



## The Maltings, Longton, Preston

**Offers Over £344,950**

Ben Rose Estate Agents are pleased to present to market this four-bedroom, detached family home, situated in a highly sought-after cul-de-sac in the heart of Longton, Lancashire. This charming property is offered with NO ONWARD CHAIN and provides an ideal blank canvas for buyers to put their own stamp on. Longton is a desirable village known for its excellent amenities, including local shops, cafes, and reputable schools, making it perfect for families. The property also benefits from fantastic travel links, with easy access to the M6 and M65 motorways, while Preston city centre and nearby towns such as Penwortham and Leyland are just a short drive away. Regular bus services connect the area to surrounding villages and the city, adding further convenience.

As you step through the front door, you're welcomed into a spacious reception hall with the convenience of a WC located under the stairs. The sizeable lounge at the front of the home boasts a feature fireplace, creating a cosy atmosphere. This space seamlessly opens into the adjoining dining room, which enjoys views over the rear garden through sliding patio doors, allowing for plenty of natural light. The kitchen, located towards the rear of the home, is fitted with ample cupboard space and features a charming stable-style door that opens out to the garden, enhancing the connection between indoor and outdoor living.

Moving to the first floor, you'll find four well-proportioned bedrooms. The master bedroom benefits from an integrated wardrobe, offering ample storage space. The remaining three bedrooms provide versatility, perfect for accommodating a growing family or creating a home office. The three-piece family bathroom, comprising a bath with an overhead shower, a washbasin, and a WC, completes the upper floor.

Externally, the property features a generous driveway with space for up to three cars, leading to a single detached garage located towards the rear. The front garden is well-maintained, adding to the home's kerb appeal. To the rear, the private garden offers a peaceful retreat, with a central lawn surrounded by mature borders and a patio area ideal for outdoor entertaining.

This lovely property, with its prime location and excellent potential, would make a fantastic family home.























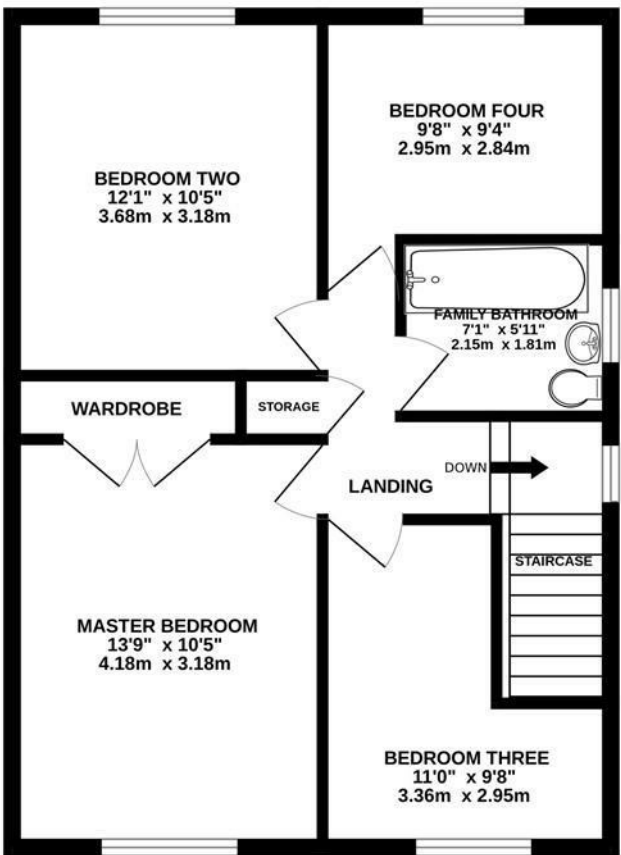
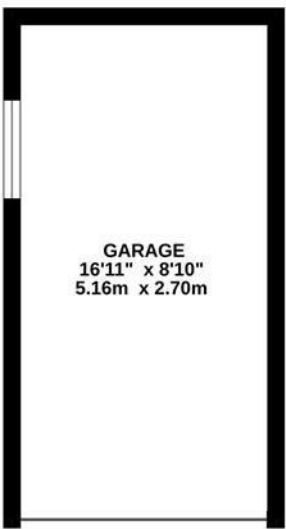
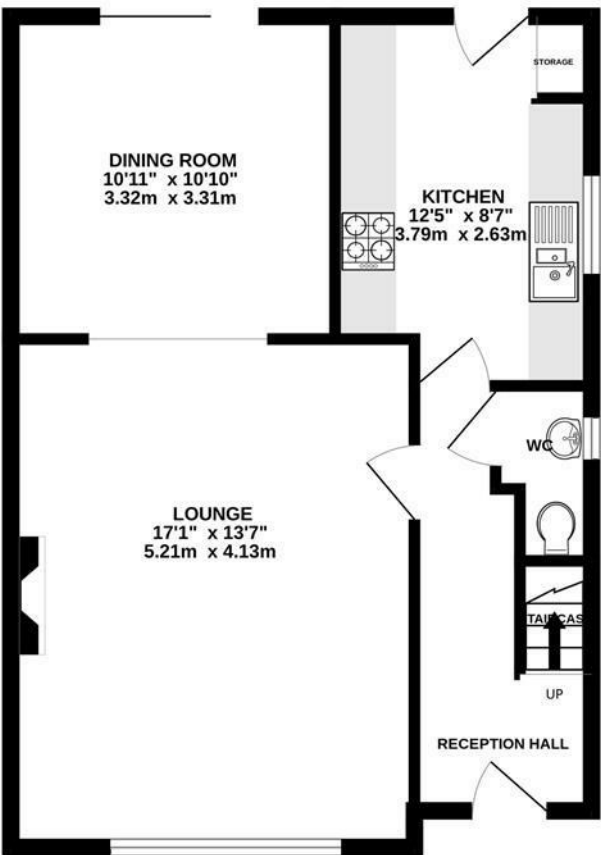




# BEN ROSE

GROUND FLOOR  
684 sq.ft. (63.6 sq.m.) approx.

1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.8 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.  
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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		
	56	76
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 2002/91/EC	

