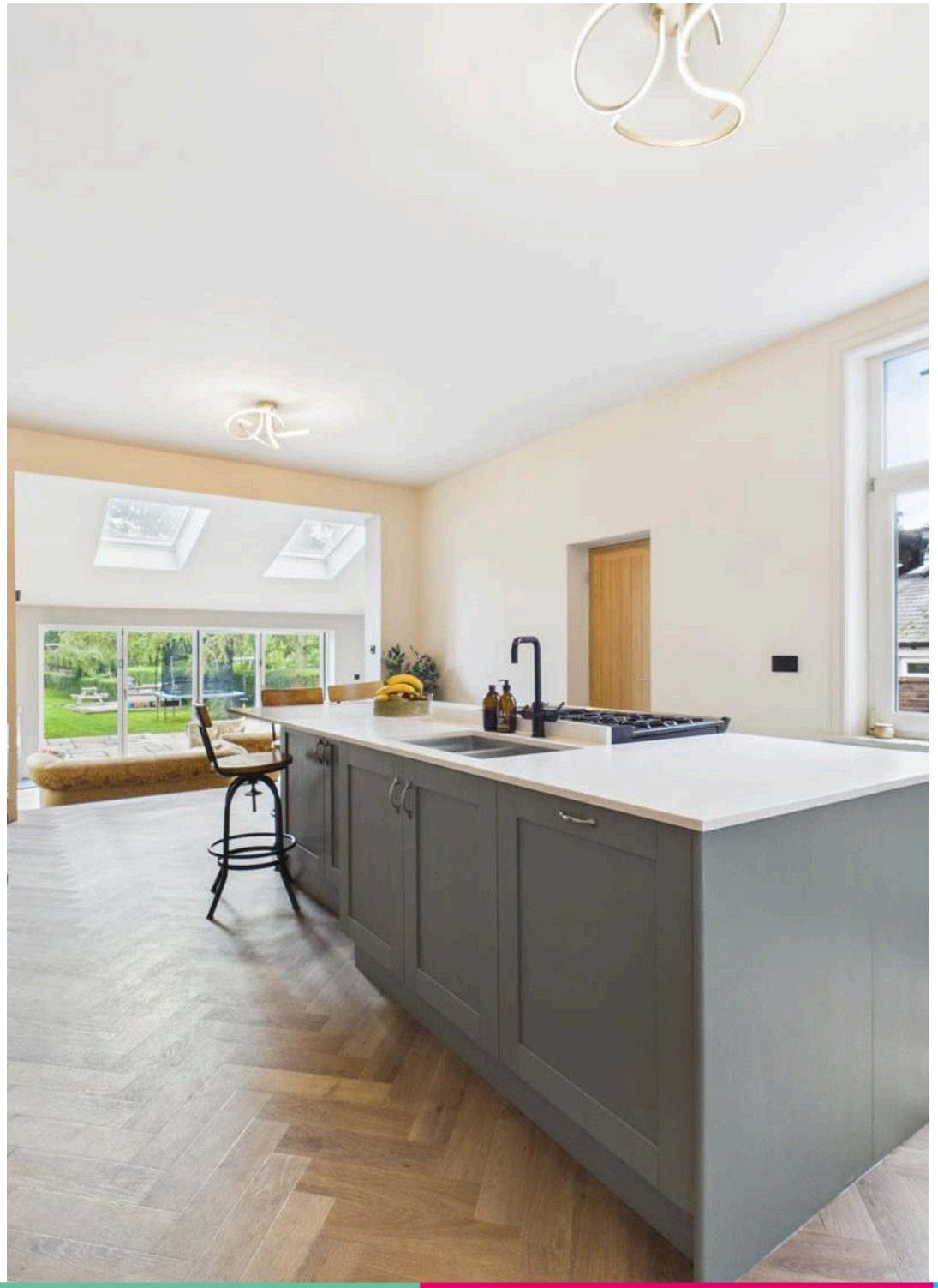


335 Chapel Lane, New Longton

Preston

Offers Over £500,000



335 Chapel Lane

New Longton, Preston

Edwardian 5-bed semi in New Longton. Three receptions, open-plan kitchen, large garden, character features, village location, near park, cricket club and school. 2,337 sq ft. Flexible family living.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Exceptional Village Location
- Substantial Edwardian Family Home
- Five Bedrooms, Flexible space for family, guests and home working
- Open-Plan Kitchen, Dining & Family Room
- Three Reception Spaces
- Principal Suite & Two Bathrooms
- Generous Private Garden
- Partially Refurbished With Further Cosmetic Works To Complete
- Buyers Information pack and upfront searches available

