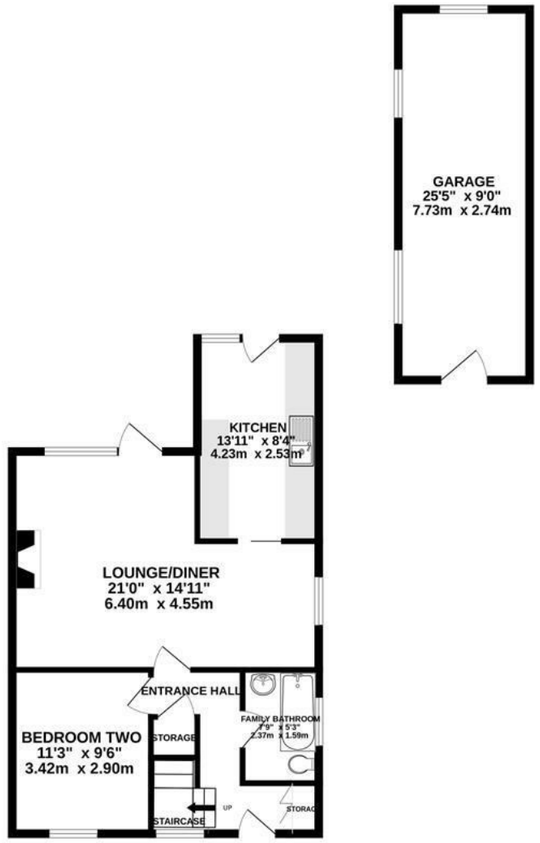
GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.

TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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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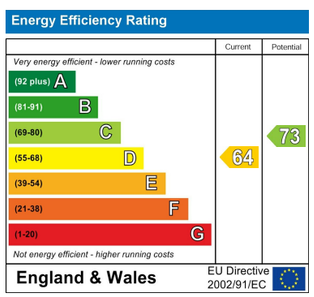
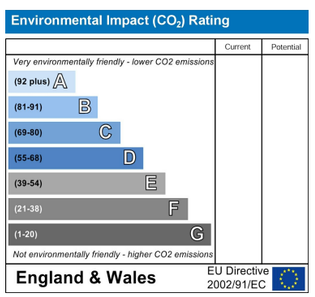
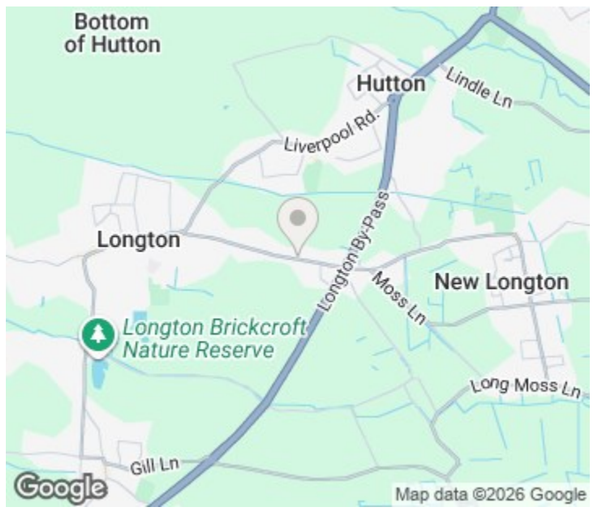
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







BEN ROSE

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Chapel Lane, Longton, Preston — Guide Price £170,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property, situated in the highly sought-after village of Longton, Preston. The home offers well-proportioned living space throughout, making it ideal for couples or families seeking a comfortable and versatile home in a peaceful residential setting.

Longton is well regarded for its welcoming village atmosphere while still offering convenient access to a range of local amenities, including shops, schools, cafés, and traditional pubs. The property also benefits from excellent transport links, with easy access to Preston city centre, nearby towns such as Leyland and Penwortham, and major road networks including the M6 and M65 motorways. Regular bus routes run through the village, while Preston train station provides direct rail connections to Manchester, Liverpool, and London, making this an ideal location for commuters.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. From here, you enter the spacious open plan lounge/diner. The lounge area features a central fireplace and a patio door leading out to the rear garden, while the dining area provides ample space for a family dining table and flows through to the kitchen/breakfast room via a sliding door. The bright and airy kitchen offers ample storage and plenty of space for freestanding appliances, along with additional room for a casual dining area. A single door provides access to the rear garden. Also located on the ground floor is a well-proportioned double bedroom and a three-piece family bathroom, complete with an over-the-bath shower.

Moving upstairs, you will find the spacious master bedroom and a third bedroom, both benefiting from access to eaves storage. The third bedroom leads through to an additional room, ideal for use as a dressing room or home office.

BEN ROSE

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