



**48 CHESHAM DRIVE**

NEW LONGTON, PRESTON, PR4 4YJ

**£240,000**



## Key Features

- Splendid Traditional Semi Detached Dormer Bungalow
- Very Versatile Accommodation
- Four Bedrooms Two to Ground Floor & Two to First Floor
- Spacious Living Room, Garden Room Extension & Modern Fitted Kitchen
- Modern Three Piece Fitted Bathroom
- Mature Rear Garden with Patio Area
- Low Maintenance Front Garden with Driveway Parking
- Offered With the Benefit of No Onward Chain Delay

## Property Summary

Situated in the highly sought-after village of New Longton, this impressive semi-detached dormer bungalow offers spacious, versatile accommodation ideal for a wide range of buyers. Beautifully positioned with attractive open aspects to the rear, the property combines flexible living space with a desirable village setting.

The well-planned accommodation comprises four generous bedrooms, with two conveniently located on the ground floor and two further bedrooms to the first floor, making it ideal for growing families, those requiring single-level living or multi-generational households. The spacious lounge provides a comfortable space to relax, whilst the delightful garden room extension creates an additional reception area, perfect as a dining room or family room overlooking the rear garden. A modern fitted kitchen and a contemporary three-piece bathroom complete the accommodation.

Externally, the property enjoys mature, well-maintained gardens to both the front and rear, together with a private driveway providing ample off-road parking. The rear garden benefits from pleasant open views, offering a peaceful setting to enjoy throughout the year.

Further benefits include gas central heating, uPVC double glazing, and a superb location within easy reach of Longton, Penwortham and excellent transport links. The property also falls within the catchment area for highly regarded local schools, making it an excellent choice for families.

Offering exceptional flexibility, a desirable location and exciting potential for the next owner, this wonderful home simply must be viewed to be fully appreciated. Offered with the benefit of no onward chain delay.

### Entrance Porch

3'5" x 2'2" (1.03 x 0.65)

Entrance via a modern composite front door with feature glazed panel. Internal glazed Oak door leading through to the hallway. Tiled flooring.

### Hallway

Carpeted staircase leads to all first floor accommodation. Cupboard housing utility meters. Radiator. Wood effect laminate flooring. Pendant light fitting. Oak wood doors leading off to all ground floor accommodation.

### Living Room

15'3" x 11'12" (4.66 x 3.65)

Feature inset living flame gas fire with modern slate surround. Coving to ceiling. Two ceiling light fittings. Carpeted. TV aerial socket.

### Garden Room/Dining Room

6'5" x 20'3" (1.96 x 6.18)

UPVC double glazed sliding patio doors leading out on to the rear garden. UPVC double glazed window to the side elevation. Radiator. Carpeted. Ceiling light fitting.

### Kitchen

9'10" x 11'3" (3.00 x 3.42)

UPVC double glazed window to the side elevation. Features a range of modern eye and base level handleless units in a Charcoal matt finish with complementary work surfaces over. Inset composite single bowl sink and draining unit with mixer tap. Integrated appliances include electric fan assisted oven, microwave oven, induction hob, extractor hood, washing machine and 70/30 fridge freezer. Part tiled elevations. Radiator. Wood effect laminate flooring. Inset spotlights to ceiling.

### Bedroom One

8' x 11'11" (2.44 x 3.63)

UPVC double glazed window to the front elevation. Features fitted robe storage with double sliding doors. Pendant light fitting. Radiator.

### Bedroom Two

8' x 11'2" (2.44 x 3.41)

UPVC double glazed window to the front elevation. Pendant light fitting. Radiator. Feature wall mounted electric fire. Carpeted.

### Family Bathroom

5'6" x 7'10" (1.67 x 2.39)

UPVC double glazed obscured window to the side elevation. Features a three piece suite in white comprising of a low flush W.C, wash hand basin set on a vanity unit with cupboard storage and a panelled L-Shaped bath with electric shower over and retractable shower screen. Fully tiled elevations. Radiator. Inset spotlights to ceiling. Wood effect laminate flooring.

### First Floor Landing

Doors leading off to all first floor accommodation. Carpeted. Ceiling light fitting.

### Bedroom Three

10'5" x 13'5" (3.18 x 4.10)

UPVC double glazed window to rear elevation. Features fitted robe storage. Carpeted. Ceiling light fitting.

