



71 Chapel Lane, Longton
Preston

Guide Price **£375,000**



71 Chapel Lane

Longton, Preston

If you are looking for a traditional Victorian property with a fantastic rear garden in the centre of a popular village this property could be your next home. Extended 4 bedroom semi detached dating back to late 1800's, offering a modern family plenty of space to enjoy life in the centre of Longton.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Traditional Semi Detached
- Fantastic Rear Garden
- Four Bedrooms
- Central Longton Location
- Two Reception Rooms
- Downstairs WC
- Detached Garage
- Views Over Fields

Entrance Porch

Coving, original feature tiled floor.

Hallway

Coving, stairs to first floor.

Lounge

Extended lounge with feature fireplace and electric fire, coving, window to front, French doors to rear.

Snug

Original fireplace with space for fire, coving, window to front.

Dining Kitchen

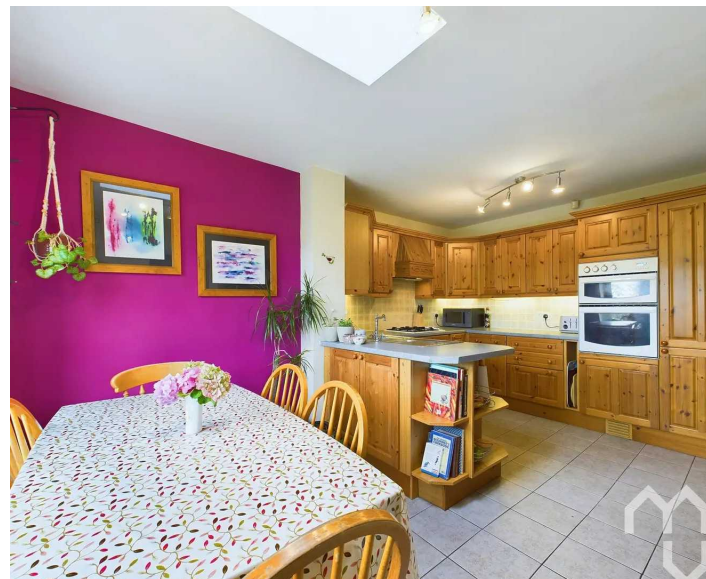
A good range of eye and low level units incorporating a 1 1/2 stainless steel sink drainer unit with electric oven and gas hob. Plumbed for dishwasher, tiled floor, dining area with Velux window and French doors leading to rear garden.

Utility Room

Eye level units, worktop with stainless steel sink drainer unit, plumbed for washing machine, tiled floor. Door to rear garden.

Downstairs WC

Two piece suite comprising pedestal wash hand basin and low level WC. Tiled floor.





First Floor Landing

Split level landing, window to front.

Bedroom One

Fitted wardrobes and dressing table, window to front.

Bedroom Two

Built in storage, window to rear.

Bedroom Three

Window to front.

Bedroom Four

Window to rear with field views.

Study Area

Study area leading to bedroom four, window to rear.

Family Bathroom

Three piece suite comprising corner bath with shower over, pedestal wash hand basin and low level WC. Part tiled walls, window to rear.

GARDEN

Mainly lawn rear garden with patio seating area.

GARAGE

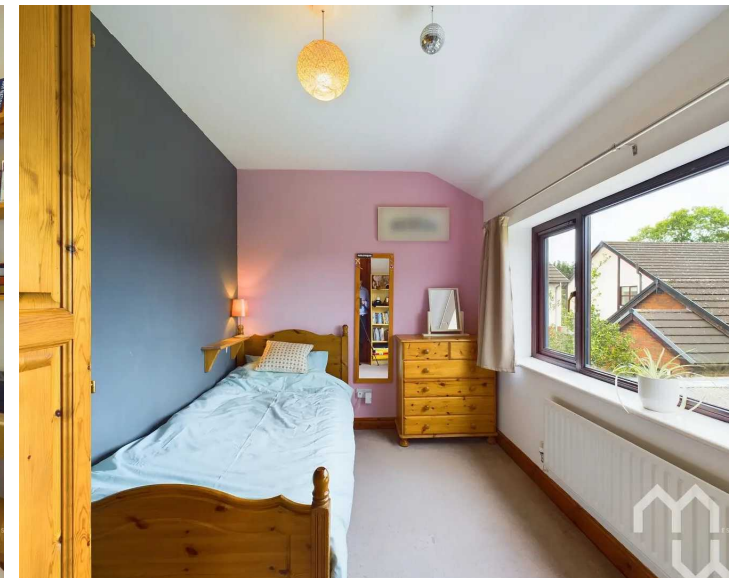
Single Garage

Detached garage.

OFF STREET

3 Parking Spaces

Tarmac driveway provides parking to side and front of property.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1295.17 ft²

120.33 m²

(1) Excluding balconies and terraces.

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

GIRAFFE 360

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