



Franklands
Longton

- **Beautifully Maintained Detached Home**
- **3 Double Bedrooms**
- **Set On a Generous Plot**
- **2 Receptions Plus Conservatory**

For Sale £315,000
EPC Rating 'D'





Property Description

- * Beautifully Presented Detached Home
- * On a Generous Plot
- * Located in the Heart of Longton Village

This immaculately maintained detached property is set on a large and private plot within the highly sought-after village of Longton. Ideally situated, it offers excellent proximity to the vibrant Longton high street, placing local shops, cafes, restaurants, and essential amenities just a short walk away.

The property occupies a substantial plot with mature, established gardens that offer privacy and seclusion. Several fruit trees enhance the garden's charm, and there is ample room to extend to the side and rear (subject to planning permission), making this an ideal home for growing families or those looking to add value.

Inside, the accommodation is spacious and well-laid out. There are two reception rooms - a comfortable living room and a dining room with a large window



overlooking the rear garden - as well as a bright and airy conservatory, perfect for relaxing or entertaining year-round.

The fitted kitchen provides practical workspace and includes space for an electric cooker, under-counter fridge, dishwasher, and washing machine.

A three-piece bathroom is located on the ground floor, along with a generously sized double bedroom - ideal for multi-generational living or guest accommodation. Upstairs, you will find two further double bedrooms, both offering excellent space and natural light.

Additional features include a welcoming porch leading into a central hallway, a driveway providing off-road parking, and a detached garage offering further parking or storage options.

This is a rare opportunity to purchase a well-cared-for home on a large plot, in a prime village location, with scope to extend and personalise. Early viewing is highly recommended.

LOCAL INFORMATION Longton is a sought-after village in the Heart of South Ribble in the PR4 area, Lancashire. Situated about 4 miles west from Preston in Lancashire and offering excellent transport links. A vibrant village centre with an excellent range of boutique independent local shops as well as larger chain stores, such as Booth's supermarket. Excellent local schools and countryside walks being on your doorstep.





PORCH

HALLWAY

LIVING ROOM 18' 4" x 11' 11" (5.59m x 3.63m)

DINING ROOM 8' 11" x 11' 11" (2.72m x 3.63m)

KITCHEN 9' x 11' 1" (2.74m x 3.38m)

CONSERVATORY 9' 1" x 12' 3" (2.77m x 3.73m)

BEDROOM 12' 4" x 11' 1" (3.76m x 3.38m)

BATHROOM 5' 7" x 7' 4" (1.7m x 2.24m)

FIRST FLOOR

BEDROOM TWO 10' 4" x 11' 11" (3.15m x 3.63m)

BEDROOM THREE 7' 3" x 11' 2" (2.21m x 3.4m)

GARAGE 16' 6" x 8' 4" (5.03m x 2.54m)

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

116.5 m²
1253 ft²

Reduced headroom

1 m²
11 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.

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