



Chapel Lane, New Longton, PR4 4AB
Preston

HOWARD ROBERTS

£410,000



Bedrooms: 3 | Bathrooms: 1 | Reception: 2

Victorian Semi-Detached Home | Period Elegance Meets Modern Comfort | South-Facing Garden | Prime New Longton Location

This stunning Victorian semi-detached home on Chapel Lane, New Longton, combines elegant period charm with thoughtful modern upgrades. Impeccably maintained and beautifully styled, it offers the perfect blend of character, comfort, and convenience – a true forever home in one of South Ribble’s most desirable villages.

Property Overview

Step through the entrance vestibule into a striking hallway that immediately sets the tone – high ceilings, intricate coving, and timeless character at every turn. The bay-fronted lounge exudes warmth and sophistication, with a wood-burning stove and décor perfectly in keeping with the home’s period heritage.

A rear sitting room provides an additional relaxing space, also featuring a log-burning stove – ideal for family evenings. The separate dining room flows seamlessly into a bright and spacious kitchen, recently refitted to offer the best of both worlds – classic style with modern convenience, also the newly fitted downstairs WC.

Upstairs, the split-level landing leads to an impressive 18ft principal bedroom, tastefully decorated and full of natural light. Bedrooms two and three are both excellent doubles, and the newly fitted family bathroom along with a home office complete the upper floor, all beautifully modernised while respecting the home’s traditional feel.

Recent Upgrades & Improvements

This home has been meticulously updated within the last few years, ensuring peace of mind for its next owners:

Full property rewire

PAL CCTV and alarm system (mobile app connectivity)

New central heating system and boiler (fully serviced)

Installation of radiators to complement the home’s period character

Extensive roof repairs, including new chimney stacks and roof windows

Newly fitted kitchen and open-plan dining area

Wood-burning stoves in both reception rooms

Full re-plastering throughout, New bathroom and downstairs WC

New mains water supply pipework (lead pipe removal)

Newly laid driveway providing ample off-road parking, gable end fully re-pointed.

Location

Set in the sought-after village of New Longton, this home offers an ideal balance of community, convenience, and countryside. The area benefits from highly regarded Ofsted-rated Outstanding schools at both primary and secondary levels and superb transport links to Preston, Southport, and Liverpool, with easy motorway access nearby.

Close proximity to the Longton Nature Reserve – a haven for wildlife and a perfect spot for family walks – along with the amenities of Longton village: Booths supermarket, doctors, chemist, post office, cafés, restaurants, and pubs.

New Longton itself has a fantastic village community with local shops, a post office

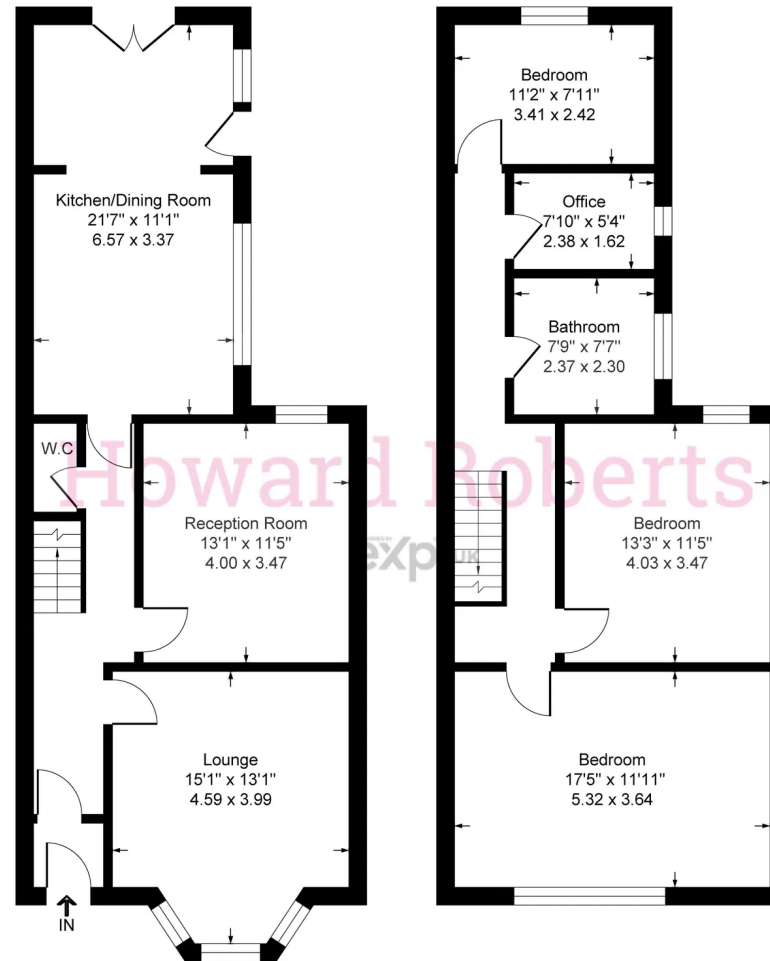






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Approximate Gross Internal Floor Area = 130.2 sq m / 1402 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.