



**Station Road, New Longton, Preston**

**Offers Over £229,950**

Ben Rose Estate Agents are pleased to introduce to market this charming three-bedroom semi-detached dormer bungalow, nestled in the sought-after area of New Longton. Within a short drive to Preston City Centre, it enjoys proximity to excellent local schools, shops, and amenities. Fantastic travel links to nearby towns and cities are readily accessible via the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming entrance hallway with the staircase leading to the upper level. From here, you'll find the spacious lounge featuring a large window overlooking the front aspect and a feature fireplace. Moving through, you'll enter the kitchen/diner situated at the rear. The kitchen boasts ample size and is equipped with an integrated oven and hob, with additional space for freestanding appliances. There's plenty of room here for a family dining table, and access to the garden is available via a single door. Also on this floor, you'll discover a well-proportioned double bedroom with integrated storage and a three-piece family bathroom.

Ascending upstairs, you'll find two more double bedrooms. The master bedroom's generous size offers flexibility for future enhancements, such as the addition of an ensuite or conversion into two separate bedrooms. Completing this floor is a convenient storage room located off the landing.

Externally, the front of the property boasts a well-maintained lawn garden alongside a private driveway providing off-road parking for multiple vehicles. The driveway extends down the side of the property to the detached garage, which is equipped with electrics and has been extended to encompass an additional workshop area. At the rear of the property lies a beautiful south-west facing garden primarily laid to lawn, perfect for entertaining or relaxing.





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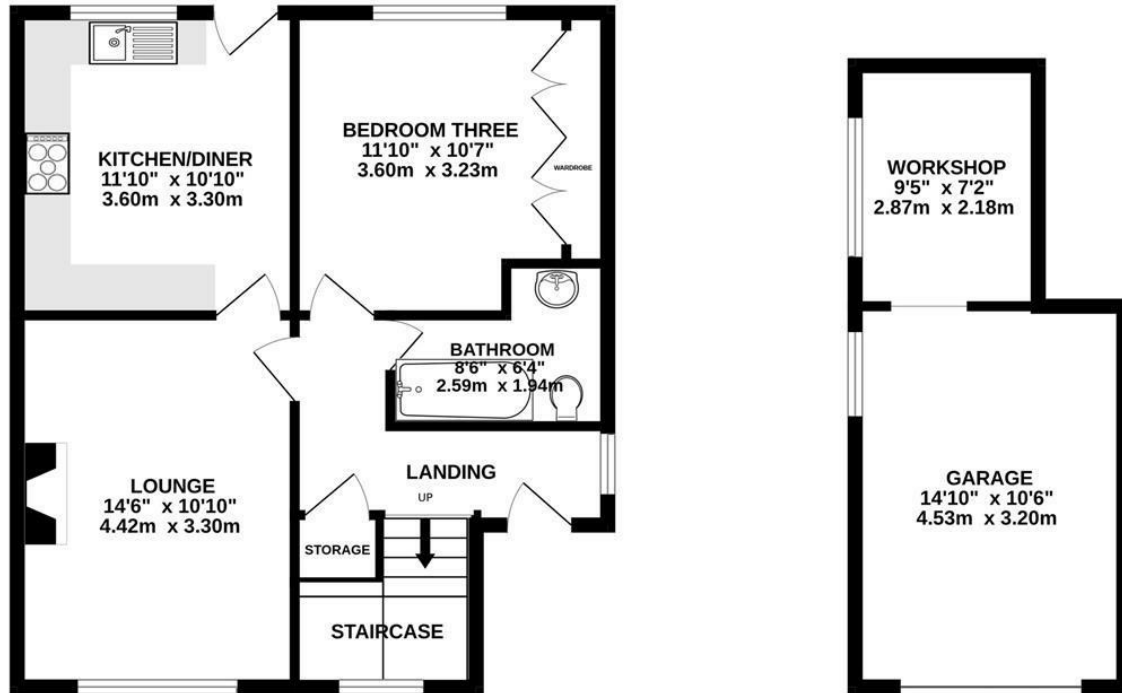




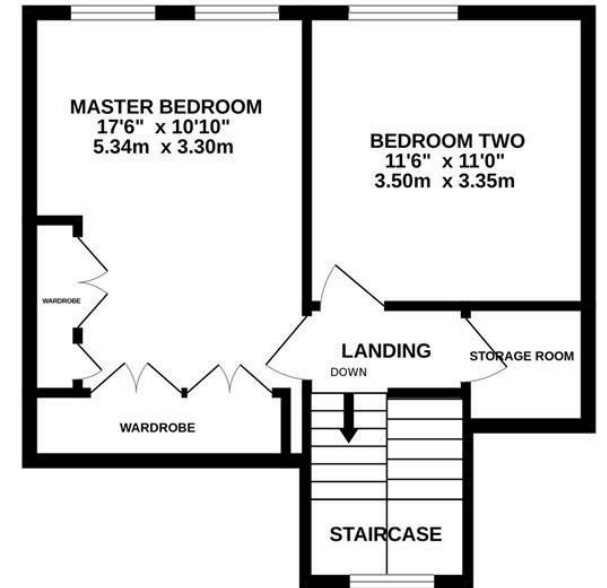




GROUND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

