



LAWRENCE ROONEY
ESTATE AGENTS

11 Chapel Lane, Preston, Lancashire

£425,000

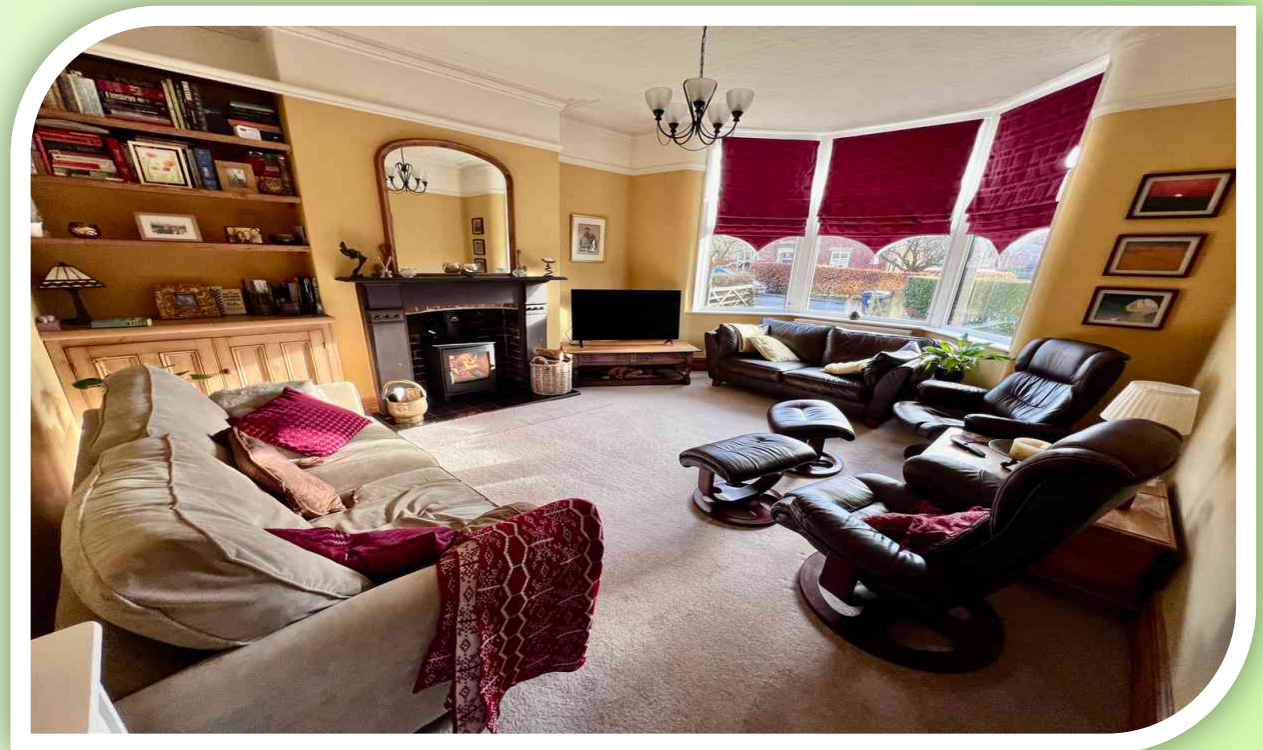
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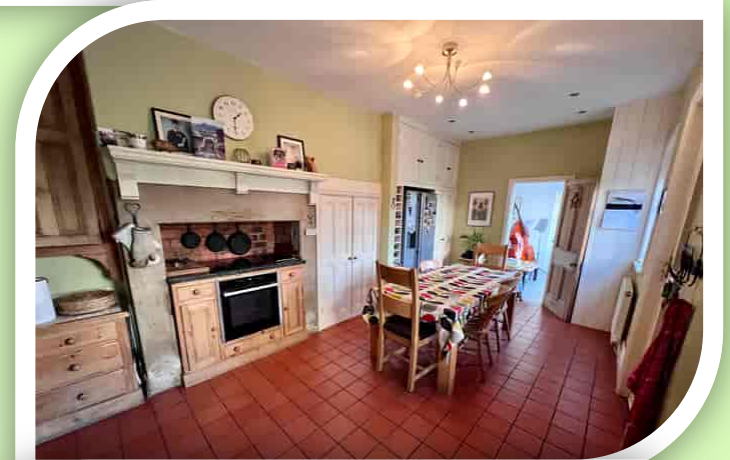
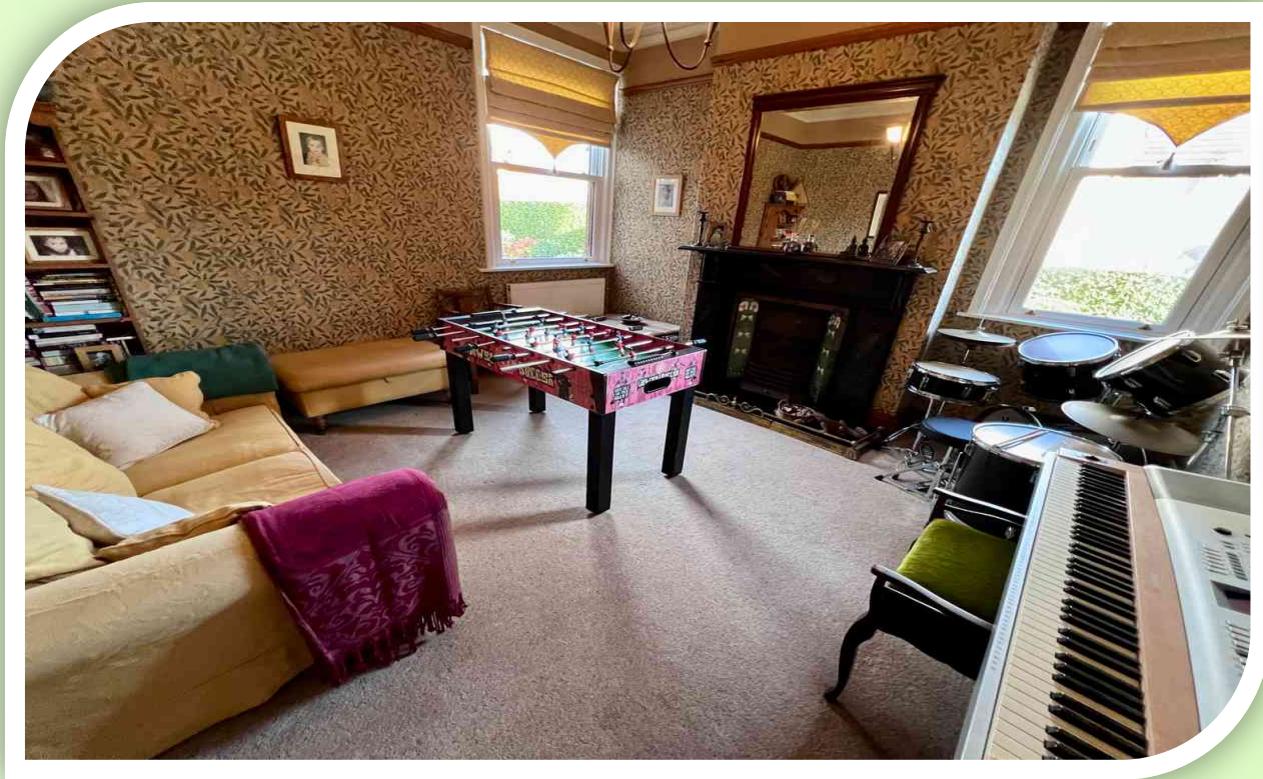
11 Chapel Lane, Preston, Lancashire, PR4 5WA

