



## **Nursery Gardens, Longton, Preston**

**Offers Over £424,950**

Ben Rose Estate Agents are pleased to present to market this well presented four-bedroom, detached home, tucked away on a quiet cul-de-sac and situated on a private road, in the highly sought-after village of Longton, Lancashire. This charming property offers an ideal setting for families, boasting serene countryside surroundings while maintaining easy access to nearby amenities. The village itself provides a great selection of local shops, restaurants, and reputable schools. For those needing to commute, excellent travel links are nearby, with easy access to the M6 and M65 motorways, as well as frequent bus routes and Preston train station just a short drive away.

Upon entering the home, you are greeted by a welcoming entrance hall that leads into the main reception hallway, giving access to the majority of the ground floor rooms. The spacious front lounge, complete with a log burner and a bay fronted window, offers a cozy yet elegant space for relaxation. A study is conveniently located for those needing a home office or additional reception room. To the rear of the home, you'll find the stunning open-plan kitchen, family, and breakfast room, perfect for modern family living. The kitchen boasts a range of integrated appliances and a breakfast bar, while the family room area features a media wall and bi-folding doors that open onto the rear garden. A handy utility room is located just off the kitchen for added convenience.

Moving to the first floor, you will find four generously sized bedrooms. The master bedroom and bedroom two both benefit from en-suite shower rooms, offering privacy and comfort. The two rear-facing bedrooms enjoy tranquil views over open farmland. The family bathroom, modern and well-appointed, services the remaining bedrooms.

Externally, the property has a driveway with space for up to two cars, leading to a single garage for additional storage or parking. The rear south facing garden which backs onto open fields is a secluded space, offering a combination of lawn and a delightful seating area, perfect for outdoor entertaining or quiet relaxation.

With its idyllic setting, ample living space, and excellent location, this property is the perfect family home.

