



School Lane, Longton, Preston

Offers Over £239,950

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached property situated in the much sought-after village of Longton, Preston. The home is within close proximity to Preston town centre and is surrounded by superb local schools, shops, and amenities with fantastic travel links to nearby towns and cities via local bus routes and the M6 and M61 motorways. We highly recommend booking a viewing at your earliest convenience to fully appreciate all this wonderful home has to offer.

Stepping into the property through the welcoming entrance porch, you will find yourself in a spacious lounge featuring a charming fireplace and a large window overlooking the front aspect. The lounge seamlessly flows into the dining room at the rear, which offers ample space for a family dining table and sliding patio doors leading out to the garden.

Continuing through, you will find the kitchen, which includes an integrated oven and hob, along with additional space for freestanding appliances. A single door from the kitchen provides access to the side of the property. Completing the ground floor is a well-appointed three-piece family bathroom with an over-the-bath shower.

Moving upstairs, you will discover three well-proportioned double bedrooms. The master bedroom benefits from an en-suite shower room, while bedroom two features built-in storage.

Externally, the front of the property boasts a charming, low-maintenance stone garden alongside a private driveway that provides off-road parking for multiple vehicles. The driveway extends to a single detached garage at the rear, which has recently had a new roof fitted. The generously sized rear garden features two zoned patio areas that receive plenty of afternoon sunshine, along with a convenient storage shed and greenhouse.









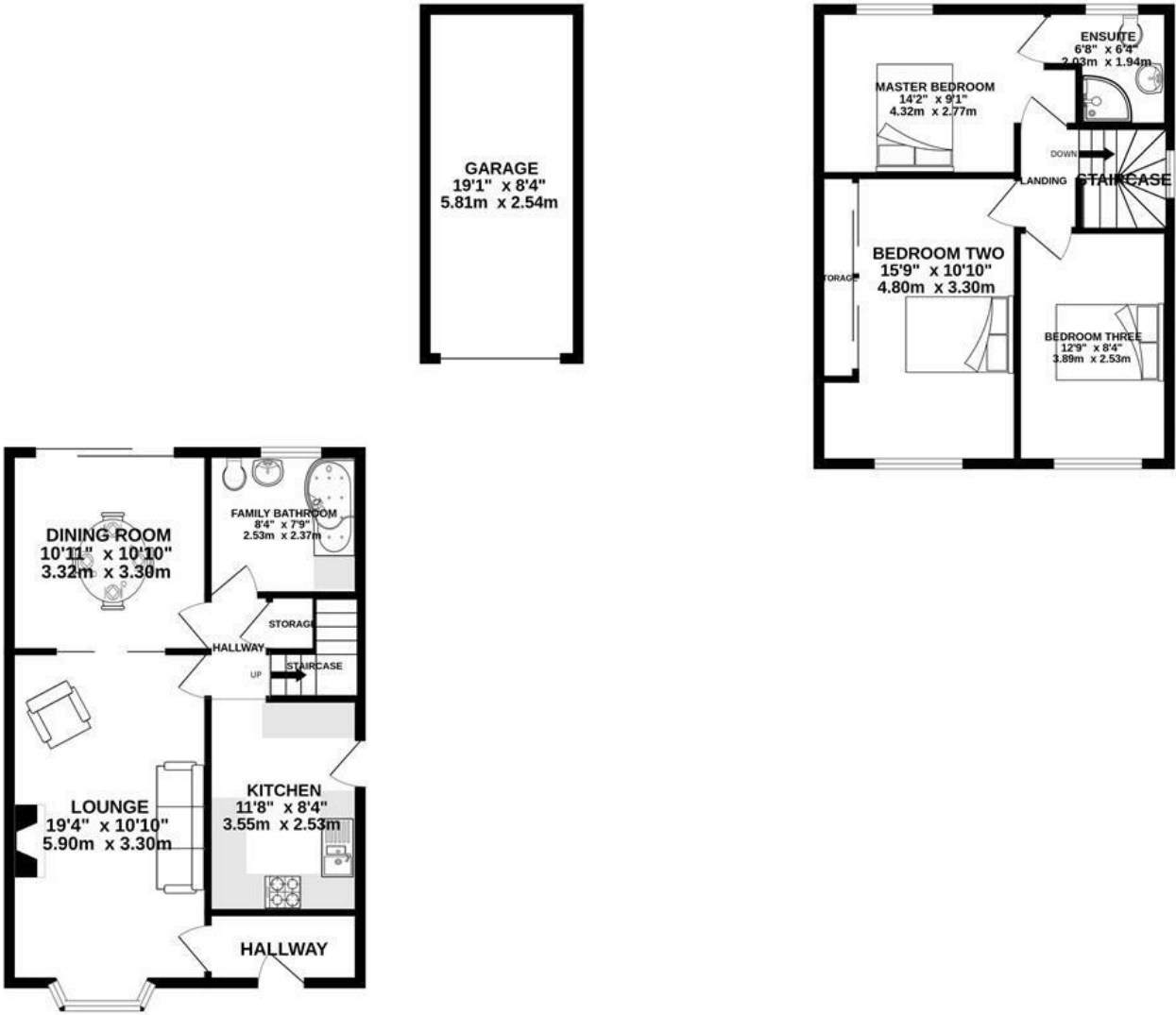




BEN ROSE

GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	
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		

