



LAWRENCE ROONEY
ESTATE AGENTS

**Chevys Garth, 69 Royalty Lane,
New Longton, Preston, Lancashire**

£460,000

Chevys Garth, 69 Royalty Lane, New Longton, Preston, Lancashire, PR4 4JE

Exciting opportunity to acquire this individually designed residence positioned on this highly sought after country lane offered for sale with NO CHAIN DELAY.

- Individual Detached Property
- Prestigious & Highly Desirable Location
- Beautiful & Established Gardens
- Three Bedrooms
- Attached Garage & Driveway
- Two Reception Spaces & Garden Room
- Useful Front Lobby/Sitting Room
- NO CHAIN DELAY
- Council Tax Band E

Chevys Garth, a detached property nestled within a generous and established plot being positioned on this prestigious and highly desirable country lane. Offered for sale with NO CHAIN DELAY this individually designed home offers fabulous potential with living accommodation arranged over ground and first floors briefly comprising: entrance lobby/sitting room, hallway with return stairs to the first floor, spacious lounge partially open to a dining room, fitted kitchen, impressive rear garden room, three bedrooms, three piece bathroom and a separate W.C. Outside a spacious attached garage, driveway, mature front garden, to the rear a fully enclosed and beautifully landscaped garden. This property is warmed via a gas fired central heating system and benefits from double-glazing. Early viewing is highly advised to avoid disappointment.





GROUND FLOOR

Access to Chevys Garth is via the entrance lobby, this quiet and enclosed useful space being ideal as a sitting room or study area having a front window, sliding external door, wall light points and radiator. From the hallway a return staircase leads to the first floor accommodation, internal doors to the kitchen and lounge. The lounge is the principal reception room with a front elevation window tiled fire surround and hearth, coving and radiator. Partially open into the dining room with a radiator, coving, access to the kitchen and French doors open into: stunning garden room with a side bay having French doors out onto a rear garden and central heating radiators for year round use. The kitchen has a range of fitted units, work surfaces to complement, inset sink/drain, space for appliances, floor mounted central heating boiler, rear window, built in pantry and door to access the garage.







FIRST FLOOR

Across the first floor the private spaces are accessed from the landing having two front windows and decorative balustrade. The main bedroom has a front window, radiator and space for wardrobes. The second double bedroom and bedroom three both offer a pleasant view over to farmland to the rear of the property. The bathroom is fitted with a panelled spa bath, corner shower enclosure and a pedestal wash hand basin, frosted rear window, tiled to complement and towel warmer. Next to the bathroom is a separate W.C with a frosted front window and wash hand basin.



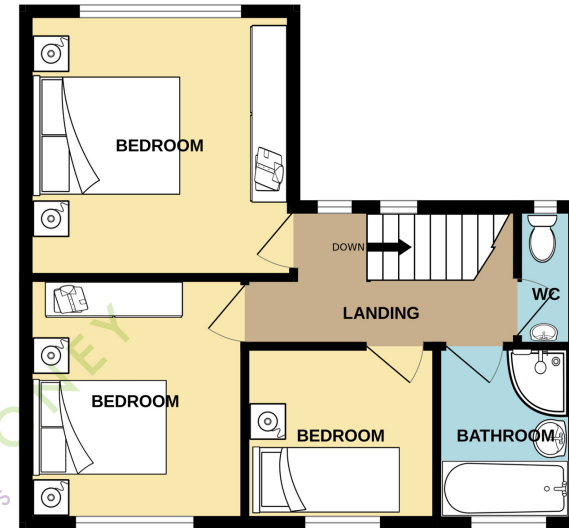
OUTSIDE

To the front the driveway has off road parking and access to the attached garage that has a rear door into the garden. The front garden is a laid to lawn with mature borders planted with mature shrubbery for screening. The delightful rear garden is fully enclosed with farmland beyond the rear boundary, has a paved patio, shaped lawn, water feature, borders are planted with an abundance of flowers, fauna and shrubbery.

GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.4 sq.m.) approx.

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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