Porch
Original tiled floor. Door to front with stained glass window leading to Hallway with under stairs storage.

Utility and WC
Two piece suite comprising of; vanity wash hand basin and WC. Fully tiled walls. Feature heated towel rail. Space for washing machine and dryer. Window to side and door.

Kitchen
Excellent range of eye and low level solid wood units. 1 1/2 stainless steel sunken basins. Integrated appliances include dishwasher. Free standing Range Gas 5 ring cooker. Acrylic worktop. Space for American style fridge freezer. Breakfast bar. Window to side.

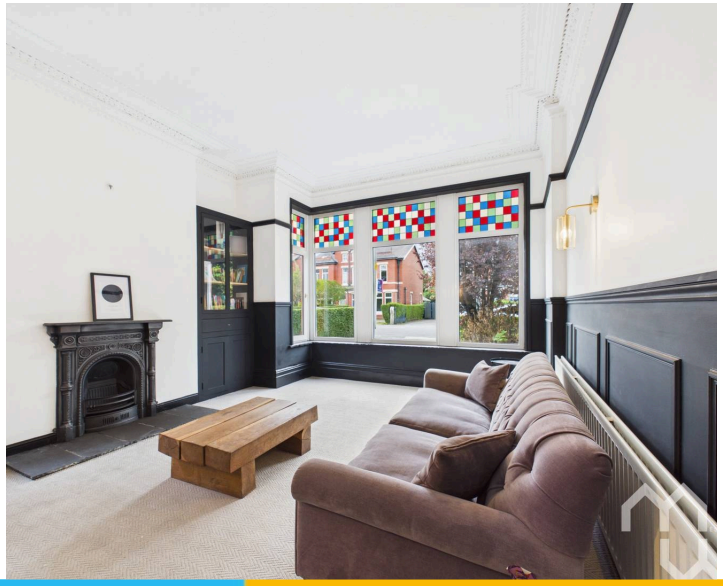
Family Room
Dining and lounge area open plan to kitchen. Bi-fold doors to rear garden. Corner wood burner. Two velux windows in the roof.

