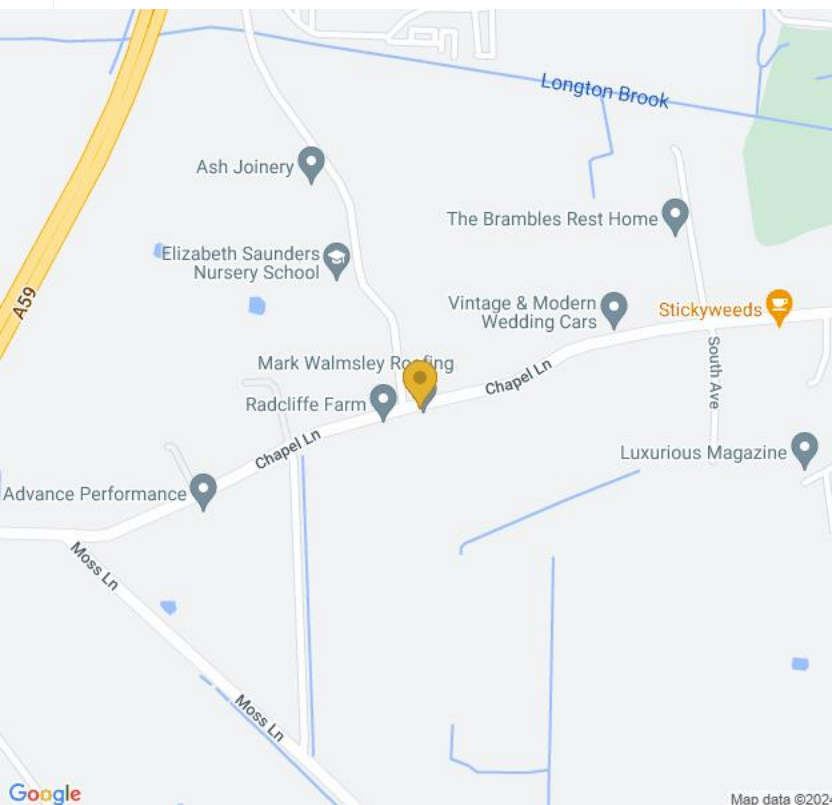


First Floor



Penwortham
309 Garstang Road
Preston PR2 9XJ

Tel: 01772 752666

Email: penwortham@farrellheyworth.co.uk

<https://www.farrellheyworth.co.uk/penwortham>

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

£599,999

Chapel Lane, New Longton,
Preston PR4

Farrell
Heyworth
Sales & Lettings



- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Former Nursery & Pre-School In Prime Location**
- **Generously Proportioned Accommodation Arranged Over Two Floors**
- **Three Great Sized Reception Rooms**
- **Potential for Amazing Family Home Subject To Change Of Use**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

EPC C

www.farrellheyworth.co.uk



Previously used as a childrens nursery and pre-school, this is an opportunity to purchase a substantial detached property with the opportunity to convert back to an amazing family home the size and layout of which can only be appreciated by internal inspection.

Comprises: Porch, hallway, three great sized reception rooms with one lending access via two sets of French doors to the good sized garden area. There is a study, three former wc's, kitchen, utility room, laundry room and boiler room.

To the first floor, there are four bedrooms of which one has en suite facilities and separate shower room.

The property requires refurbishment and redecoration but offers great potential. The nursery was previously a residential detached property and commercial planning consent was gained by the owner to use as a nursery. The owner has now applied for planning consent to revert back to residential.

Situated close to Hutton Police Headquarters and easy driving distance of Longton, New Longton, Penwortham and Hutton with excellent amenities including schools, shops and bus routes. Viewing comes highly recommended.

Tenure: Freehold
Freehold information: Commercial Energy Rating C (73)
Council Tax: Band To be confirmed



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