



**Beech Field, 267 Chapel Lane, New Longton**  
Preston

Guide Price **£750,000**





## Beech Field, 267 Chapel Lane

New Longton, Preston

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached 6-Bedroom Period Home
- Expansive 0.6 Acre Plot
- Development Potential
- Level 2 Survey available upon request
- Generous Living Space – Over 2,700 sq ft
- Traditional features
- First Time on Market in 60 Years



**Kitchen**

Window to side.

**Utility**

Belfast sink. Plumbed for washing machine. Window to side.

**Dining Room**

Window to side.

**Porch**

Stained glass windows to side.

**Lounge**

Open fire. Feature window to side. Bay window to front.

**Living Room**

Open fire. Bay window to front. Window to side.

**Downstairs Bathroom**

Bath, Wc and wash hand basin. Window.

**Landing with stained glass windows****Bedroom**

Window to front and side.

**Family Bathroom**

Wash hand basin, Bath bidet & Wc. Window to rear.

**Bedroom Two****Bedroom Three****Bedroom Four****Bedroom Five****Bedroom Six**

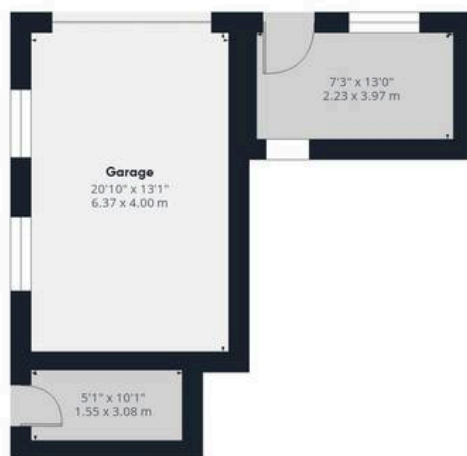




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

2741 ft<sup>2</sup>

254.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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