



**LAWRENCE ROONEY**  
ESTATE AGENTS

208 Chapel Lane, New Longton,  
Preston, Lancashire PR4 4AE

£470,000



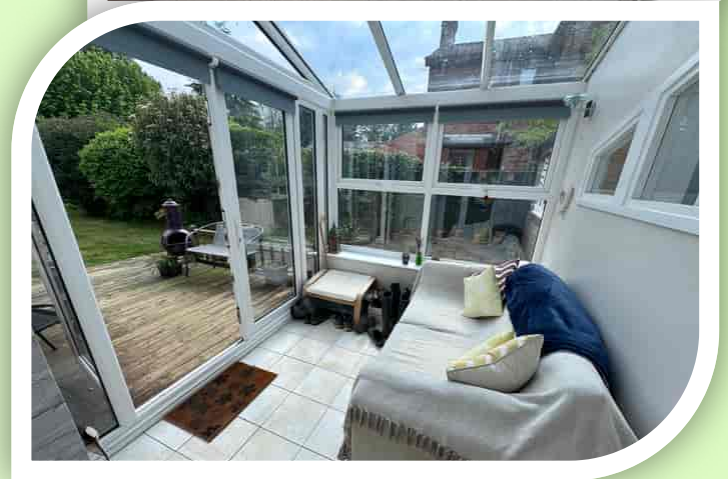
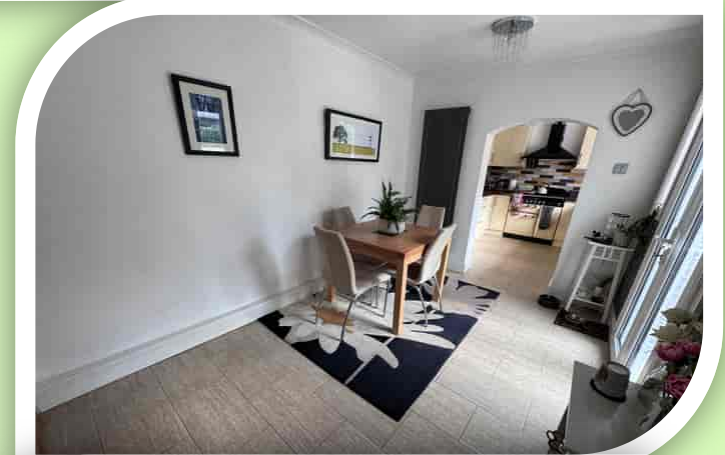
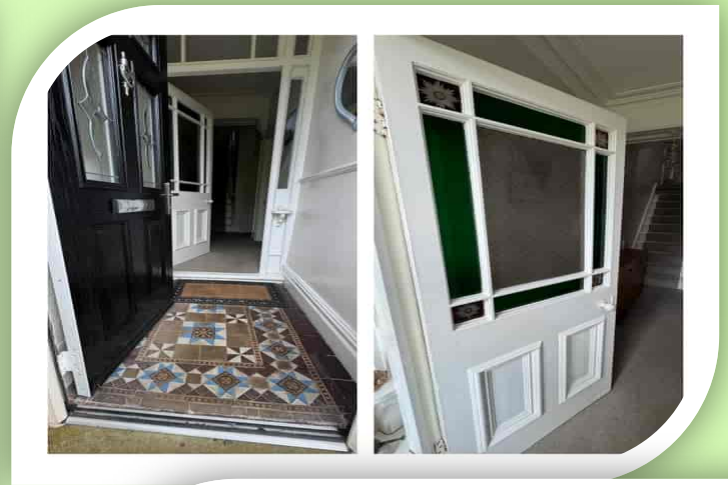
## **208 Chapel Lane, New Longton, Preston, Lancashire, PR4 4AE**

**Charming Edwardian semi-detached property with three bedrooms, three reception rooms and an extensive south facing rear garden.**

- Edwardian Semi-Detached
- Sought After Village Location
- Three Reception Spaces & Sun Room
- Driveway & Useful Outbuilding
- Modern Shower Room & En-Suite
- Extensive South Facing Rear Garden
- Three Bedrooms
- Council Tax Band D

This charming Edwardian semi-detached property is beautifully presented throughout and would make the perfect family home. Located within this sought after village, within easy reach to amenities, reputable schools and transport links the living accommodation is arranged over ground and first floors briefly comprising: entrance porch with the original tiled floor, hallway, bay fronted lounge, sitting room, dining room, kitchen, utility room, sun room, main bedroom with an en-suite shower room, two further bedrooms and a modern shower room. Outside driveway to the front, to the rear the extensive rear garden affords a southerly aspect with a useful outbuilding/workshop and decking with summer house. This property is warmed via a gas fired central heating system and benefits from double-glazing. Viewing is highly recommended to fully appreciate.





