroom**

Three piece suite including panelled bath with electric shower over, pedestal hand wash basin and W.C. Part tiled walls. Tiled floor. Velux window.

## GARDEN

South-facing, beautifully maintained garden backing onto a tranquil stream, mainly lawn with two seating areas and a shed — perfect for dining, relaxing, and enjoying privacy.

## OFF STREET

1 Parking Space

Dedicated off-road parking for 1 vehicle.

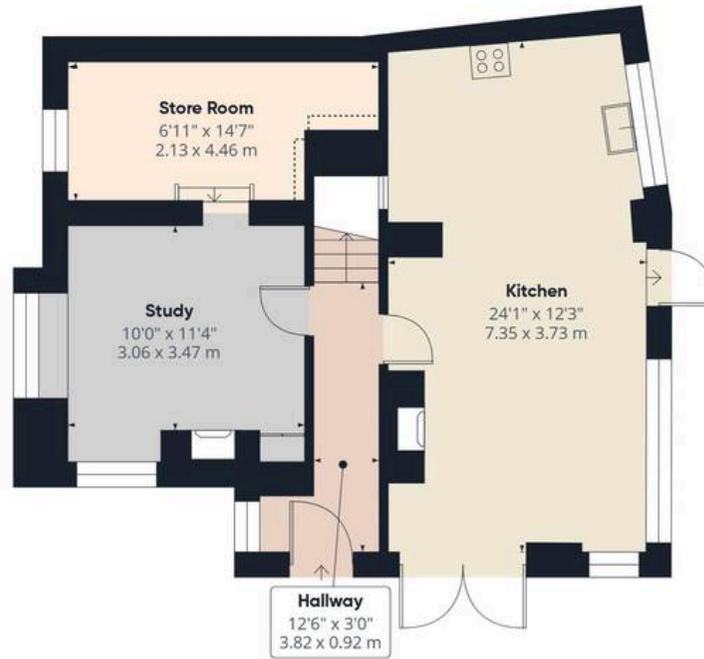
## DRIVEWAY

1 Parking Space

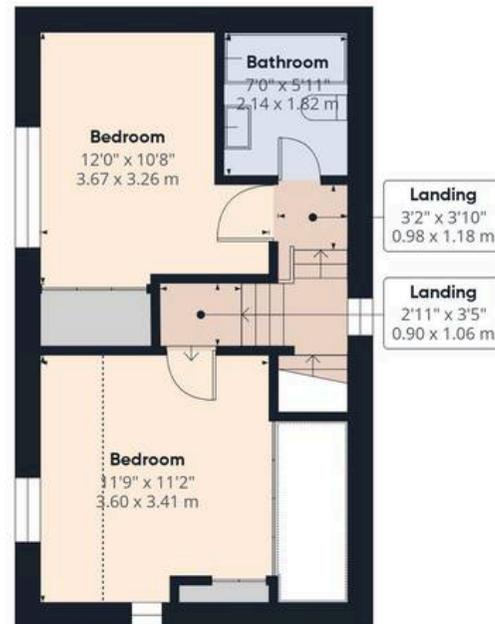
Paved driveway with log store and access to garden. Dedicated off-road parking for 1 vehicle. Additional on-road parking available.







Ground Floor



Floor 1



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

910 ft<sup>2</sup>

84.6 m<sup>2</sup>

**Reduced headroom**

37 ft<sup>2</sup>

3.5 m<sup>2</sup>

(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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