



**3 Chesham Drive, New Longton**  
Preston

**£215,000**



## 3 Chesham Drive

New Longton, Preston

A spacious 2-bed true bungalow in sought-after New Longton with lounge, kitchen diner, driveway & garage. Close to village amenities, rural walks & top school, with potential to extend (STPP).

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Two Bedroom True Bungalow – Rare single-storey living opportunity in the desirable village of New Longton.
- Spacious Front Lounge with Natural Light
- Driveway with Ample Off-Road Parking
- Detached Garage with Storage or Workshop Potential
- Walking Distance to Village Amenities
- Excellent School Catchment
- Potential to Extend or Add Dormer (STPP)
- Two Bedroom True Bungalow in Sought-After Village Setting
- Up-Front Searches Provided – Buyers Information Pack available, helping streamline the purchase and reduce delays

### Entrance Hallway

Loft access.

### Kitchen/Diner

Good range of eye and low-level units including stainless steel sink. Integrated appliances including electric oven and gas hob with extractor fan. Space for free standing fridge/freezer. Space plumbed for washer/dryer. Space for dining. Door to side. Window to rear.

### Lounge

Gas fire. Bay window to front.

### Bedroom One

Window to rear.

### Bedroom Two

Window to front.

### Bathroom

Three piece suite including panelled bath with electric shower over. Pedestal wash hand basin and W.C. Fully tiled walls. Tiled floor. Window to side.

### Garage

Detached single garage.



## REAR GARDEN

Landscaped garden to rear mainly laid to lawn with some mature trees and planting beds to rear.

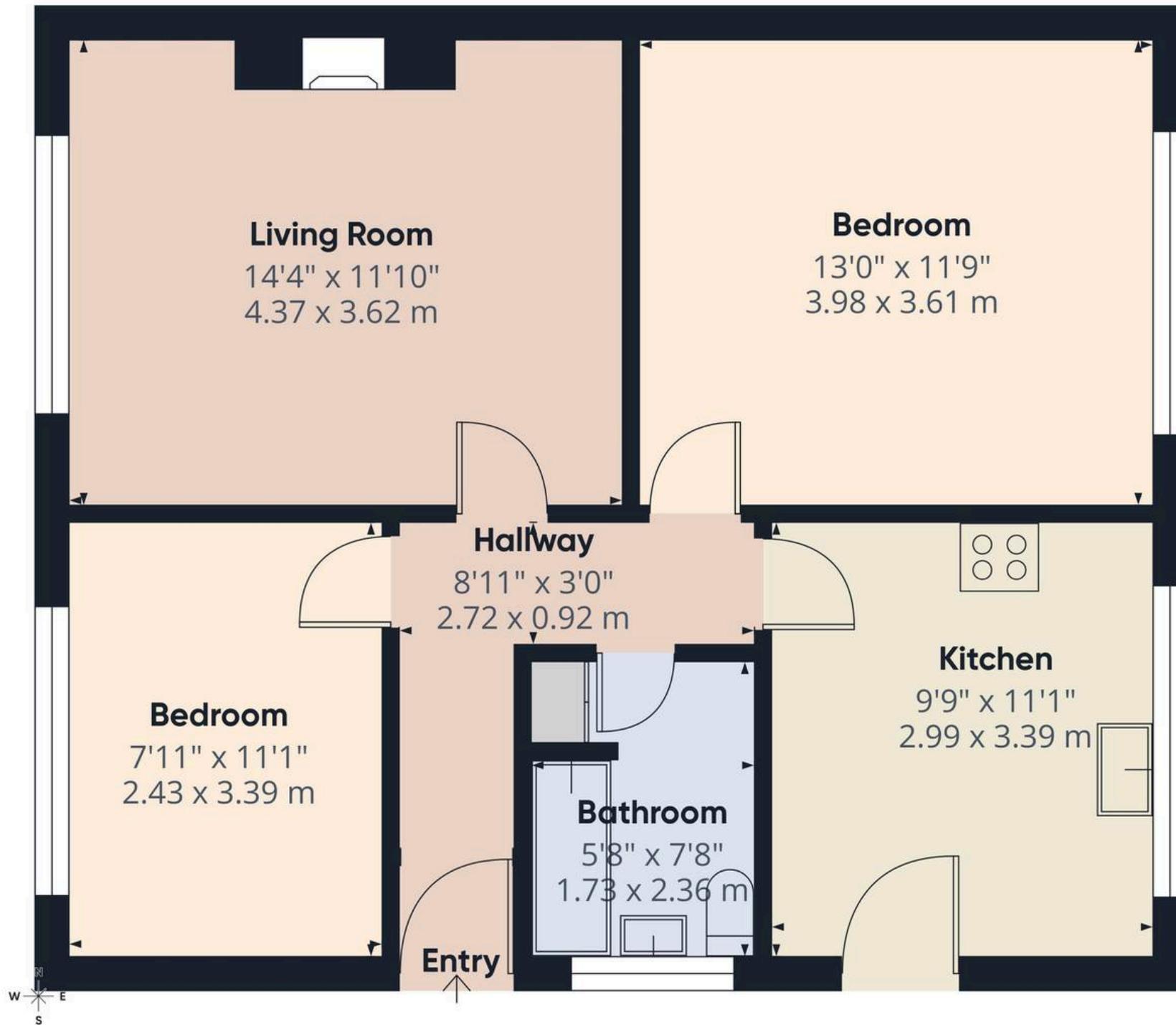
## DRIVEWAY

2 Parking Spaces

Dedicated off-road parking for 2 vehicles.







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

623 ft<sup>2</sup>

57.8 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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