An extremely rare opportunity to acquire this most deceptive Edwardian semi-detached property located in the very centre of Longton.

- Charming Edwardian Property
- Four Bedrooms
- Central Village Location
- Three Bathrooms
- Three Bathrooms (En-Suite, Bathroom & Grd Floor Shower Room)
- Three Reception Rooms
- Large Driveway & Garden
- Spacious Dining Kitchen & Utility Room

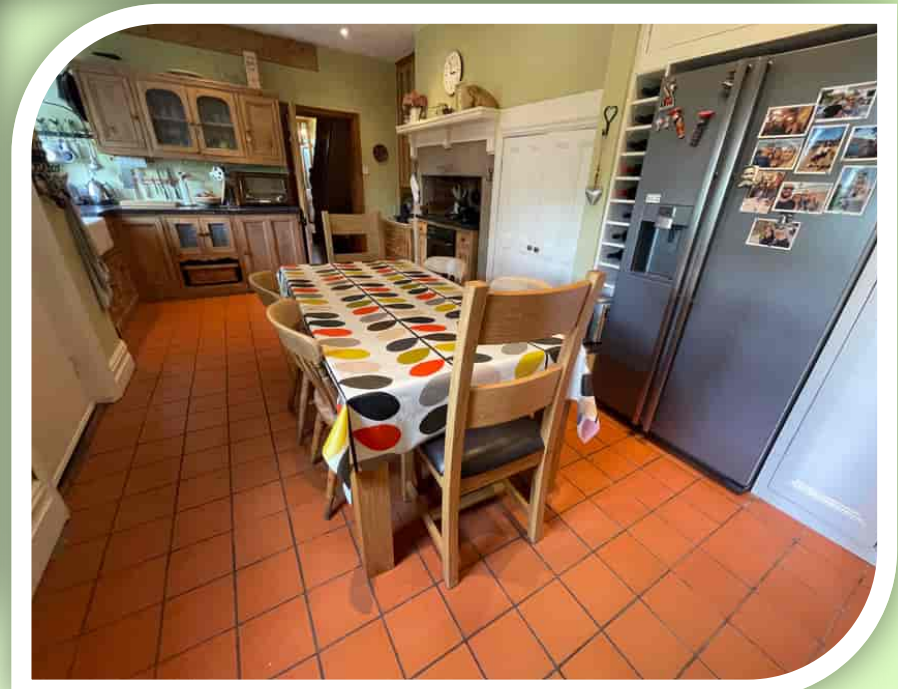
An extremely rare opportunity to acquire this most deceptive Edwardian semi-detached property located in the very centre of Longton. Ideally placed for access to the many local amenities including shops, services and schools, this superb family home offers four bedrooms, three reception rooms and three bathrooms. Dating back to 1903 this charming property is beautifully appointed maintaining many of the original features with living accommodation arranged over ground and first floors floors briefly comprising: entrance porch, hallway, bay fronted lounge with an open fire, rear sitting room, spacious dining kitchen, side porch, garden room, utility room, ground floor shower room cloakroom, split level landing, four bedrooms, en-suite shower room to bedroom one and a family bathroom. Externally a good sized rear and side garden, front garden area and driveway with off road parking space for three vehicles. The property is warmed by a gas fired central heating system and benefits double glazing throughout most of the property. A simply fabulous family home which must be viewed internally to fully appreciate.