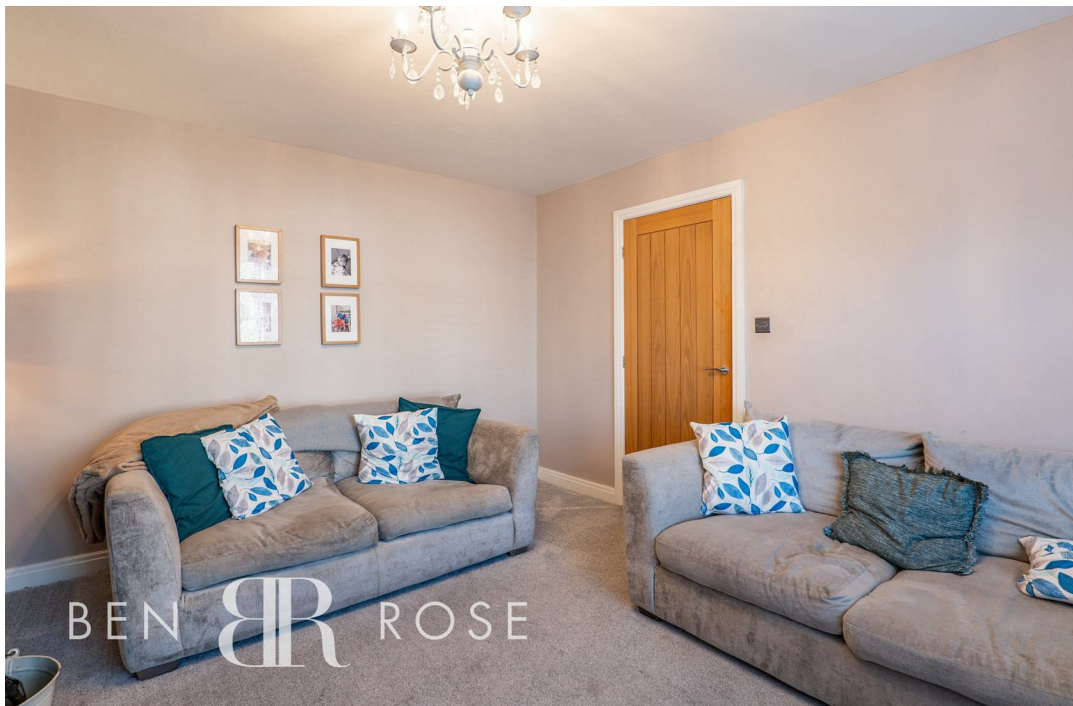




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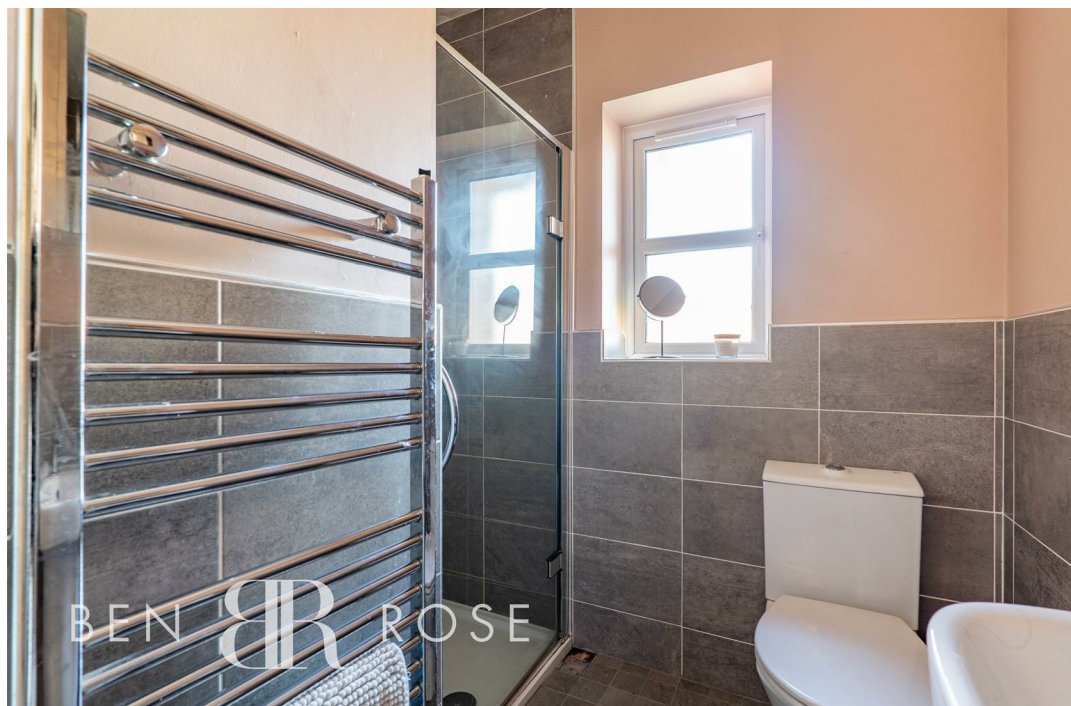
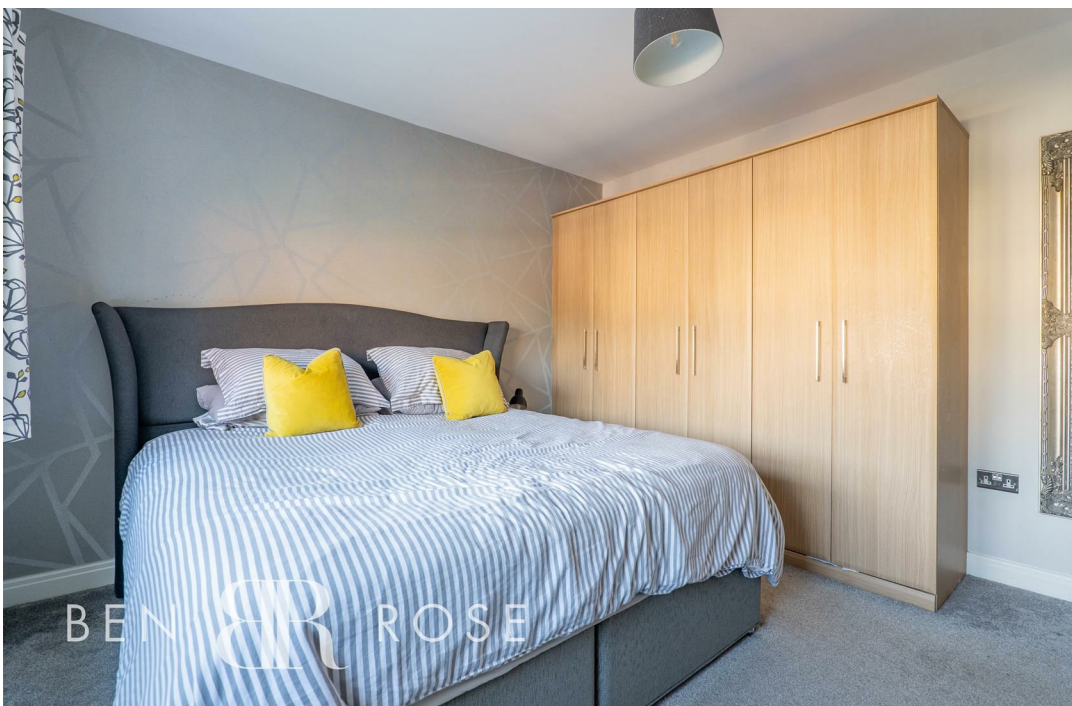




