

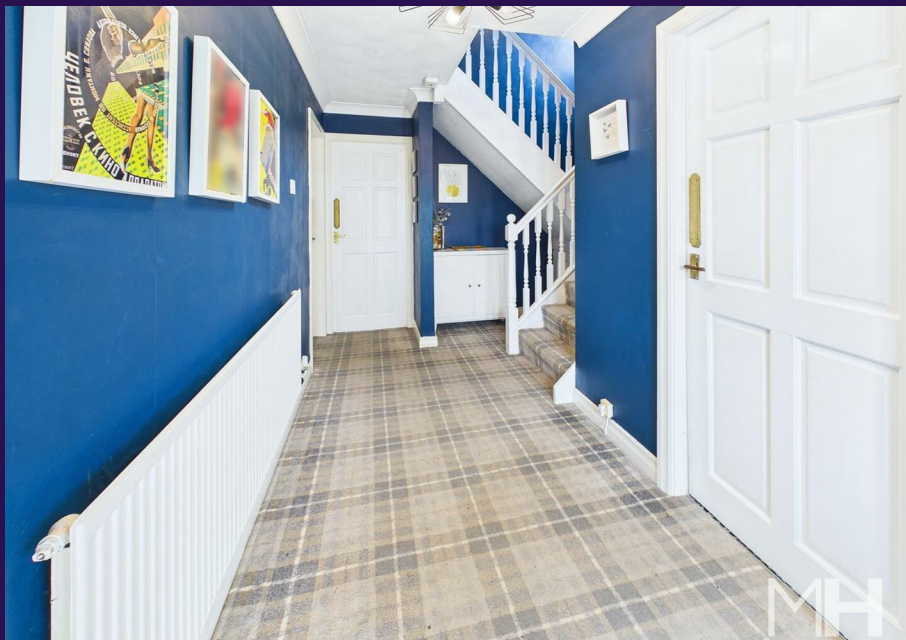


117 CHAPEL LANE

LONGTON, PRESTON, PR4 5NA

Offers Over

£439,950



Key Features

■ Superb Four Bedroom Detached Family Home ■ Great Location Close to All Local Amenities in Longton Village ■ Spacious Open Plan Lounge Diner ■ Downstairs Cloaks W.C & Utility Room ■ Four Well-Proportioned Bedrooms ■ Modern Three Piece Family Bathroom ■ Integral Double Garage ■ Large Plot with a Good Size Rear Garden ■ UPVC Double Glazing & Gas Central Heating Throughout ■ Viewing Comes Highly Recommended

Property Summary

A RARE OPPORTUNITY TO ACQUIRE AN EXECUTIVE DETACHED FAMILY HOME! Marie Holmes Estate Agents are proud to present this exceptional executive family residence, occupying a generous plot in the highly desirable village of Longton. Just a short stroll from the heart of the village and its excellent range of shops, cafés, schools and local amenities, this impressive home offers the perfect blend of spacious family living and a sought-after semi-rural setting.

Beautifully proportioned throughout, the accommodation briefly comprises a welcoming entrance hallway, a downstairs WC, a superb open-plan lounge and dining room, a contemporary fitted kitchen with adjoining utility room, four well-proportioned bedrooms, and a stylish modern family bathroom.

Externally, the property enjoys extensive off-road parking for several vehicles, leading to an integral double garage. The mature gardens wrap around the side and rear of the home, providing generous outdoor space for families, entertaining and relaxing in complete privacy.

Enjoying the tranquillity of village life whilst remaining within easy reach of Preston city centre, excellent transport links and railway stations, this is a superb opportunity to acquire a substantial family home in one of South Ribble's most desirable locations.

Early viewing is highly recommended to fully appreciate the space, setting and lifestyle this outstanding home has to offer.

Entrance Hallway

5'10" x 13'11" (1.77 x 4.23)

Entrance by composite front door with feature glaze panel and side windows. Carpeted turned spindle balustrade staircase leads to all first floor accommodation. Doors leading off to all ground floor accommodation. Carpeted. Radiator. Ceiling light fitting.

Downstairs Cloaks W.C

5'5" x 5'3" (1.66 x 1.59)

UPVC double glazed obscured window to the front elevation. Features a two piece suite in White comprising of a low flush W.C and wash hand basin set with vanity unit with mixer tap. Radiator. Vinyl flooring. Ceiling light fitting. Cupboard storage.