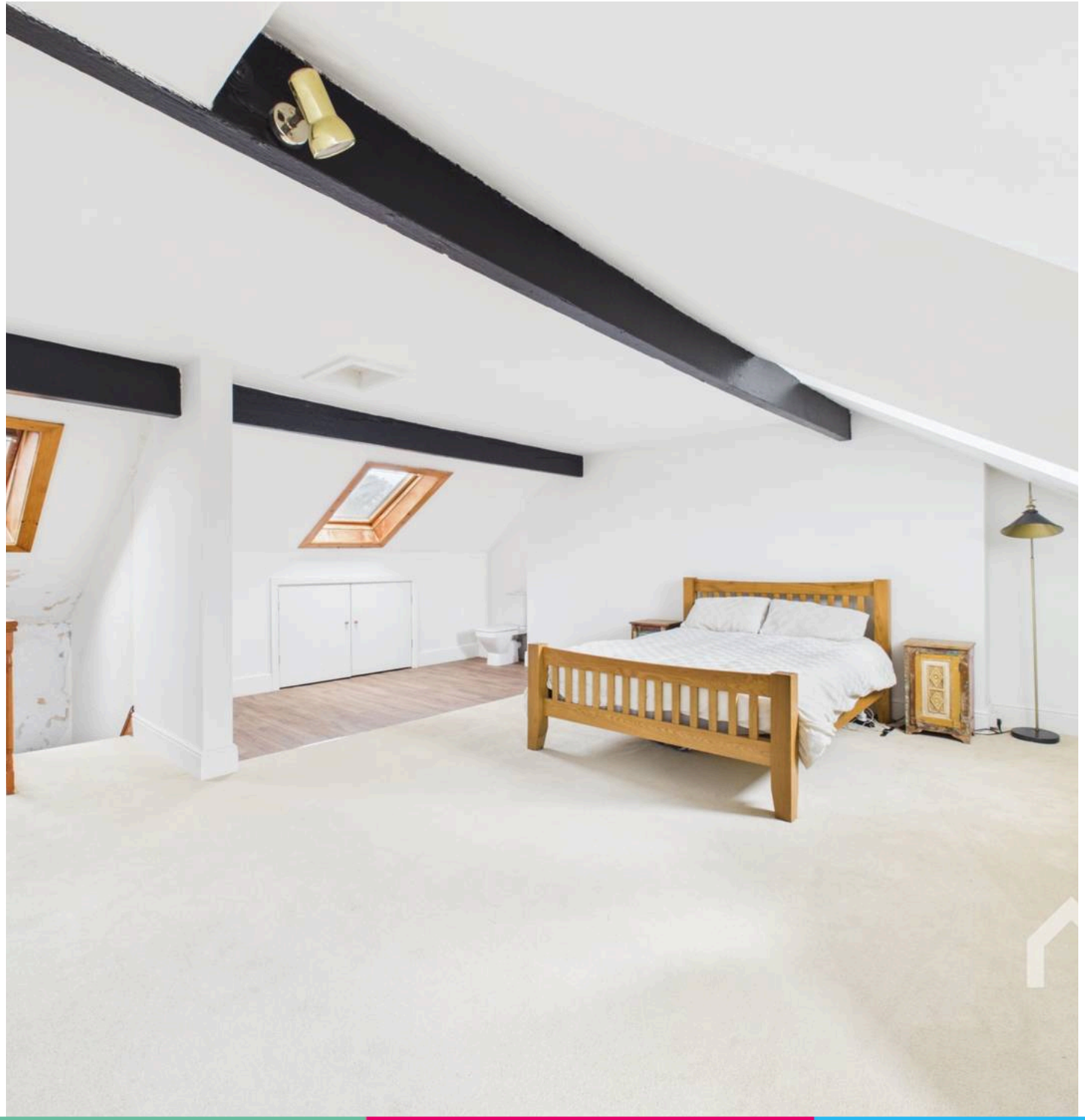
Living Room
Wall panelling. Cast iron fireplace and stone hearth. Stained glass window to front and window to side.

Snug / Living Room
Window to side and rear.









Master Bedroom and en-suite
Open plan Master suite comprising of; vanity wash hand basin, WC and plumbed for free standing bath. Window to front and rear

Bedroom
Double bedroom. Window to rear.

En-suite
Three piece suite comprising of; vanity wash hand basin, mains shower cubicle and WC. Fully tiled walls. Window to side.

Bedroom
Double bedroom. Window to rear.

Bedroom
Window to front.

Bathroom
Four piece suite comprising of; pedestal wash hand basin, roll top bath with waterfall shower over and WC. Fully tiled walls. Feature heated towel rail. Access to tall storage cupboard. Window to side.

Bedroom / Office
Currently used as an office. Window to front.

GARDEN

Yorkshire stone patio, large garden mainly laid to lawn with additional Indian stone centre patio.

DRIVEWAY

3 Parking Spaces









Ground Floor



Floor 1





Floor 2

Approximate total area(1)

2337 ft²

217.1 m²

Reduced headroom

77 ft²

7.2 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.

GIRAFFE360

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