### Bedroom Four

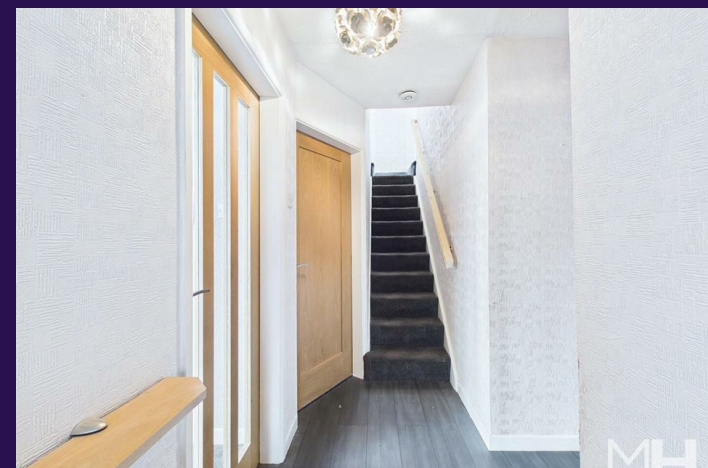
7'9" x 11'11" (2.37 x 3.64)

UPVC double glazed window to the front elevation. Wood effect laminate flooring. Under eaves storage. Ceiling light fitting.

### Exterior

The front of the property has been designed with low maintenance in mind, featuring an attractive gravelled planting bed and an imprinted concrete driveway providing off-road parking for up to three vehicles. Gates offer secure access leading to the detached garage.

To the rear, the property enjoys a fully enclosed





garden with perimeter fencing, creating a private and secure outdoor space. The garden is predominantly laid to lawn with artificial grass and is complemented by a feature pond and well-stocked border beds containing a variety of mature plants, shrubs and bushes. A generous paved patio provides the perfect setting for al fresco dining, entertaining guests or simply relaxing outdoors.

### **Garage**

With up and over style door, power and light.

### **Agents Notes**

#### **VIEWING:**

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

#### **INFORMATION:**

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

#### **PROPERTY MISDESCRIPTIONS ACT:**

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

#### **MEASUREMENTS:**

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

#### **WARRANTIES:**

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

#### **GENERAL:**

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

#### **NOTICE:**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

#### **THINKING OF SELLING?**

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.







