



**Bentley Park Road, Preston**

**Offers Over £324,950**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom detached bungalow in Longton. Offering great potential, this home features a spacious layout, an attached garage, and a large rear garden. Nestled in a quiet area, residents benefit from excellent travel links and nearby amenities, creating a convenient and desirable living environment.

Step inside, and you're welcomed by a bright hallway leading to the heart of the home. The dual-aspect lounge boasts patio doors opening to the extensive rear garden, flooding the space with natural light and offering seamless indoor-outdoor living. The well-appointed kitchen provides ample cooking space, while the adjoining conservatory serves as a versatile area for dining or relaxation. The dual-aspect master bedroom and a second bedroom with fitted wardrobes offer comfortable retreats, complemented by a convenient shower room and an airing cupboard for storage.

Outside, the property delights with an extensive rear garden featuring a flagged patio, a well-maintained lawn, bedding areas, and a shed, providing an ideal setting for outdoor activities and gardening enthusiasts. An attached garage and driveway for multiple cars offer convenience and ample storage. With its bungalow layout, large rear garden, and great potential, this property presents a rare opportunity to create your dream home in a sought-after location.





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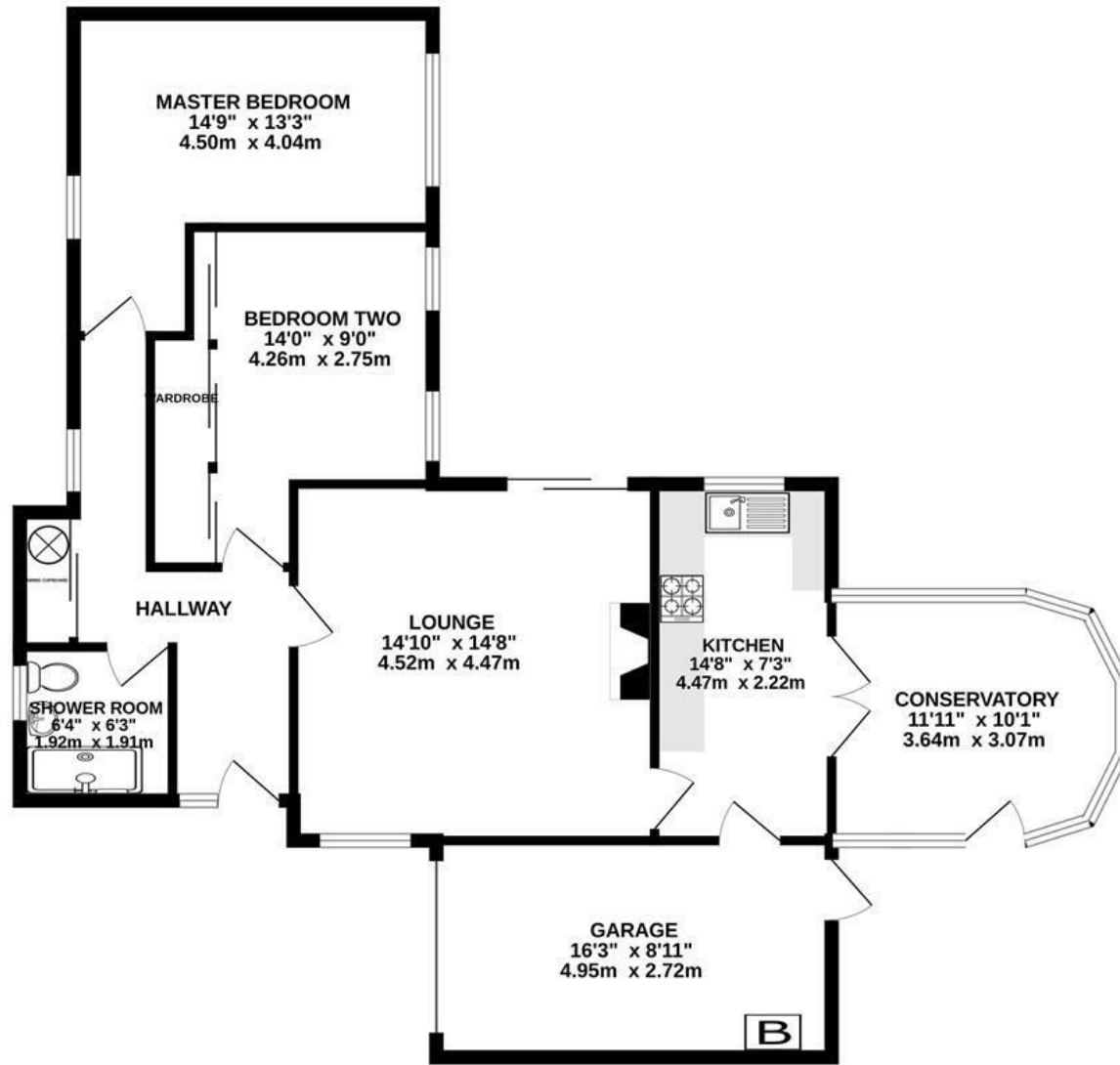


