



Eastfield Drive, Longton, Preston

Offers Over £194,950

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom semi-detached house, nestled in the tranquil area of Longton. This lovely home benefits from a quiet location while still being close to local amenities, including shops, cafes, and beautiful walking routes. It also boasts excellent travel links with local bus routes and the A59 Longton by-pass nearby, making it ideal for commuters.

Upon entering the property, you are greeted by a welcoming entrance hallway that leads directly into the modern kitchen. The kitchen is well-equipped with integrated appliances, including a hob, oven, and fridge/freezer, providing a perfect space for culinary enthusiasts. From the kitchen, you can access the cozy reception room, which features a large window allowing natural light to flood the space, and double doors that open into the inviting lounge. The lounge is a comfortable area for relaxation, complete with an electric fireplace and a sliding door that leads into the conservatory. Additionally, there is a convenient shower room with a WC accessible from the lounge. The conservatory, with its double doors, provides a seamless transition to the garden, making it an ideal space for entertaining or enjoying peaceful moments.

Ascending to the first floor, you arrive at a bright landing with a window above the stairs, enhancing the natural light throughout the home. The first door on the landing leads to a three-piece family bathroom. The master bedroom, located at the rear of the house, offers a serene view of the garden through its large window and includes a small storage cupboard for added convenience. The second bedroom, situated at the front of the property, also features a large window, creating a bright and airy atmosphere. An additional storage cupboard on the landing provides ample space for household necessities.

Externally, the property boasts a driveway at the front, offering ample parking for vehicles. A gated pathway leads to the rear of the property where you will find a garage, perfect for additional storage or parking. The rear garden is a delightful space with a lawn, ideal for outdoor activities and gatherings.

This delightful home combines modern living with a peaceful setting, making it a perfect choice for a range of buyers.



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GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.

1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.

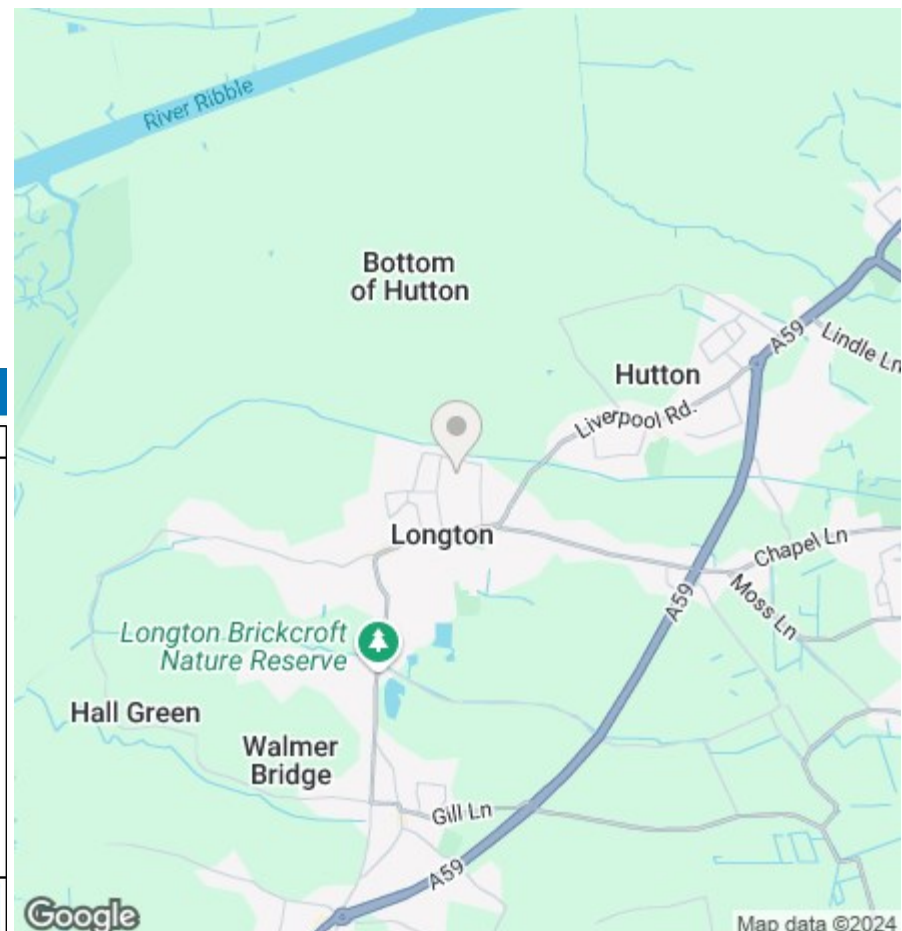


TOTAL FLOOR AREA: 1056 sq.ft. (98.1 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	