



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.

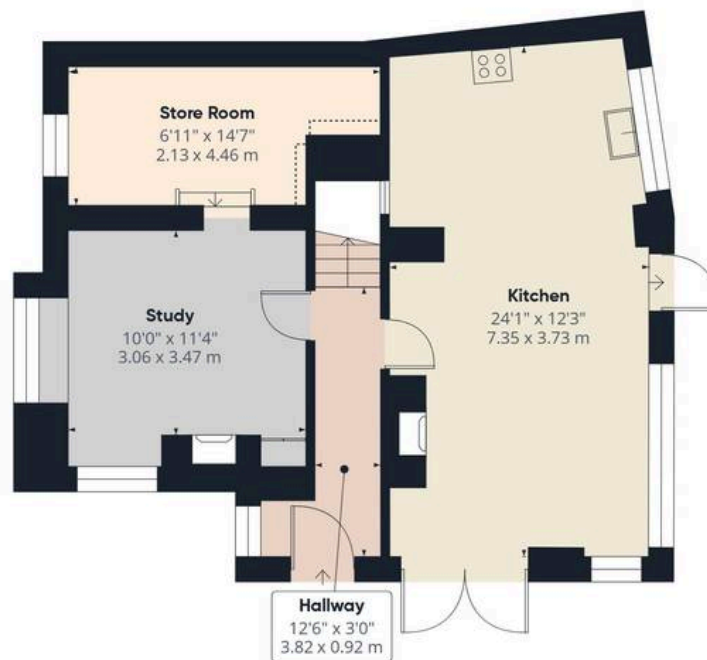
DRIVEWAY

1 Parking Space

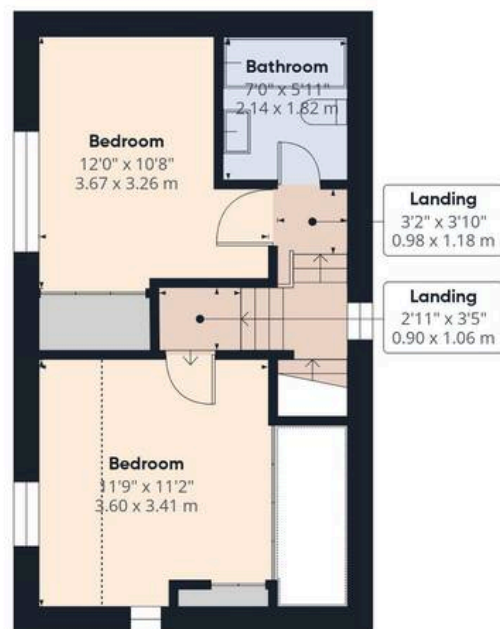
Paved driveway with log store and access to garden. Dedicated off-road parking for 1 vehicle. Additional on-road parking available.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

910 ft²

84.6 m²

Reduced headroom

37 ft²

3.5 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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