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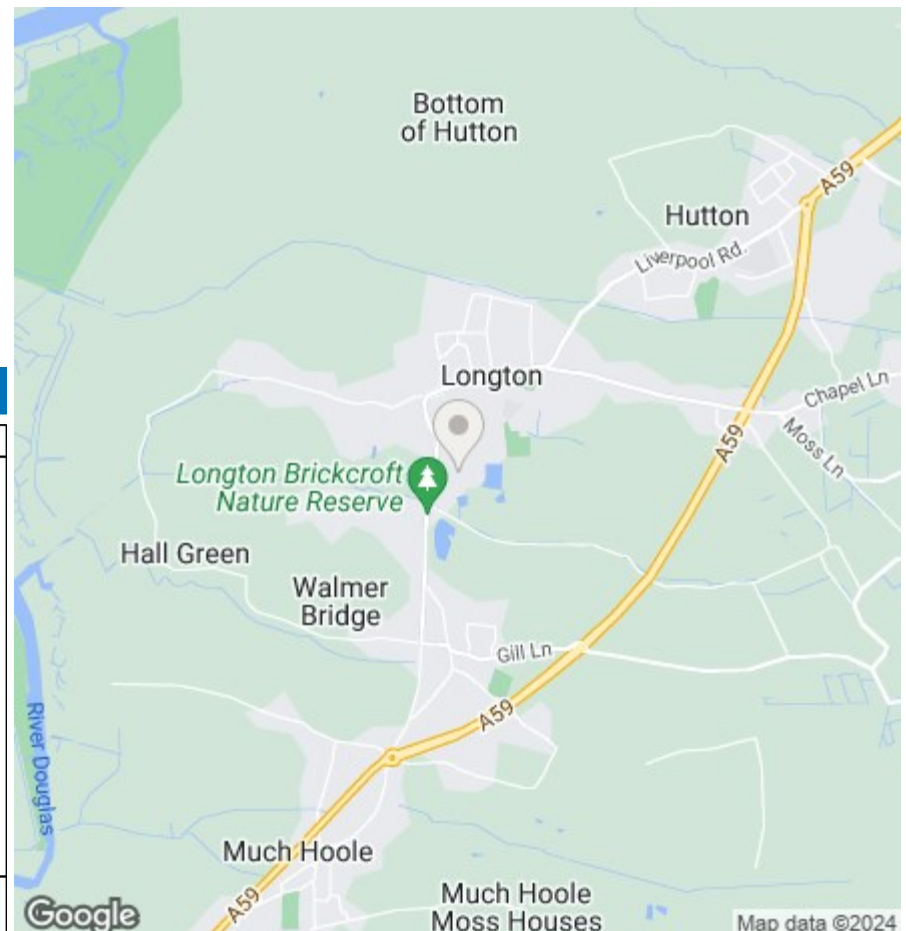
GROUND FLOOR  
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	62	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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