



38 Wham Lane, New Longton

Preston

£315,000



38 Wham Lane

New Longton, Preston

This stunning 3-bed dormer bungalow features an impressive modern extension blending traditional elements. Highlights include open-plan living, dining room, 2 lounges, ample parking, and a patio area with artificial lawn. Ideal for family living and entertaining.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Dormer Bungalow
- WOW Extension
- Open Plan Kitchen & Living
- Ground Floor Bedroom
- Two Bathrooms
- Four Reception Rooms

Entrance

Laminate floor.

Living Room

Multi-fuel burner, window to front and side.

Lounge

Laminte floor. French doors to rear.

Dining Room

Window to side, open through to kitchen/living.

Kitchen/ Living Room

Open plan extended kitchen/ living space—excellent range of eye and low-level units, with a Belfast sink. Integrated appliances include; a dishwasher, and extractor fan. There is space for a fridge freezer. There is a kitchen island/ breakfast bar with an integrated wine rack —vinyl flooring. The kitchen opens into a living area. Windows to side, rear, French doors to side, and pitched glass roof.

Utility Room

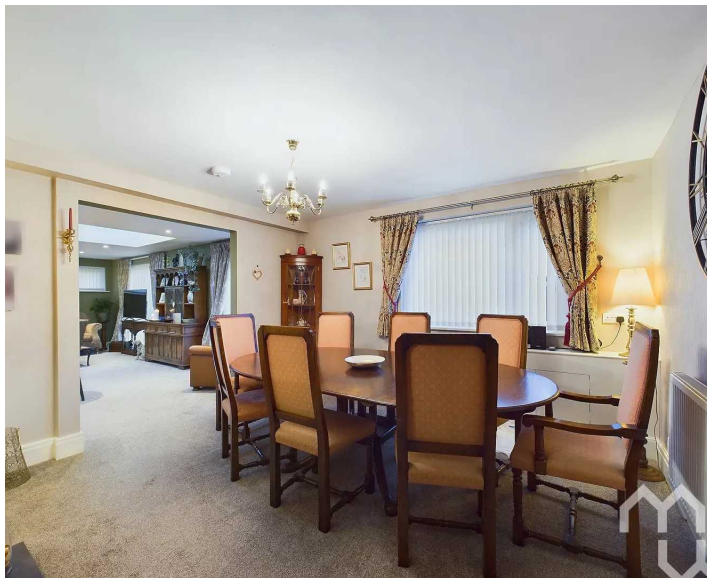
Space for additional freezer, plumbed for washing machine and vented for tumble dryer. Door to rear.

Ground Floor Bathroom

Three-piece bathroom suite comprising of a free-standing bath with shower over, vanity wash hand basin, and low level WC. Part tiled walls and vinyl flooring. Sky light.

Ground Floor Bedroom

Window to front. Fitted storage.





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Laminate floor.

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Multi-fuel burner, window to front and side.

Lounge

Laminate floor. French doors to rear.

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Ground Floor Bedroom

Window to front. Fitted storage.

Master Bedroom

Fitted wardrobes, window to rear, Velux to front.

Bedroom Three

Fitted wardrobes, window to rear.

First Floor Bathroom

Walk-in (mains) shower cubicle, vanity wash hand basin, part tiled walls, window to rear.

FRONT GARDEN

Established shrubs, and hedges. Stoned driveway for multiple cars.

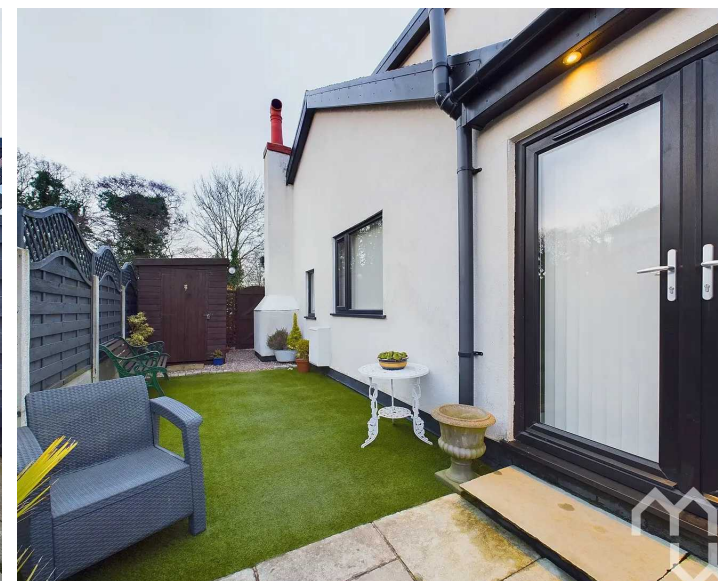
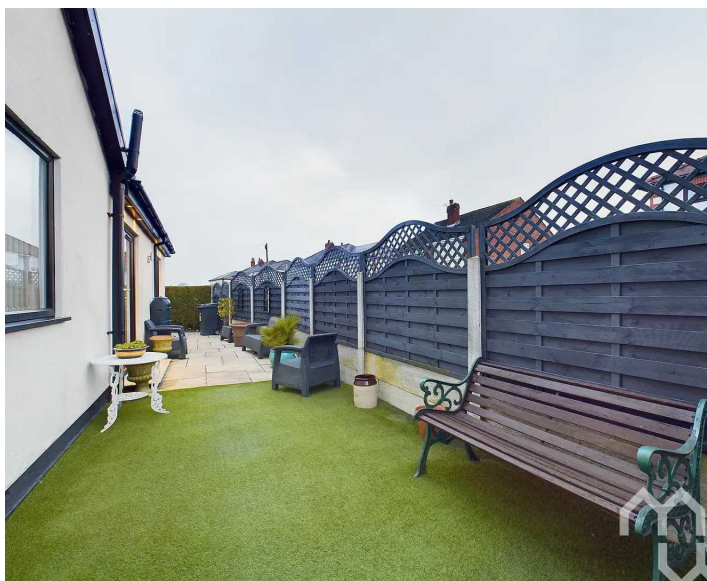
REAR GARDEN

Patio area to side and rear, artificial lawn, shed.

DRIVEWAY

3 Parking Spaces

Multi-car stoned driveway.









Ground Floor



Floor 1

Approximate total area⁽¹⁾

1520.43 ft²

141.25 m²

Reduced headroom

7.96 ft²

0.74 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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