



Brookdale, New Longton, Preston

Offers Over £359,950

Ben Rose Estate Agents are delighted to present to the market this well-presented three-bedroom detached bungalow situated in the sought-after area of New Longton. The property has undergone impressive refurbishment and has been completely modernized throughout. Finished to a high standard, this home boasts a large south-facing rear garden and driveway parking for multiple cars. Located within a short drive to Preston City Centre, it is surrounded by superb local schools, shops, and amenities, with fantastic travel links to nearby towns and cities via the M6 and M61 motorways.

Stepping into the property through the entrance porch, you are welcomed into the main reception hallway. Moving anti-clockwise, you first enter the spacious lounge with a feature multi-fuel fire and dual aspect windows overlooking the front and side. Continuing through, you will find the modern kitchen which features beautiful wooden cabinetry and complementing work surfaces with integrated appliances. Just off the kitchen is the light and airy conservatory accessed from the kitchen via a single door. The conservatory offers a versatile space from which to enjoy the rear garden, which can be accessed from here via sliding patio doors. Continuing through the home, you will find three well-proportioned bedrooms, two of which are doubles, with the master bedroom benefiting from integrated storage. The three-piece family bathroom completes the offerings inside the home.

Externally, the front of the property boasts a private driveway with off-road parking for two vehicles alongside a well-maintained lawn garden which wraps around the front and side of the property. To the rear is a generously sized enclosed garden accessible via a second driveway and double gates. This area features a low-maintenance paved patio and houses the detached garage, with optional additional parking for multiple vehicles.

Viewing at earliest convenience is highly recommended to avoid any potential disappointment.









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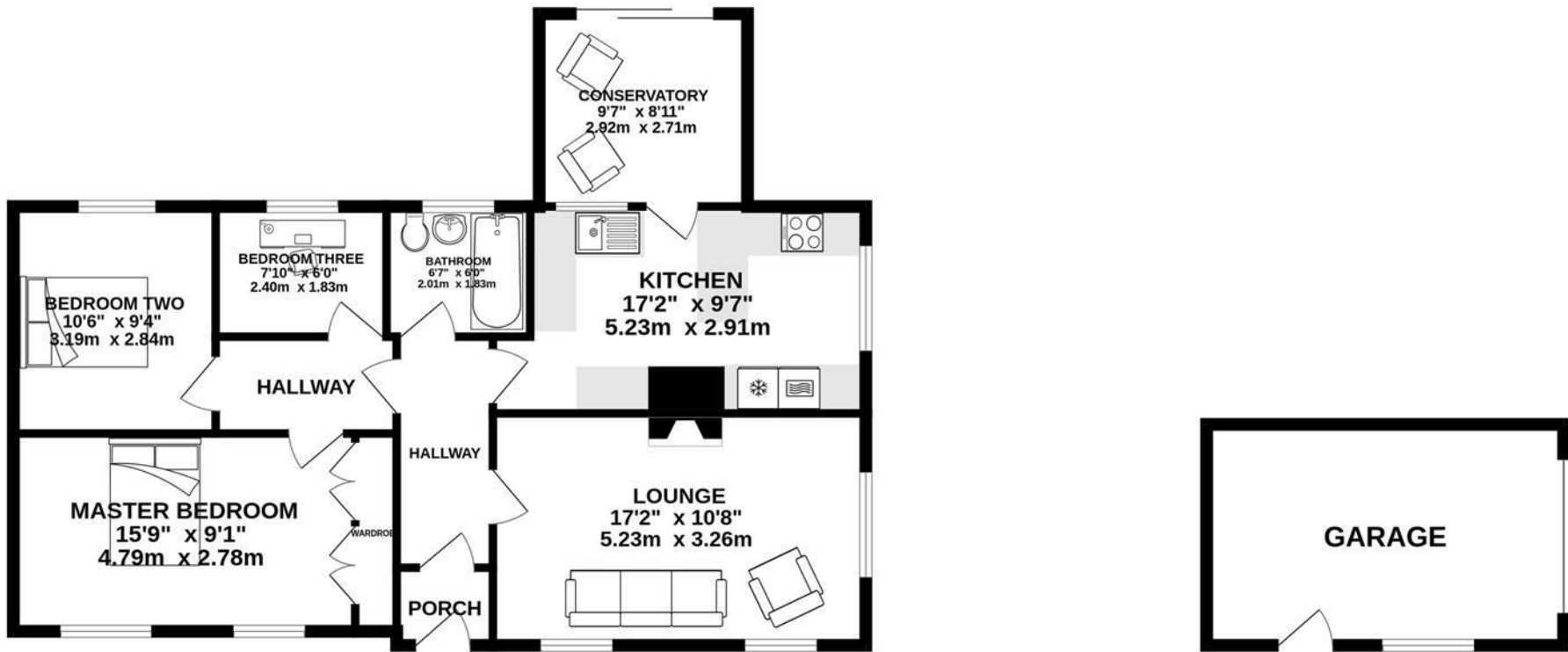


