



1 Chestnut Crescent, Longton

Offers in Region of **£400,000**





1 Chestnut Crescent

Longton, Preston

Charming bungalow on Chestnut Crescent, Longton. Features include a spacious living room, modern kitchen, and additional living space with vaulted ceiling. Set on a large plot with a double garage, well-maintained gardens, and potential for further development. Amenities and schools nearby.

Council Tax band: D

Tenure: Freehold

- Prime Location:- Located off sought-after Marsh Lane
- Development Potential- Potential for bungalow or annex, adjacent to the house
- Three Double Bedrooms, Ground Floor Currently Set as a Home Office
- Walking distance to all Longton amenities
- Modern kitchen and extended living space
- Dual aspect living room with natural light
- Enclosed hardstand parking for caravan/ parking for several vehicles
- Private driveway and detached double garage
- Enclosed Well Stocked Surrounding Gardens
- EPC - TBC



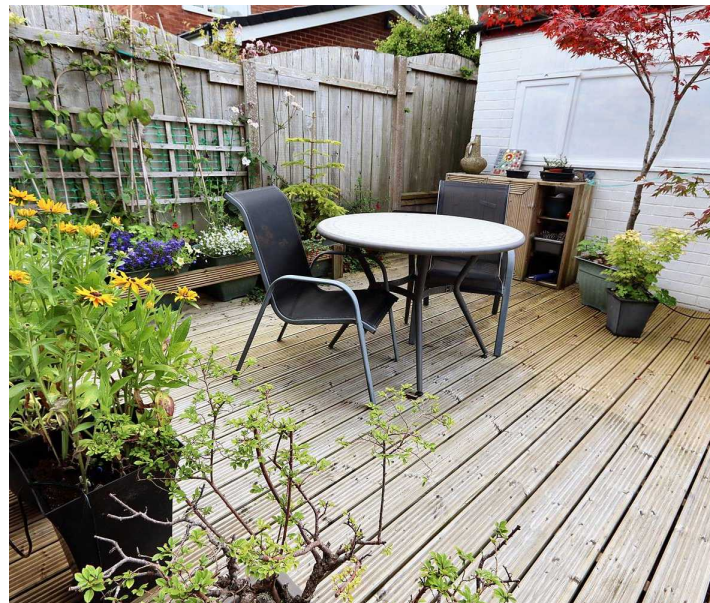
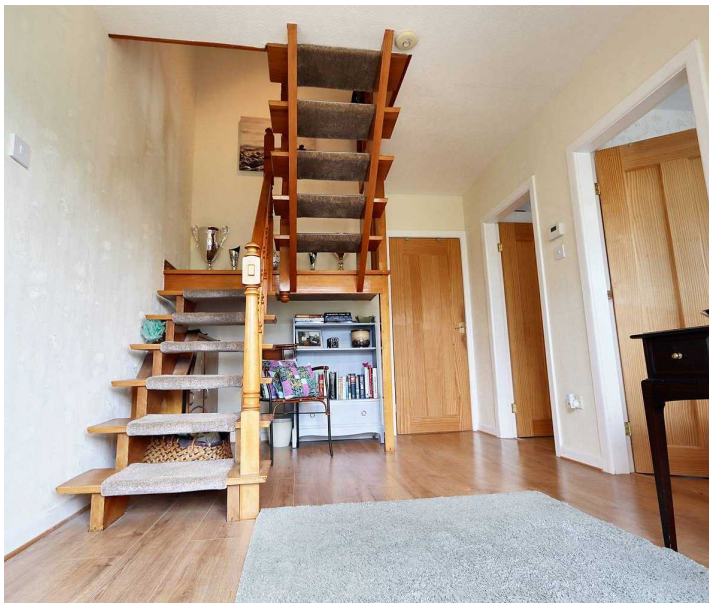