## GROUND FLOOR

Access to the property is via the entrance porch having the original tiled floor and an inner door into the hallway with stairs up to the first floor. The lounge is the principal reception room having a bay window to the front elevation, fireplace and radiator. The middle room or sitting room is the ideal reception space for modern families to gather, this room has two side windows, log burning stove, rear window and wood effect flooring. The next reception space is the dining room with a tiled floor, vertical radiator, access to the utility room and French doors lead into the sun room. Open archway through into the kitchen being fitted with an excellent range of units with wood work surfaces to complement, underset sink, range style cooker with extractor canopy over, space for an American style fridge/freezer, side window and a continuation of the tiled floor. The utility room has a work surfaces with inset circular sink, external side door, internal glazing to the sun room and space for laundry appliances. The double-glazed sun room has wall lights, tiled floor and French doors open out onto the rear









## FIRST FLOOR

Across the first floor there are three bedrooms, en-suite shower room and a recently updated modern shower room. The main bedroom spans across the front of the property having two front windows, two radiators and access to a three piece en-suite shower room. The second double bedroom has a rear window, built in wardrobes across one wall and radiator. Ideal as a home office or the third bedroom has a rear window offering a pleasant view over the rear garden. Recently updated the shower room is fitted with a white three piece suite comprising: step in shower cubicle, surface mounted wash hand basin and low level W.C.



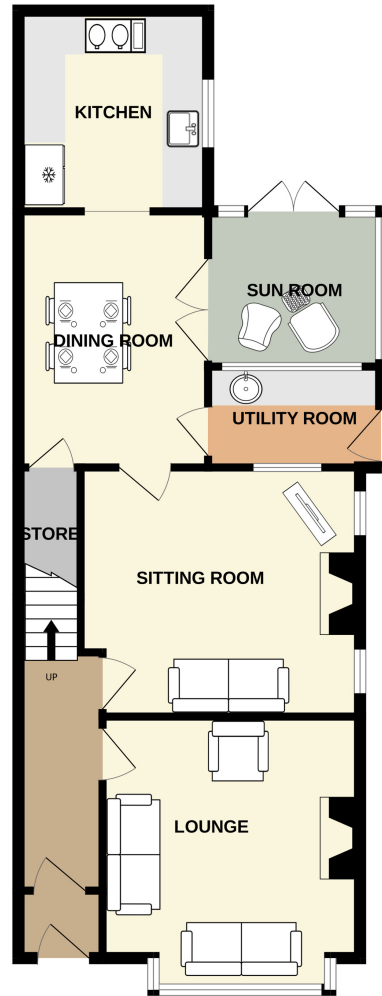


## OUTSIDE

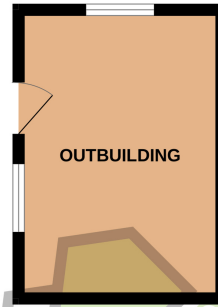
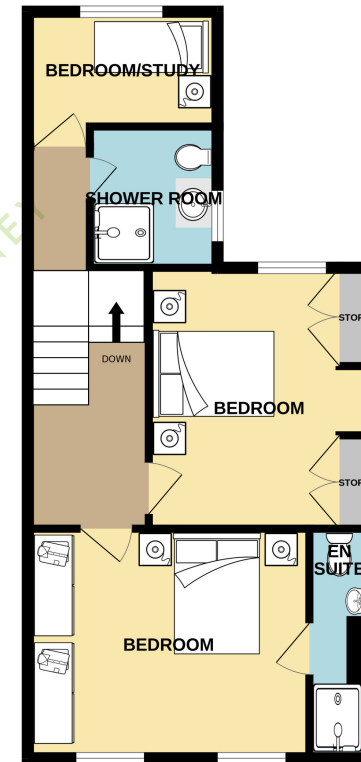
To the front the gravelled driveway has space for three vehicles, lawn with planted border and gated access to the side and rear garden areas. The side is a paved patio area, decked seating area and a useful outbuilding with power would suit a wide range of uses. The extensive rear has the advantage of facing south being laid to lawn, established hedging to the boundaries, pathway leads to a further decking seating area with summer house, to the bottom of the garden is a greenhouse and additional timber shed.



GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>45</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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