



138 Chapel Lane, Longton

Preston

£400,000



138 Chapel Lane

Longton, Preston

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Spacious open plan kitchen living area
- Desirable Longton village location
- Buyers Information Pack available with Up-Front Searches for a Streamlined Purchase
- Renovated 4 bedroom semi-detached
- Master bedroom with en-suite
- South facing garden
- Utility room and Wc
- High level of finish throughout.

Hallway

Living room

Log burner included. Bay window to the front.

Wc

Two-piece suite comprising of; vanity sink and Wc. Partly tiled walls. Window to side.

Utility Room

Window to the side. Belfast sink. Quartz worktops. Plumbed for washing machine.

Kitchen

Excellent range of eye and low-level units. Belfast sink. Integrated appliances include dishwasher, fridge-freezer, electric oven and induction hob. Luxury vinyl tiled flooring. Quartz worktops. Roof lantern. Bi-fold doors to rear. Glass door to side. Open plan to dining and living space.

Reception room

Luxury vinyl flooring. Glass Door to side. Bi-fold doors to rear.



**Landing**

Window to side.

Bedroom

Window to rear.

Bedroom

Window to front.

Bedroom

Ideal for nursery or home office. Window to front.

Bathroom

Three-piece suite comprising of; panelled bath, mains shower over. Partly tiled walls. Window to rear.



Master Bedroom

Storage cupboard. Window to rear.

En-suite

Three-piece suite comprising of; Wc, vanity wash hand basin, electric cubicle shower. Feature heated towel rail. Partly tiled walls. Window to rear.

GARDEN

Expansive private garden with patio. South-facing garden.

DRIVEWAY

3 Parking Spaces

A garage can be built for an additional cost.

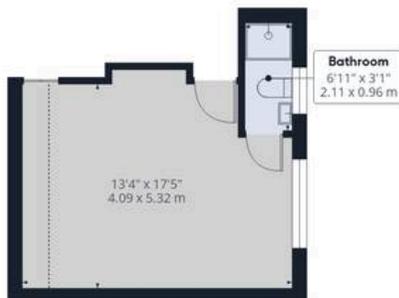




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1485 ft²

137.8 m²

Reduced headroom

25 ft²

2.3 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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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