The Property

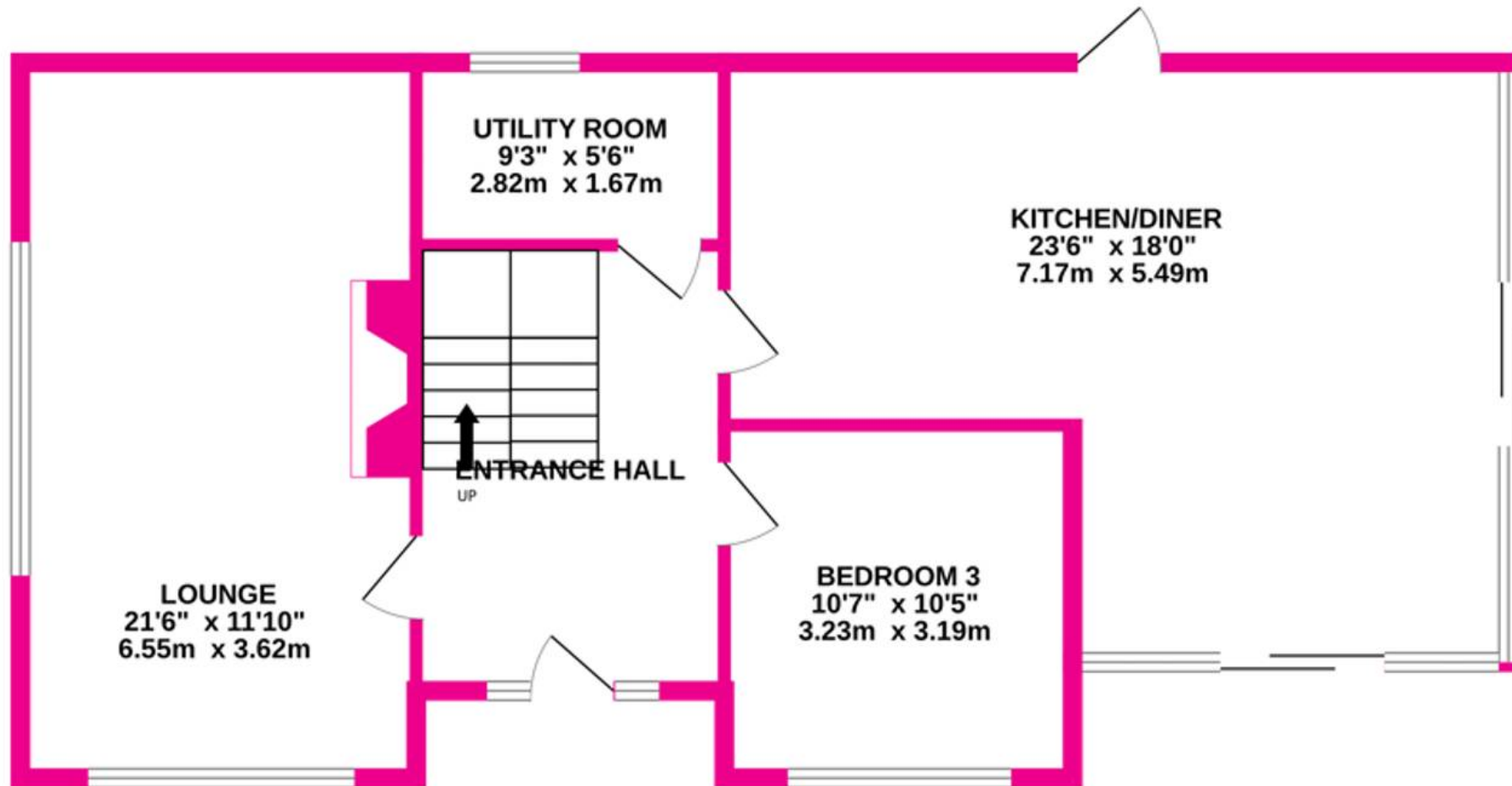
Nestled on a generous plot of approximately 637 square meters, this detached three-bedroom property offers flexible living accommodation to suit a variety of needs. The spacious layout includes a versatile home office or third bedroom, a dual aspect living room that floods with natural light, and a welcoming hallway. The ground floor also features a convenient downstairs cloakroom and a utility room. The modern fitted kitchen and dining area seamlessly open into an extended living space, boasting an eye-catching vaulted ceiling and patio doors on two sides. This area serves as the heart of the home, perfect for both entertaining and everyday family life. Upstairs, you'll find two well-appointed double bedrooms, both with fitted wardrobes and a contemporary shower room, offering comfort and style. This property combines modern living with ample space, making it an ideal family home.

The Outside Space

Outside, the property features a private driveway leading to a detached double garage, providing ample parking space. An additional enclosed behind gates parking for several vehicles, hardstand parking area is ideal for caravan storage. Separate workshop with power. The plot includes patio and decked areas, ideal for outside dining, relaxation whilst catching the sun, along with an enclosed lawned and well-stocked gardens, ensuring a high degree of privacy, that fronts onto Marsh Lane. There is also potential for building a bungalow or annex, subject to the necessary planning permissions. (the potential building plot is currently used for additional vehicle storage).



GROUND FLOOR
880 sq.ft. (81.7 sq.m.) approx.



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