



## Little Twining, Longton, Preston

**Offers Over £474,950**

Ben Rose Estate Agents are delighted to present to market this beautifully presented four-bedroom detached home, located in the highly desirable village of Longton, Lancashire. Situated on a quiet and friendly residential estate, this property offers versatile living throughout and is ideal for families seeking a spacious and stylish living space. Longton boasts a wealth of amenities, including local shops, charming cafes, and well-regarded schools. The property is also within a short walking distance of the picturesque Longton Brickcroft Nature Reserve, offering tranquil walks and a perfect escape into nature. For commuters, the area provides excellent transport links, with easy access to the M65 and M6 motorways, as well as nearby bus services connecting to the surrounding towns and cities. The A59 is also convenient for travel to Southport and Preston city centre.

This property must be viewed to be fully appreciated. Early viewing is highly recommended to avoid disappointment.

Stepping into the property, you are welcomed by a bright and inviting entrance hallway, where the staircase to the upper level is located. Across the hallway, you will find the spacious lounge, which features a charming log burner fireplace and double patio doors that open out to the rear south facing garden. The lounge flows seamlessly into the dining room, which overlooks the front aspect and offers ample space for a large family dining table. Continuing through, you will discover the modern kitchen/diner located at the rear of the property. It boasts stylish cabinetry, an integrated induction hob, oven, and dishwasher. There is additional space here for a breakfast bar or dining table, making it perfect for casual dining. Off the kitchen, there is a convenient utility room providing extra space for freestanding appliances, along with access to the outside via a single door. Completing the ground floor is a well-placed WC situated off the hallway.

Moving upstairs, the property offers four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. A modern three-piece family bathroom, complete with an over-the-bath shower, serves the remaining bedrooms. The home also features a well-insulated, boarded loft, providing additional storage space.

Externally, the front of the property boasts a low maintenance stone garden alongside a private driveway offering off-road parking for multiple vehicles. The driveway leads to an impressive double garage, which is equipped with electrics and can be accessed via two up-and-over doors at the front or a single door at the rear.

The generously sized rear garden features a well-maintained lawn with established borders that truly flourish during the spring and summer months. Paved patio areas provide ideal spots for outdoor furniture, while a charming summer house offers a peaceful retreat.







































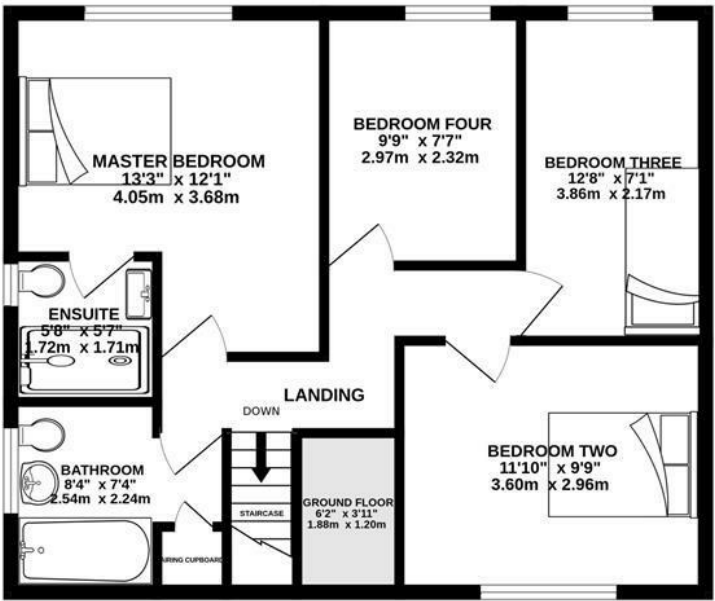
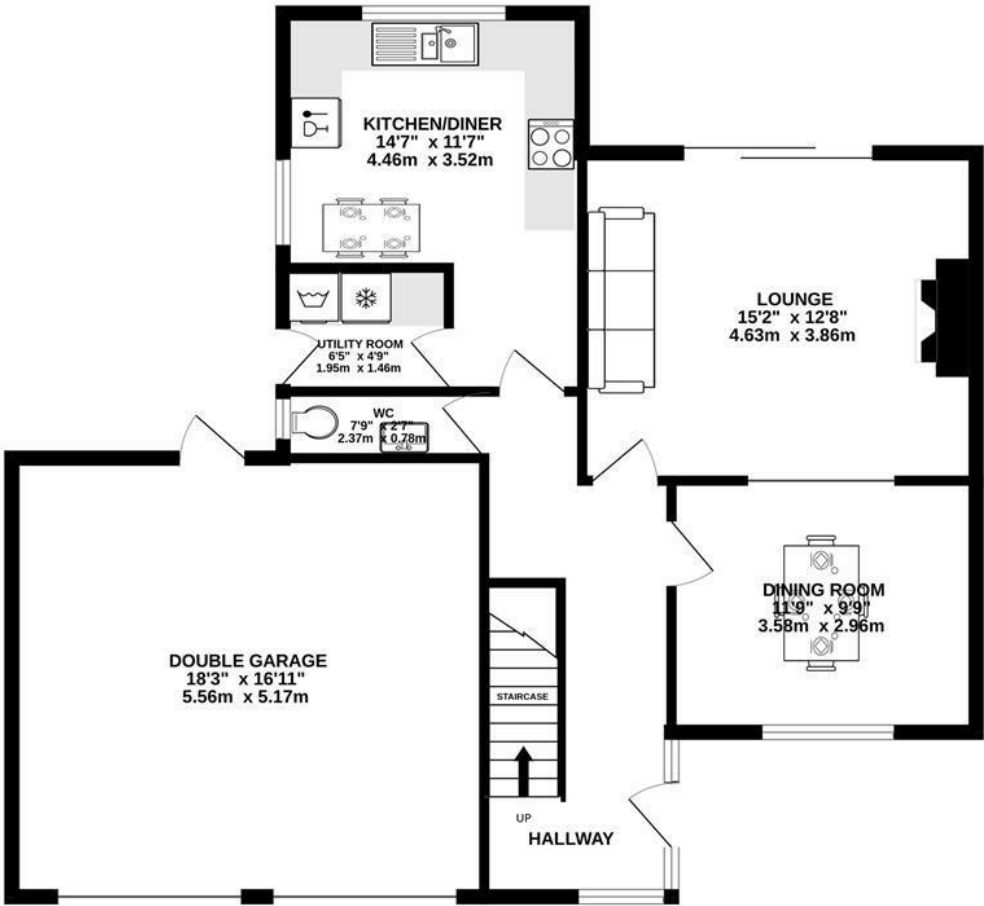




# BEN ROSE

GROUND FLOOR  
926 sq.ft. (86.0 sq.m.) approx.

1ST FLOOR  
600 sq.ft. (55.8 sq.m.) approx.




TOTAL FLOOR AREA : 1526 sq.ft. (141.8 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.  
Made with Metropix ©2025



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                                 |         | 82  |
| (81-91) B                                   |         |   |
| (69-80) C                                   |         |   |
| (55-68) D                                   |         |   |
| (39-54) E                                   |         |   |
| (21-38) F                                   |         |   |
| (1-20) G                                    |         |   |
| Not energy efficient - higher running costs |         |   |
|   | 70      |   |
| England & Wales                             |         |   |
| 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 |         |  |
| England & Wales   |         | EU Directive<br>2002/91/EC  |

