



**98 CHAPEL LANE**

LONGTON, PRESTON, PR4 5FB

Offers Over

**£225,000**





## Key Features

- Charming Semi-Detached Cottage
- Two Good Sized Bedrooms
- Modern Three Piece Bathroom
- Generous Rear Mature Gardens
- Beautifully Presented Throughout
- Close To Village Amenities
- South Facing Rear Garden
- Ideal for a First Time Buyer
- Offered with the Benefit of No Onward Chain Delay
- Early Viewing Comes Highly Recommended

## Property Summary

A delightful and characterful two-bedroom semi-detached home, set well back from Chapel Lane in the heart of the ever-popular village of Longton. Beautifully presented throughout, this charming property enjoys an enviable position with a private enclosed rear garden, offering a wonderful balance of village living and modern convenience. The property is ideally placed for Longton's excellent range of shops, cafés, restaurants and everyday amenities, the property also benefits from highly regarded local schools, regular public transport links, and excellent access to Preston, Southport and the surrounding motorway network, making it an ideal home for first-time buyers, downsizers or investors alike.

Ideally located within easy walking distance of Longton's excellent range of shops, cafés, restaurants and everyday amenities, the property also benefits from highly regarded local schools, regular public transport links, and excellent access to Preston, Southport and the surrounding motorway network.

Full of warmth and rustic charm, the accommodation briefly comprises a welcoming lounge featuring an attractive log-burning stove, creating a cosy focal point, together with a well-appointed fitted kitchen offering useful downstairs storage.

To the first floor are two well-proportioned bedrooms and a beautifully finished contemporary bathroom, fitted with modern fixtures and fittings.

Externally, the property continues to impress with a private, enclosed rear garden, perfect for relaxing or entertaining, along with a useful brick-built storage outbuilding. Further benefits include UPVC double glazing throughout and gas central heating, supplied via a modern, energy-efficient boiler.

Offering an exceptional combination of character, modern comforts and a sought-after village setting, early viewing is highly recommended to fully appreciate everything this delightful home has to offer. No onward chain delay.



## Lounge

12'9" x 11'8" (3.88 x 3.55)

UPVC double glazed window to the front and side elevations. Feature rustic brick chimney breast house and log burner stove on a stone hearth. Radiator, Carpeted. Bespoke built in alcove storage. Ceiling pendant light fitting with decorative rose.

## Dining Kitchen

10'5" x 9'9" (3.17 x 2.97)

UPVC double glazed window and door to the rear elevation. Features a range of eye and base level Shaker style units with contrasting work surfaces over. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Integrated electric oven and four burner gas hob with stainless steel extractor canopy over. Space for under counter fridge freezer and space/plumbed for a washing machine. Tiled flooring. Extractor fan. Ceiling light fitting. Space for a dining table and chairs.

## First Floor Landing

UPVC double glazed window to the side elevation. Split level landing with doors leading off to all first floor accommodation. Carpeted. Pendant light fitting.

## Bedroom One

12'12" x 11'9" (3.96 x 3.58)

UPVC double glazed window to the front elevation. Feature cast iron fireplace. Built in fitted robe storage. Ceiling pendant light fittings and wall lights. Carpeted. Radiator.

## Bedroom Two

10'7" x 6'7" (3.22 x 2.01)

UPVC double glazed window to the rear elevation offering pleasant views over the rear garden and fields beyond. Radiator. Coving to ceiling. Pendant light fitting. Carpeted.

## Bathroom

UPVC double glazed obscured window to the rear

elevation. Features a modern three piece suite in white comprising a low flush WC, wall mounted wash and basin with mixer tap and panelled bath with shower over and glazed shower screen. Wood effect vinyl flooring. Wall mounted vanity mirror. Fully tiled elevations. Towel ladder radiator. Inset spotlights to ceiling.

## External

Externally, a pathway leads to the front entrance, with gated side access to the rear garden. The beautifully maintained, south-facing rear garden is fully enclosed by mature hedging, providing an excellent degree of privacy. Predominantly laid to lawn, it features well-stocked planted borders, a paved patio area ideal for outdoor dining and entertaining, and a useful brick-built garden store. The property also benefits from a shared driveway providing convenient off-road parking.