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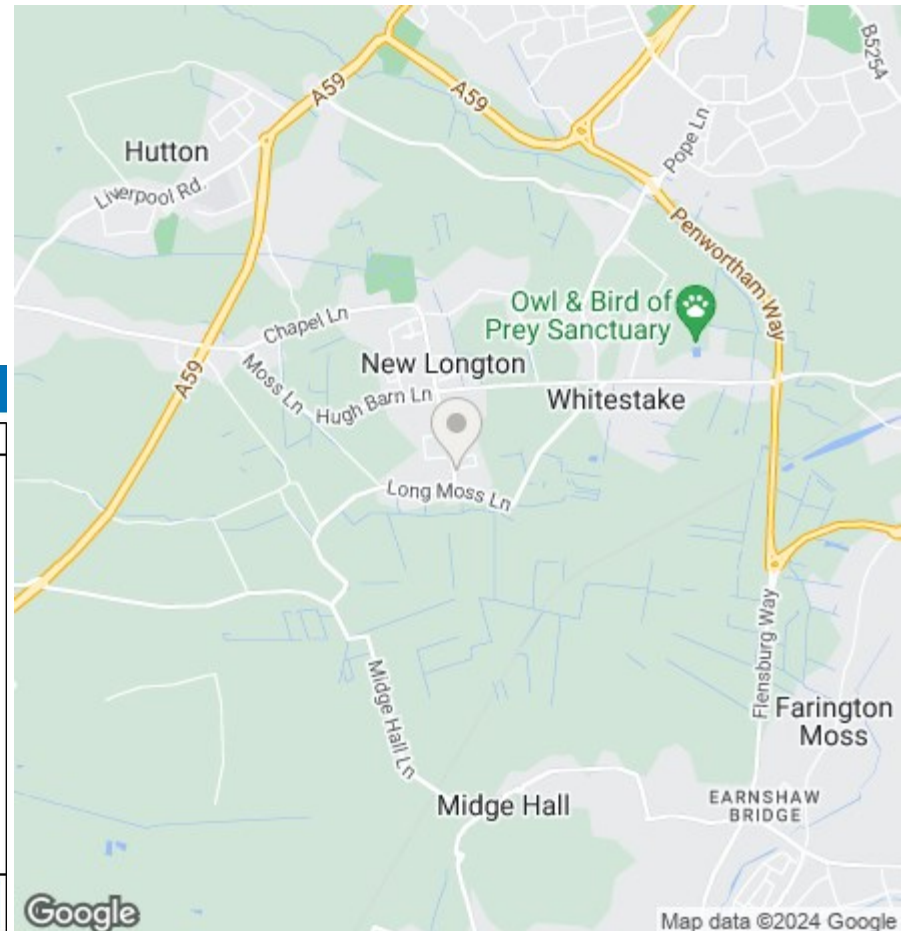
GROUND FLOOR 1023 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 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	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	
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