



Bank Croft, Longton, PR4 5AL

Offers in the Region of **£300,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Beautifully positioned with open views across Longton Playing Fields, this modern and versatile detached home offers flexible living space, contemporary updates, and the perfect setting for family life. Sold with no onward chain, it provides a rare combination of privacy, practicality, and prime village location.

Step inside to find a bright, welcoming lounge and a sleek, modern kitchen dining room, recently upgraded and finished to a high standard. The home also benefits from a ground floor modern bathroom and a flexible second reception room – ideal as a bedroom four, home office, or playroom, depending on your family's needs.

Upstairs are three bedrooms, each well-proportioned, offering pleasant views to both the front and rear.

Recent improvements include:

A new modern kitchen and bathroom

New double glazing throughout

Two new composite doors (front and rear)

New garage roof and remote-controlled electric garage door

Fascias, gutters, and interlocking dry verge caps for a weather-resistant, low-maintenance finish

Externally, the home enjoys lawned gardens to the front and rear, a rear patio area, and the luxury of a private gate opening directly onto Longton Playing Fields – perfect for families with children or pets. A driveway provides ample off-road parking, and there's an attached garage for additional storage or vehicle space.

Just beyond the playing fields lies the village social sports club, complete with bar, bowling green, and tennis courts – a welcoming hub for local events and activities.

LOCATION

Set in the sought-after village of Longton, this property is ideally placed for family life. The area boasts highly regarded Ofsted-rated Outstanding schools at both primary and secondary levels, along with excellent public transport links to Preston, Southport, and Liverpool, and easy motorway access.

Within walking distance, you'll find Longton Nature Reserve, a haven for wildlife and a peaceful spot for family walks. The nearby villages of Longton and Walmer Bridge provide all amenities – Booths supermarket, doctors, chemist, post office, cafes, restaurants, and pubs – along with a good sized recreational park, countryside walks, and cycle routes.





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Approximate Gross Internal Floor Area = 111.9 sq m / 1205 sq ft

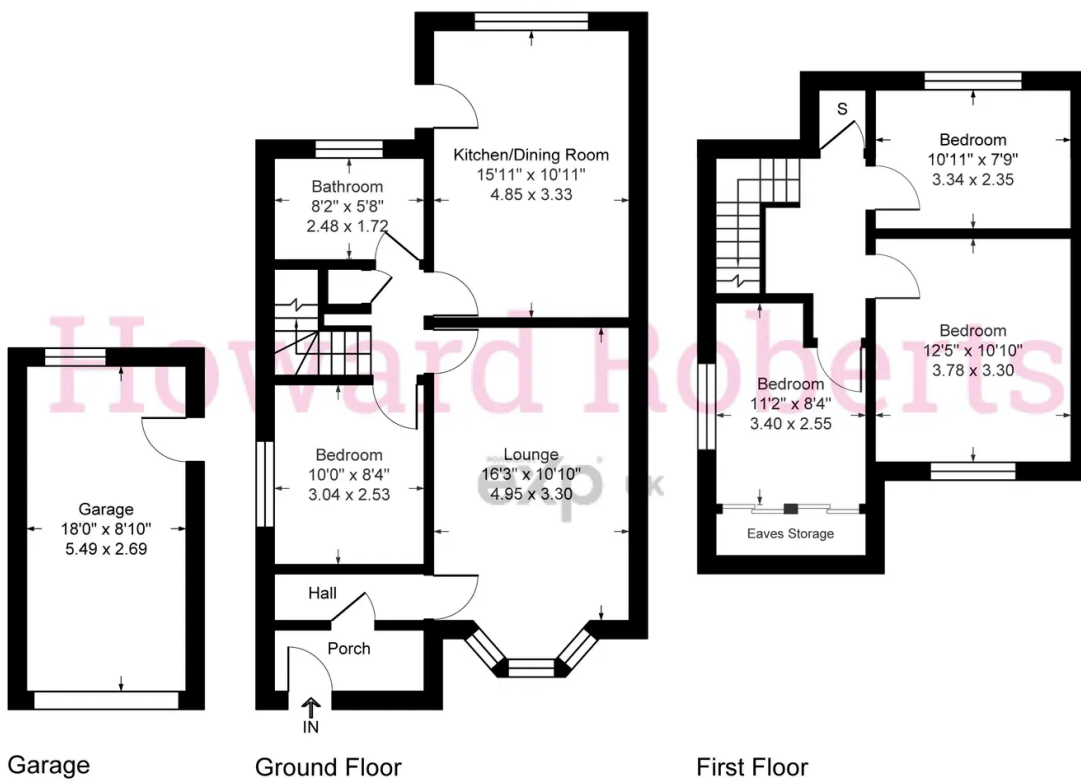


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC



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