Living Room

11'7" x 17'4" (3.54 x 5.28)

UPVC double glazed window to the front elevation. UPVC double glazed window to the side elevation. Feature brick built fireplace with insect log burner on a brick hearth. Carpeted. Two pendant light fittings. TV aerial socket. Coving to ceiling. Archway leading through to:-

Dining Room

11'7" x 11'3" (3.54 x 3.44)

UPVC double glazed sliding patio doors to the rear elevation leading out to the rear garden. Radiator. Ceiling light fitting. Two wall light fittings. Wood effect laminate flooring. Coving to ceiling.

Kitchen

11'6" x 11'12" (3.50 x 3.65)

UPVC double glazed window to the rear elevation. Features range of modern handleless eye and base level units in high gloss Pebble with contrasting complementary work surfaces over. Inset composite single bowl sink and drainer unit. Space for Rangemaster cooker, plumbed for dishwasher and

space for American size fridge freezer. Part tiled elevations. Wood effect laminate flooring. Inset spotlights to ceiling. Radiator. Coving to ceiling.

Utility Room

6'11" x 10'3" (2.11 x 3.12)

UPVC double glazed windows the side elevation. Hardwood door to the rear elevation. Features a range of eye and base level units with complementary work surfaces over and tile splashback. Inset stainless steel single bowl sink and drainer unit with mixer tap. Cupboard housing combination boiler. Space and plumbed for washing machine. Wood effect laminate flooring. Ceiling spotlight fitting. Loft access hatch. Internal door leading through to the garage.

First Floor Landing

6'11" x 9'3" (2.10 x 2.82)

UPVC double glazed window to the side elevation. Carpeted. Ceiling light fitting. Doors leading off to all first floor accommodation.

Bedroom One

11'6" x 12'12" (3.50 x 3.95)

UPVC double glazed window to the front elevation. Radiator. Carpeted. Pendant light fitting. Door leading through to the family bathroom.

Bedroom Two

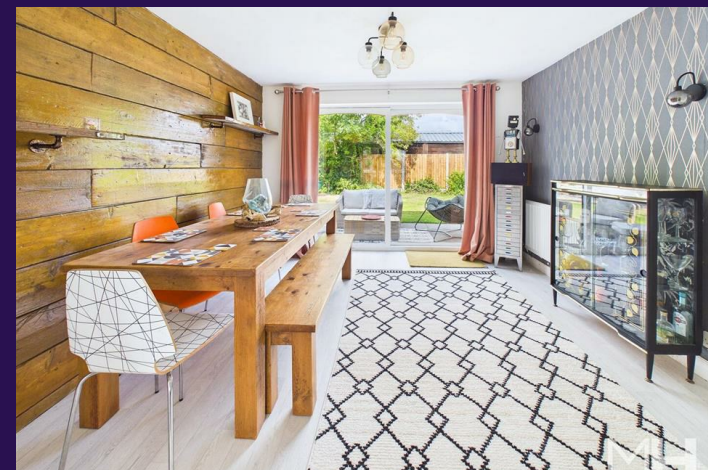
11'7" x 12'1" (3.52 x 3.68)

UPVC double glazed window to the rear elevation. Radiator. Carpeted. Pendant light fitting.

Bedroom Three

11'5" x 6'11" (3.47 x 2.12)

UPVC double glazed window to the rear elevation. Radiator. Carpeted. Pendant light fitting.





Bedroom Four

11'8" x 6' (3.56 x 1.84)

UPVC double glazed window to the front elevation. Radiator. Carpeted. Pendant light fitting.

Family Bathroom

8'1" x 9'5" (2.46 x 2.86)

Two UPVC double glazed obscured windows to the rear elevation. Features a modern four piece suite in white comprising of W.C set with concealed cistern and vanity unit with drawer storage, wash hand basin with mixer tap, freestanding bath and walk-in shower with mixer shower, including waterfall head and handheld fitment. Part tiled elevations. Radiator. Tiled flooring. Inset spotlights to ceiling. Extractor fan.

Integral Garage

17'3" x 18'9" (5.26 x 5.72)

With up and over style door, power, light and side window.

Exterior

The property occupies a generous plot, approached via a block-paved driveway providing ample off-road parking for several vehicles and leading to the integral double garage. The gardens are predominantly laid to lawn and are beautifully complemented by mature, well-stocked borders featuring an attractive selection of established plants, shrubs and bushes. A paved patio provides the perfect space for outdoor dining and entertaining.

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.