## Additional Information

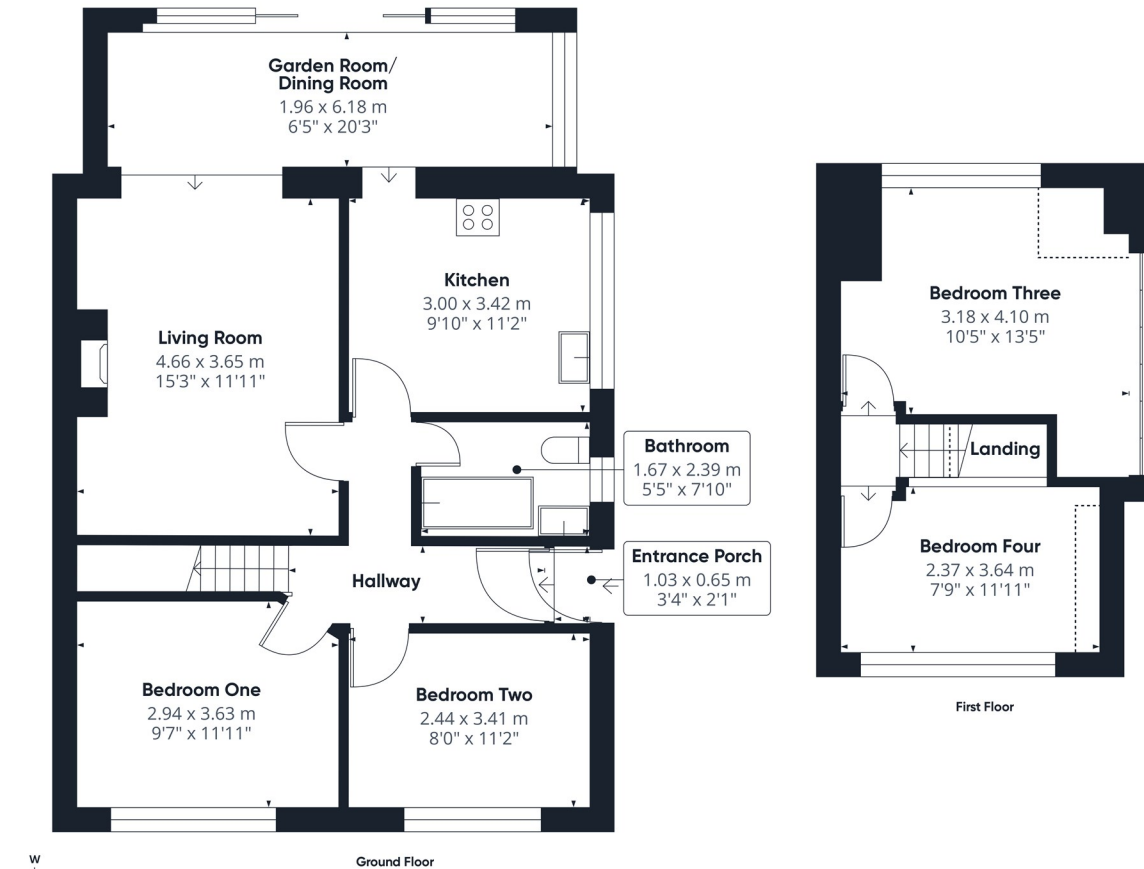
**Local Authority –**

**Council Tax – Band C**

**Viewings – By Appointment Only**

**Tenure – Freehold**





Approximate total area<sup>m</sup>

94.8 m<sup>2</sup>  
1022 ft<sup>2</sup>

Reduced headroom

1.5 m<sup>2</sup>  
16 ft<sup>2</sup>

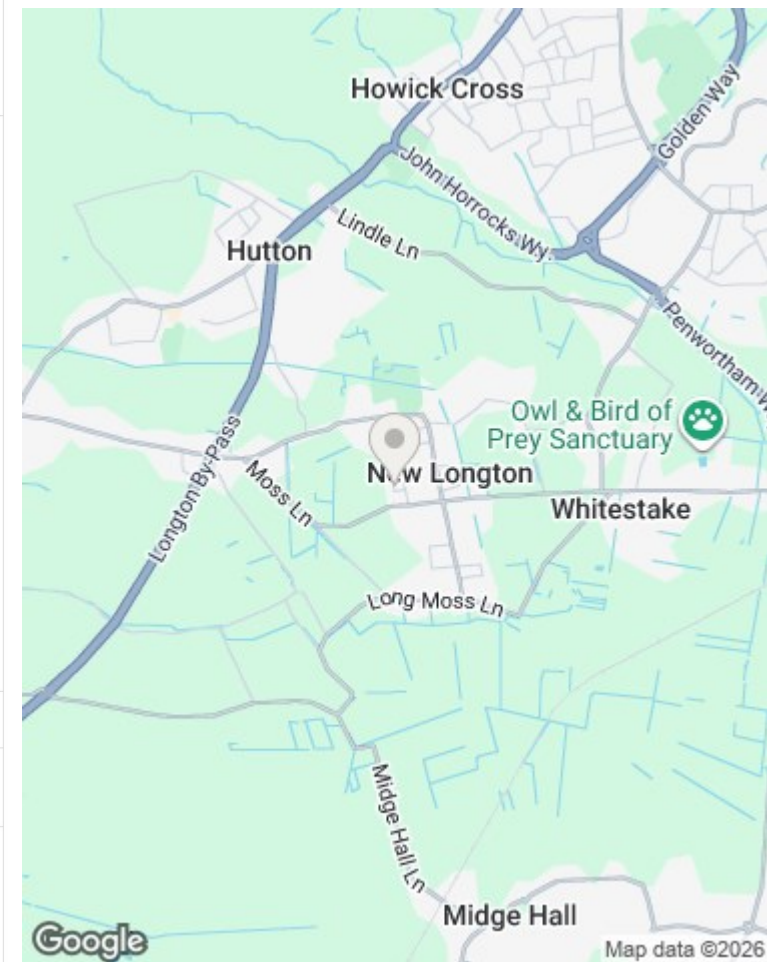
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

**Marie Holmes Estate Agents**  
36d Liverpool Road  
Penwortham  
Preston  
Lancashire  
PR1 0DQ

01772 750777  
penwortham@marieholmes.co.uk  
www.marieholmes.co.uk

#### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>81</b> |
| (69-80) <b>C</b>                            | <b>69</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

**England & Wales**

EU Directive  
2002/91/EC