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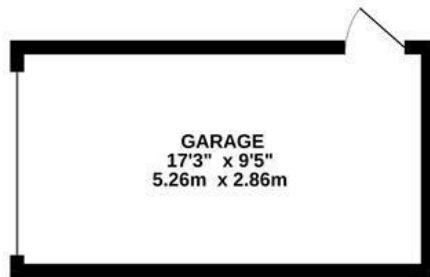
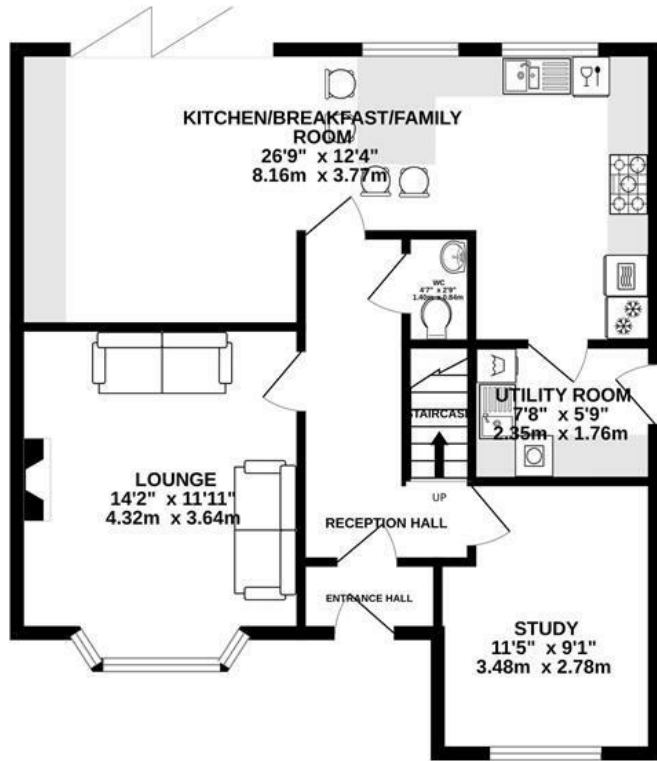




