



## Gatehouse Nursery Lane, New Longton

Preston

Offers Over **£550,000**





## Gatehouse Nursery Lane

New Longton, Preston

Are you looking for countryside views, space, and potential? This 3 or 4-bed home in New Longton offers stunning views, a private garden, and scope to update—perfect for peaceful rural living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Generous private south facing plot
- Three/Four Bedrooms
- Breathtaking open views across greenbelt fields
- Ideal for those looking to put their own stamp on a property
- Spacious and flexible layout
- Driveway with off road parking
- Detached garage
- No Chain

**Entrance Hallway**

Tiled floor.

**Downstairs W.C.**

Pedestal hand wash basin. W.C. Window to front.

**Lounge**

Electric fire. Window to rear and side.

**Study**

Laminate floor. Window to side.

**Kitchen**

Good range of eye and low level unit featuring 1.5 stainless steel sink. Quartz worktops. Integrated appliances include gas hob and electric oven and wine fridge. Space for dishwasher, fridge and freezer. Tiled floor. Two windows to front.

**Utility Room**

Good range of eye and low level units featuring stainless steel sink. Plumbed for washing machine, space for dryer. Laminate floor. Window and door to side.

**Dining Room/ Bedroom Four**

Karndean floor. Window to rear.

**Orangery**

Views overlooking garden.







### **Landing**

Loft access.

### **Master Bedroom**

Fitted wardrobes and dressing area. En-suite. Window to side and rear.

### **Master Bedroom En-suite**

Three piece suite including free standing bath with mains shower over. Pedestal hand wash basin. W.C. Tiled walls and tiled floor.

### **Bedroom Two**

Fitted wardrobes. En-suite. Window to side and rear.

### **En-Suite**

Three piece suite comprising: shower cubicle with electric shower, pedestal wash hand basin and low level WC.

### **Bedroom Three**

Pedestal wash hand basin. Window to rear.

### **Bathroom**

Three piece suite including pedestal wash hand basin, W.C., panelled bath with shower over, feature heated towel rail. Part tiled walls. Window to side.



## GARDEN

Spacious south-facing garden with lawn, mature hedges, and fencing for privacy. Sunny patio ideal for al fresco dining with stunning open field views—a private, peaceful retreat.

## DRIVEWAY

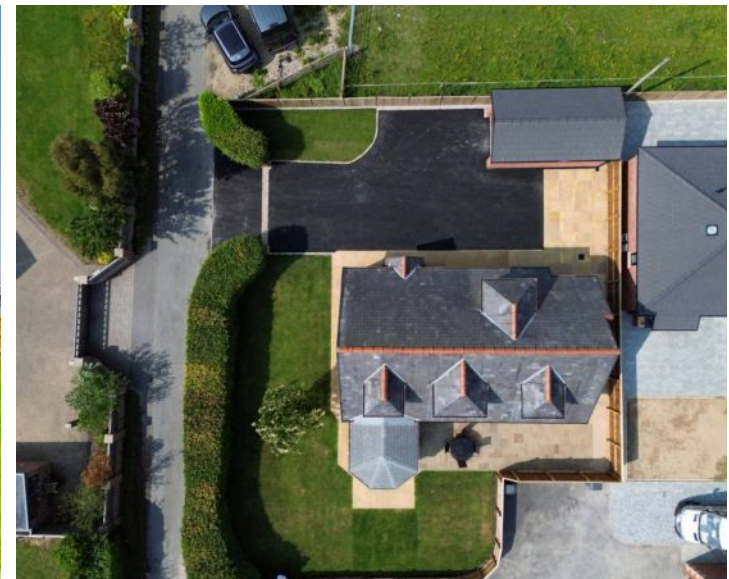
3 Parking Spaces

Driveway to the front providing parking for 3 vehicles.

## GARAGE

Single Garage

Detached garage with parking for 1 vehicle.









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1798 ft<sup>2</sup>

167 m<sup>2</sup>

**Reduced headroom**

101 ft<sup>2</sup>

9.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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