



## Latimer Drive, New Longton, Preston

**Offers Over £209,950**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, semi-detached bungalow located in the heart of New Longton, Preston. Set in a quiet residential area, this home offers a fantastic opportunity for buyers looking to move to a highly sought after area of the north west. Longton offers a welcoming community feel, while being conveniently located close to local shops, schools, and leisure amenities. For those needing to commute, excellent transport links are available with nearby access to the M65 and M6 motorways, providing routes to Preston and beyond. Leyland train station is also just a short drive away.

Entering the home you are greeted by an entrance hall that leads to all of the ground floor rooms. To the front of the house is the spacious lounge with a feature fireplace as well as a large front facing window keeping the room well lit. Also to the front is one of the three double bedrooms. To the rear another of the three bedrooms as well as the large open plan kitchen diner with ample built in storage as well as worktop space and room for freestanding appliances with the dining area easily accommodating a large dining table. Completing this floor is the family bathroom with an over the bath shower.

Moving upstairs you will find the Master bedroom with enough space to easily accommodate a large king sized bed. There is also handy loft storage accessible across the landing that not only provides convenience but also potential development opportunity.

Externally the house boasts a good sized garden with a mix of well maintained lawn and patio. There is off the road parking as well as a spacious garage. Overall this home is perfectly situated and is a great opportunity for a small family or couples looking to move to the area.





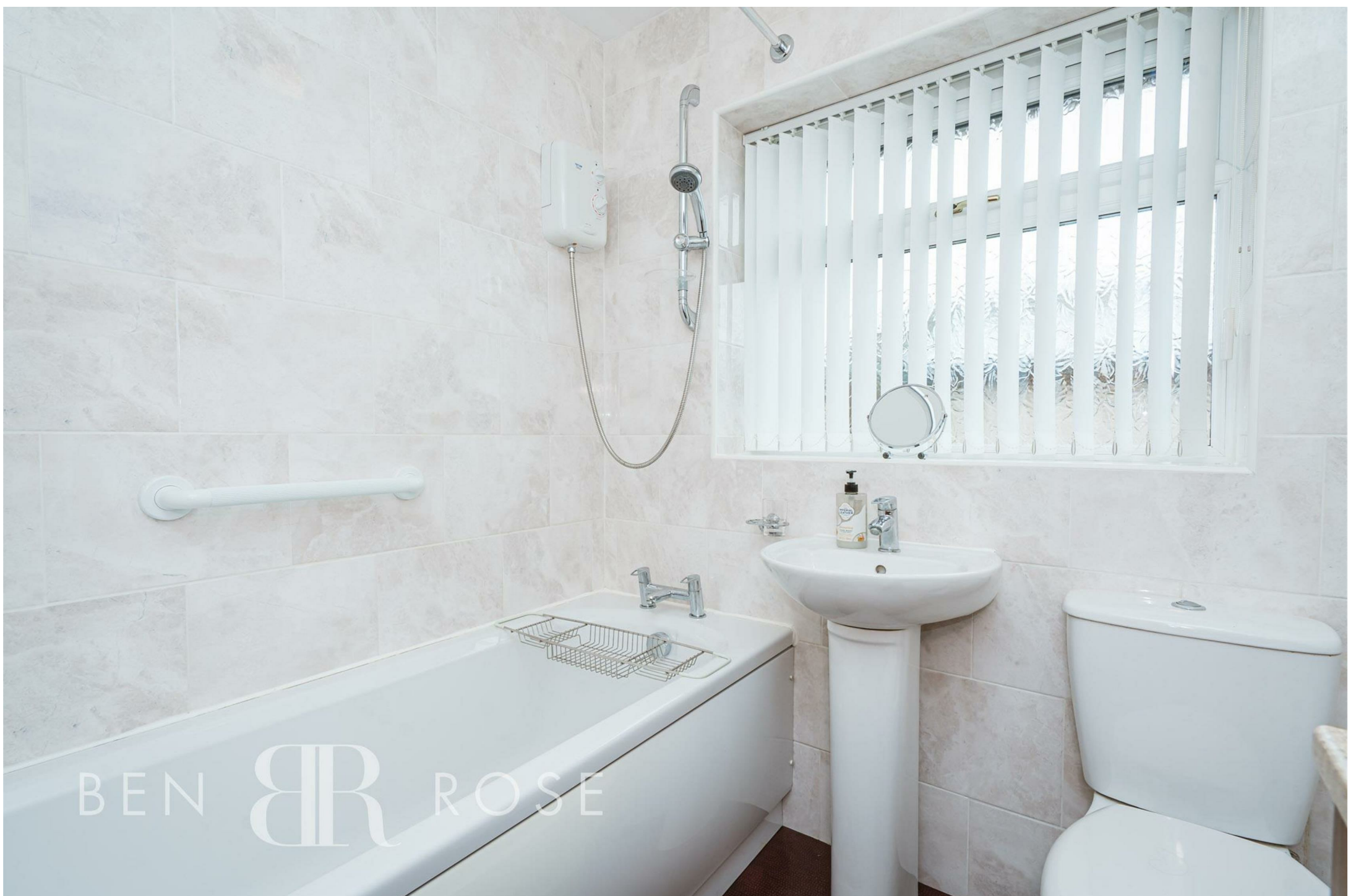
















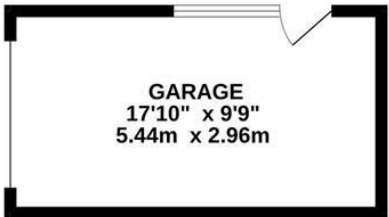
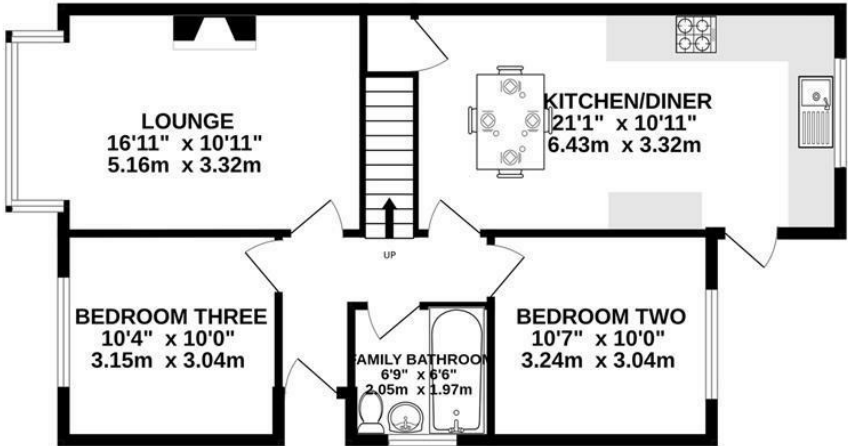




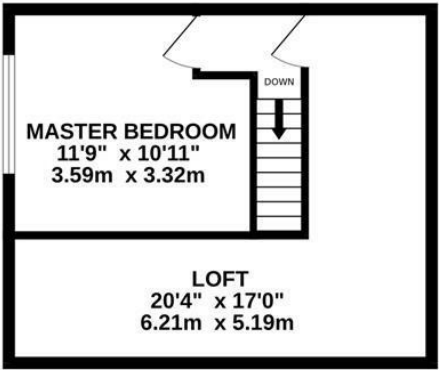


# BEN ROSE

GROUND FLOOR  
893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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		
	67	82
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	