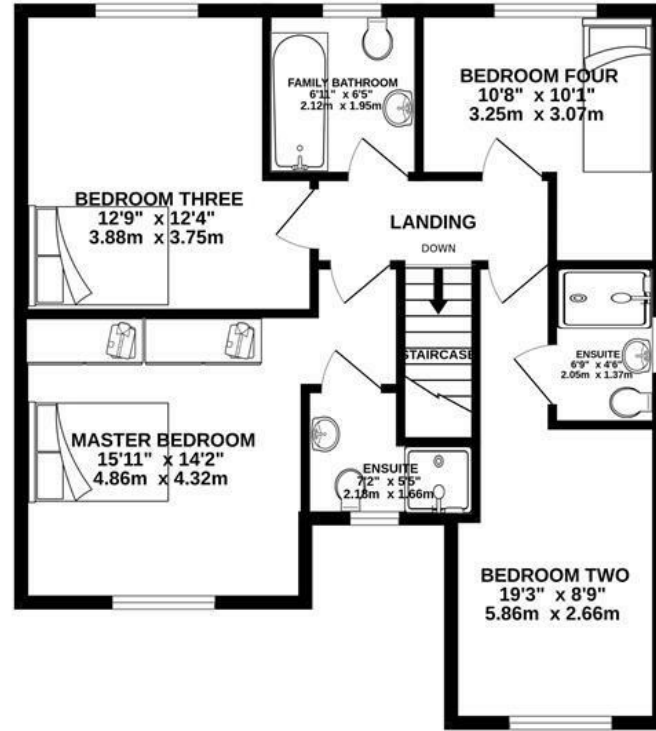




GROUND FLOOR  
868 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR  
688 sq.ft. (63.9 sq.m.) approx.

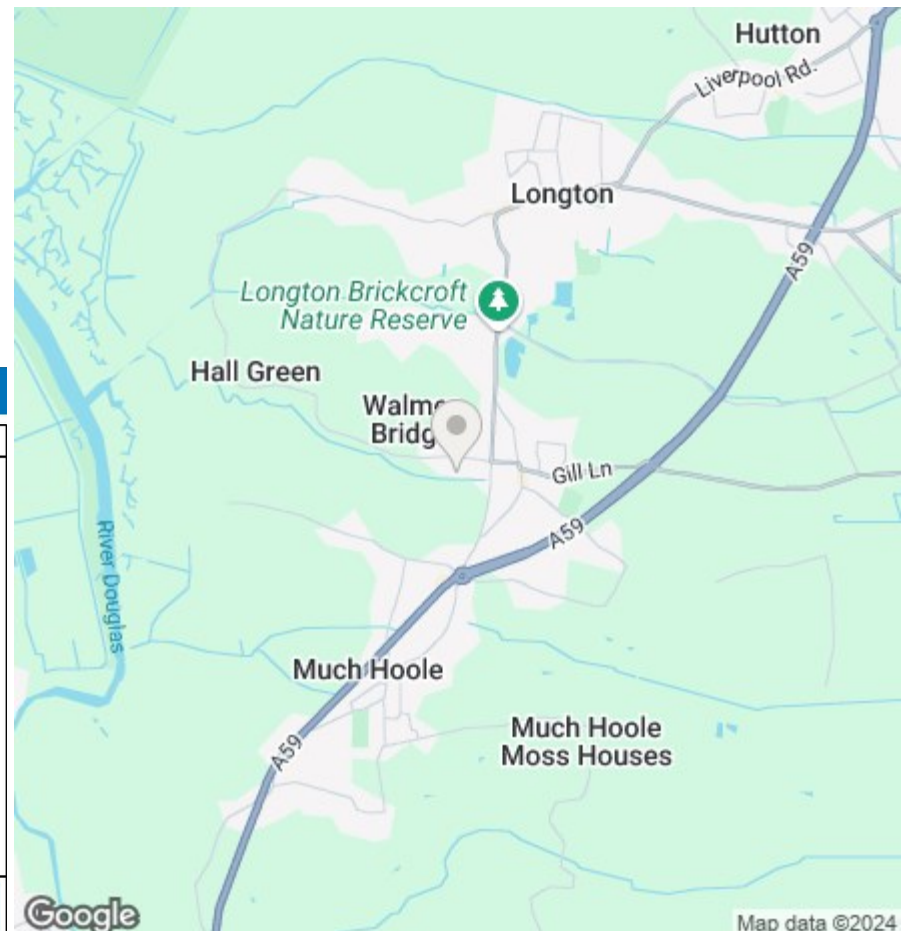


TOTAL FLOOR AREA : 1557 sq.ft. (144.6 sq.m.) approx.

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>	<b>82</b>	<b>89</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		
<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	