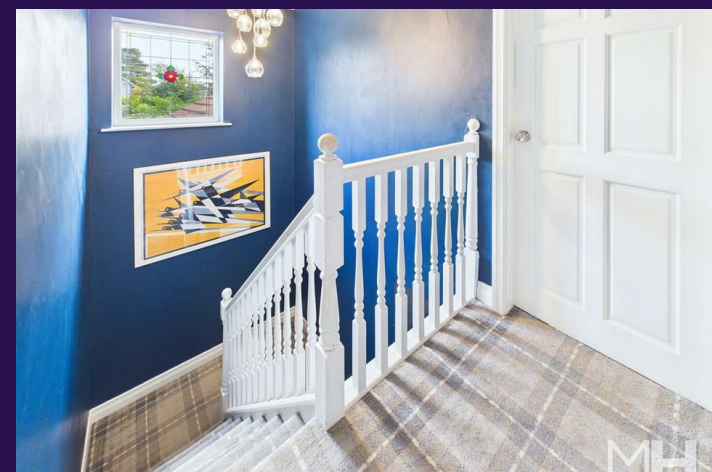
NOTICE:

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

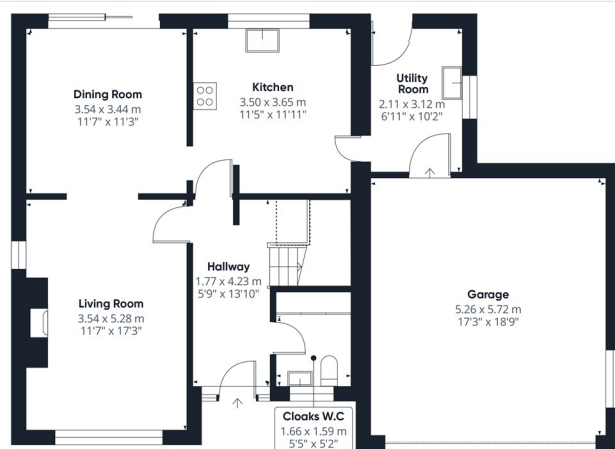
Local Authority – South Ribble Council

Council Tax – Band F

Viewings – By Appointment Only

Tenure – Freehold





Ground Floor



First Floor



Approximate total area^m

148.2 m²
1596 ft²

Reduced headroom

0.7 m²
8 ft²

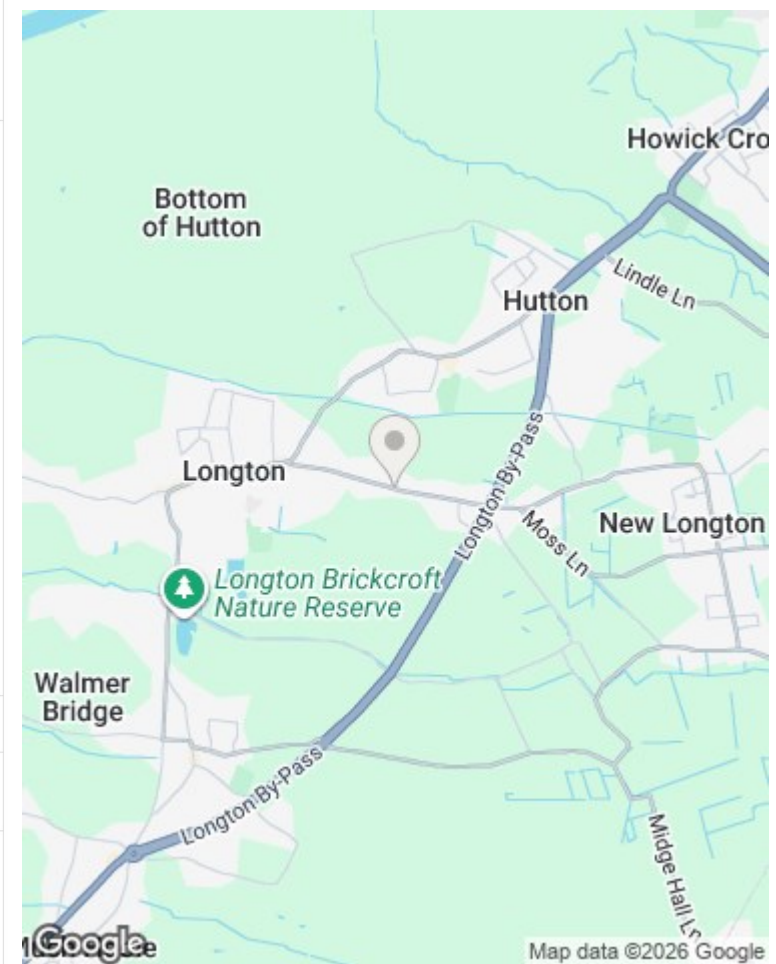
(1) Excluding balconies and terraces

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.

GIRAFFE 360



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) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	