GROUND FLOOR

Access to the property is taken via the entrance porch having the original tiled floor and inner door into the hallway. Stairs to the first floor landing, wood flooring and access to the reception spaces. At the front of the property the bay fronted lounge features a log burning stove within an attractive surround, alcove storage and picture rail. The next reception room is a sitting room with dual aspect sash windows and attractive fireplace. Spacious dining kitchen has access to the garden via a side porch, pitch pine fitted kitchen units with contrasting Granite surfaces to complement, Belfast sink, inglenook style fireplace houses the oven and hob, space for an American style fridge/freezer, sash windows and a tiled floor. Door through to a garden room, a light and airy space to relax in having French doors opening out onto the gardens, a tiled floor and access into a useful utility room and ground floor shower room.





FIRST FLOOR

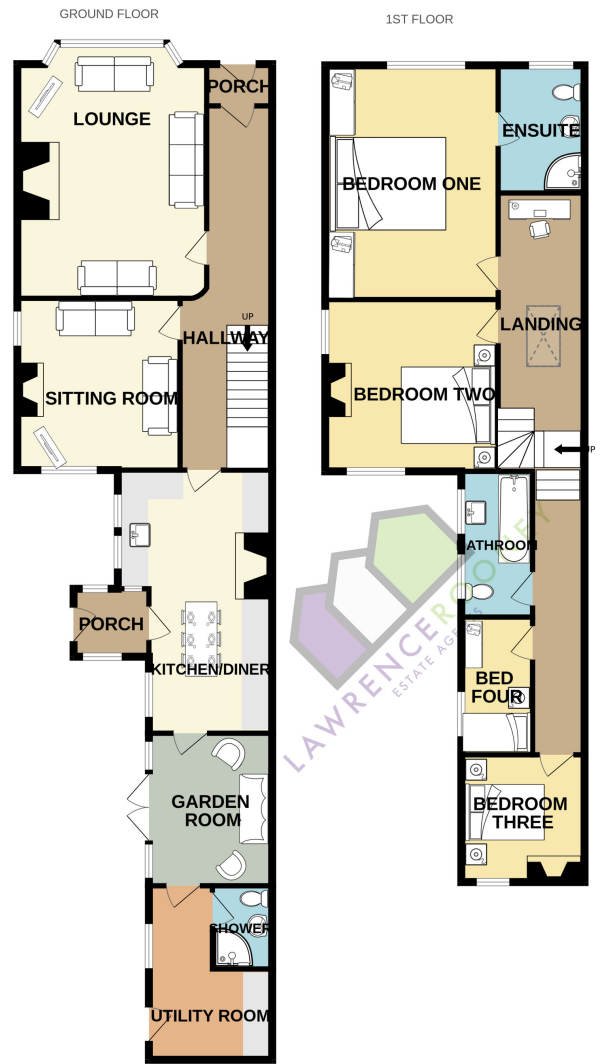
From the split landing landing with original coloured glass skylight over there is space for a desk and access to the private spaces. Bedroom one is at the front of the property having a double-glazed sash window, wooden flooring and access to a three piece en-suite shower room. The second double bedroom has dual aspect sash windows and fireplace. At the rear there are a two further bedrooms and a three piece bathroom with two frosted sash windows.

GARDENS

To the front gated driveway has off road parking space for three cars, lawn with cobble edge, cobble pathway, planted borders and hedging to boundaries. The rear and side garden areas are laid to lawn with a paved patio with cobble edge, planted borders and mature hedging to the boundaries.



ENTRANCE PORCH
HALLWAY
LOUNGE
SITTING ROOM
DINING KITCHEN
SIDE PORCH



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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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