



Landsmoor Drive, Longton, Preston

Offers Over £209,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached property in the sought-after village of Longton, Preston. Situated on an enviable corner plot, the home offers close proximity to Preston town centre and is surrounded by superb local schools, shops, and amenities with excellent travel links to nearby towns and cities via the M6 and M61 motorways. Viewing at the earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming entrance porch leading into the hallway, which houses the stairs to the upper level and provides access to all ground floor rooms. On the right, you will find the first reception room, currently utilized as a sitting room but with added versatility to be a formal dining room. Continuing through the home, you will enter the spacious lounge with a feature fireplace and double patio doors leading out to the garden at the rear. Moving back through the hallway, you will enter the recently fitted kitchen with sleek wall and base units complementing worktops, an integrated oven, hob, and microwave, with additional space for freestanding appliances. Access to the side of the property can be found here via a single door.

Moving upstairs, you will find two good-sized double bedrooms as well as the newly extended three-piece shower room. Additional storage is available under the stairs and on the landing.

Externally, the front of the property boasts a stone driveway with off-road parking for two vehicles. Additional off-road parking is also available at the rear, where a gated driveway leads to the single detached garage. The rear garden is an impressive size and takes full advantage of the property's corner plot, offering a low-maintenance faux lawn as well as a laid lawn perfect for enjoying the outdoors.



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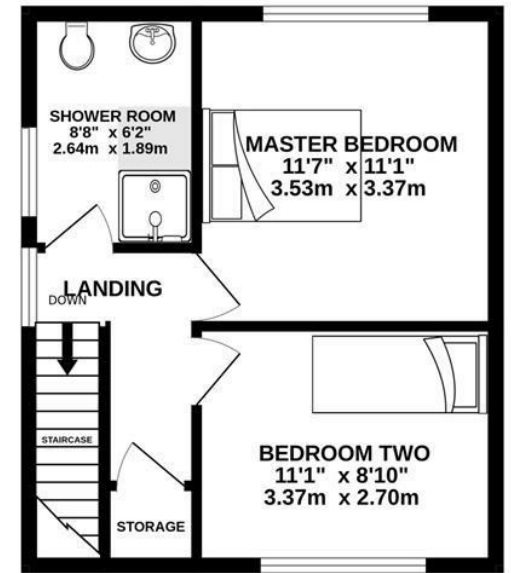
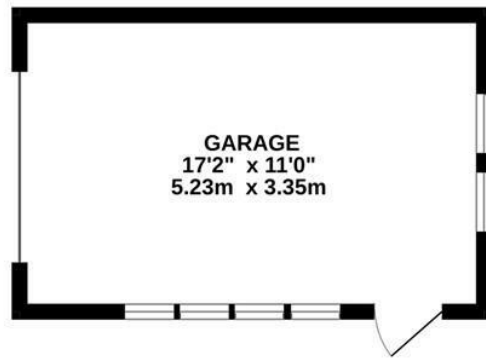
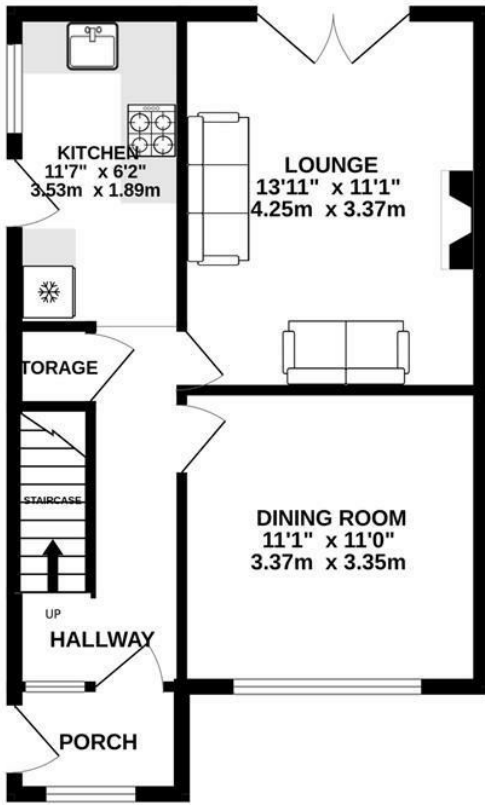




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GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

