



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.

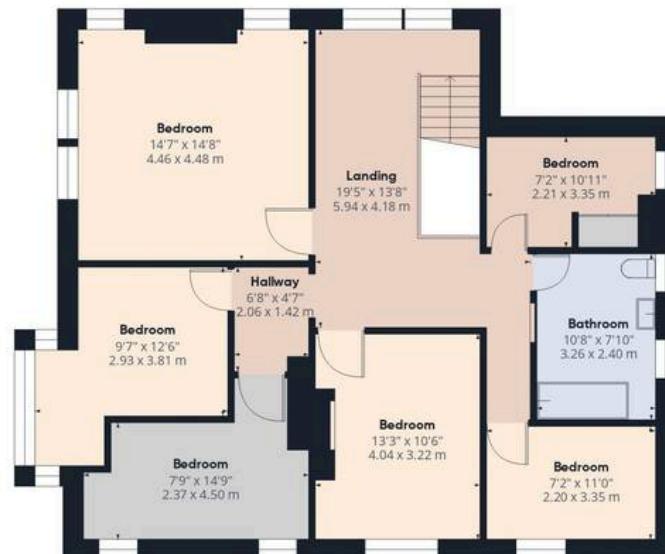
Landing with stained glass windows**Bedroom**

Window to front and side.

Family Bathroom

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

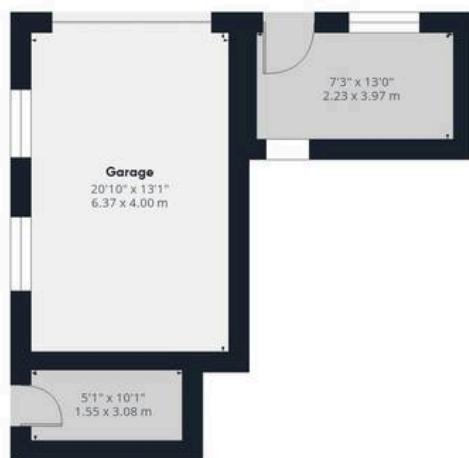
Bedroom Two**Bedroom Three****Bedroom Four****Bedroom Five****Bedroom Six**



Approximate total area⁽¹⁾

2741 ft²

254.5 m²



(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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