## 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** – South Ribble Council

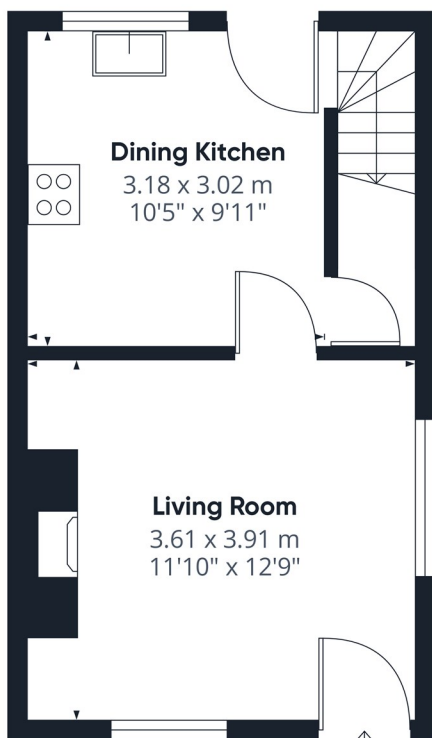
**Council Tax** – Band B

**Viewings** – By Appointment Only

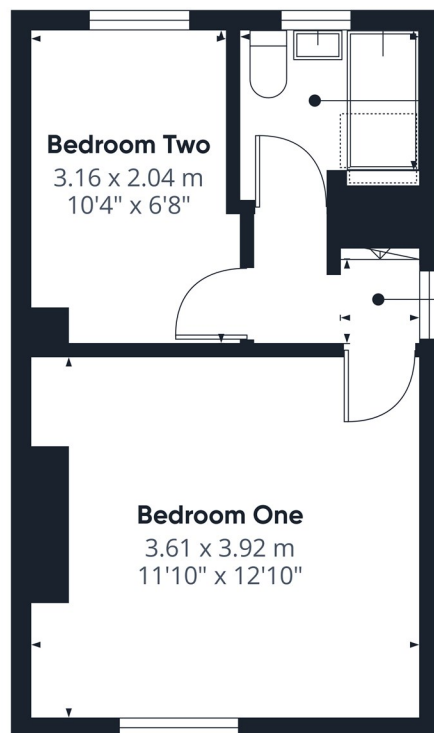
**Tenure** – Freehold







Ground Floor



First Floor

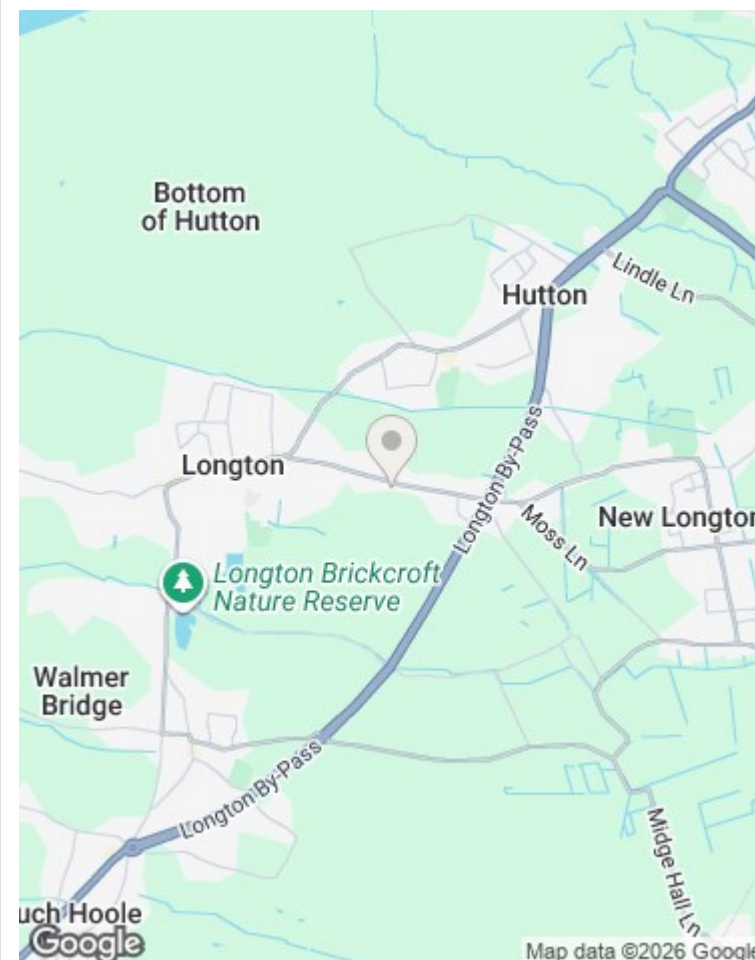


Approximate total area<sup>(1)</sup>  
51 m<sup>2</sup>  
550 ft<sup>2</sup>

(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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**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.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>84</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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |