



Birkdale Avenue, Longton, Preston

Offers Over £199,950

Ben Rose Estate Agents are pleased to present to market this wonderful, Two-bedroom, semi detached bungalow, situated on a quiet estate in the lovely town of Longton. This house offers modern living whilst remaining practical and homely. Situated in the heart of Longton, the house is within walking distance from several pubs and restaurants, as well as a primary school and church. The location also boasts ample travel links either via bus or driving to the A59, taking you straight to Preston city centre.

Upon entering the home you are greeted by a spacious entrance porch that leads to all of the ground floor rooms. To the right is the bright and spacious lounge with a feature fireplace as well as a large front facing window ensuring that the room is flooded with natural light. Continuing across from here is the renovated family bathroom with a large walk in shower. To the rear is the kitchen overlooking the garden. There is ample room for a dining table as well as room for freestanding appliances. Connected is a small porch that leads into the garden. Completing the home are the two bedrooms both boasting fitted storage solutions with the master easily accommodating a double bed.

Externally the home offers a sizable driveway as well as a garage for off the road parking. There is a low maintenance garden with a greenhouse ideal for growing your own produce. Overall this home would make an ideal choice for small families or couples looking to move to the area and seeking one level accommodation.







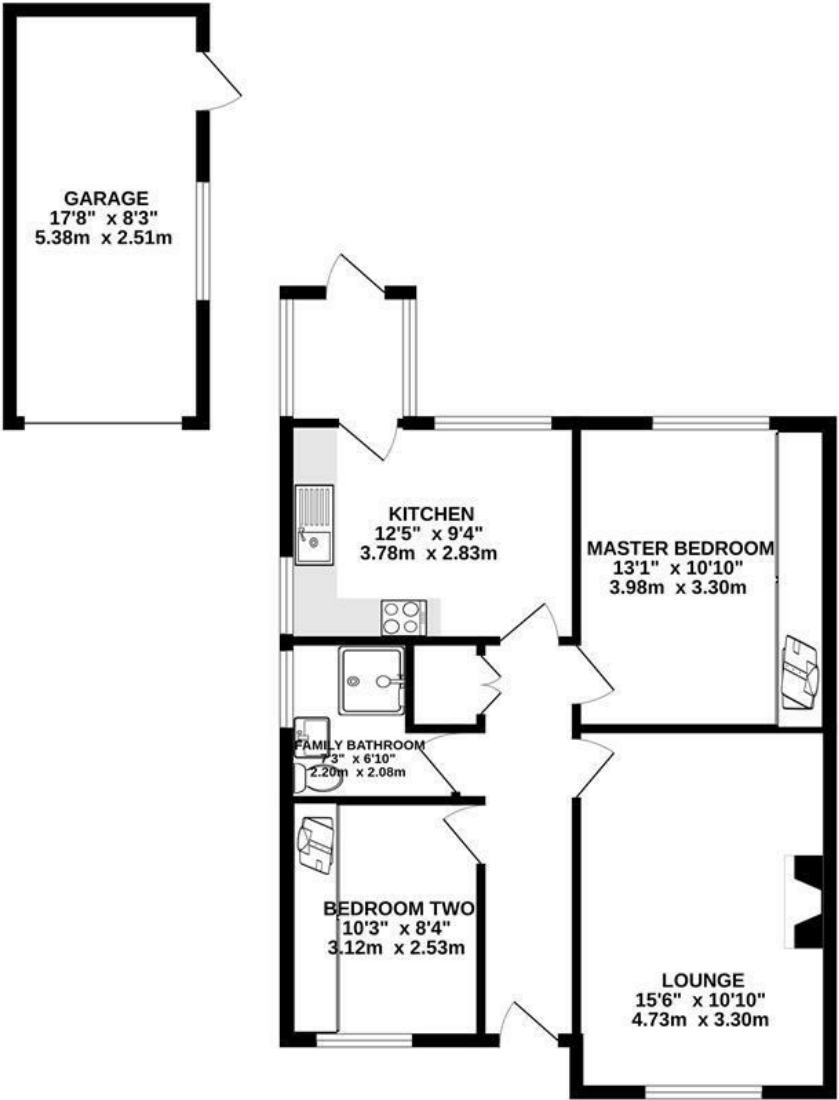






BEN ROSE


GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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	<div>69</div>	<div>86</div>
(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 (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 