



## Regency Gardens, New Longton, Preston

**Offers Over £479,950**

Ben Rose Estate Agents are pleased to introduce to the market this spacious five-bedroom detached property, nestled in a quiet cul-de-sac in the sought-after area of New Longton. This well-presented family home is just a short drive from Preston City Centre and benefits from excellent local schools, shops, and amenities. Additionally, it offers fantastic travel links to nearby towns and cities, with easy access to the M6 and M61 motorways.

Stepping into the property, you are welcomed by a bright and inviting entrance hallway, providing access to most of the ground floor rooms. The hallway also features a convenient WC and a staircase leading to the upper level. At the far end of the hall, you will find the spacious lounge—a light and airy space with a feature fireplace and double patio doors that open onto the rear garden. Moving back through the hall, the dining room is accessed via double doors and offers ample space for a large family dining table. Continuing through, you will enter the generously sized kitchen, equipped with an integrated fridge, freezer, oven, hob, and dishwasher, along with ample storage and worktop space. A convenient utility room, located off the kitchen, provides additional storage and space for freestanding appliances, with a single door offering access to the side of the property. Completing the ground floor is a study, featuring built-in desk space for practical use.

Upstairs, you will find five well-proportioned double bedrooms. The master bedroom boasts a four-piece en-suite bathroom, while bedroom two benefits from a private three-piece shower room. A stylish three-piece family bathroom completes this level.

For additional storage, the home includes a partially boarded loft with a convenient pull-down ladder.

Externally, the front of the property features a well-maintained garden alongside a private driveway, providing off-road parking for multiple vehicles and leading to the attached double garage. The spacious garage is equipped with power and lighting, offering two up-and-over doors for front access and a single side door for convenience.

At the rear, a beautifully maintained garden offers a spacious lawn, a paved patio area, and raised beds—perfect for flowers or a vegetable garden.

Early viewing is strongly advised to secure this exceptional property.





































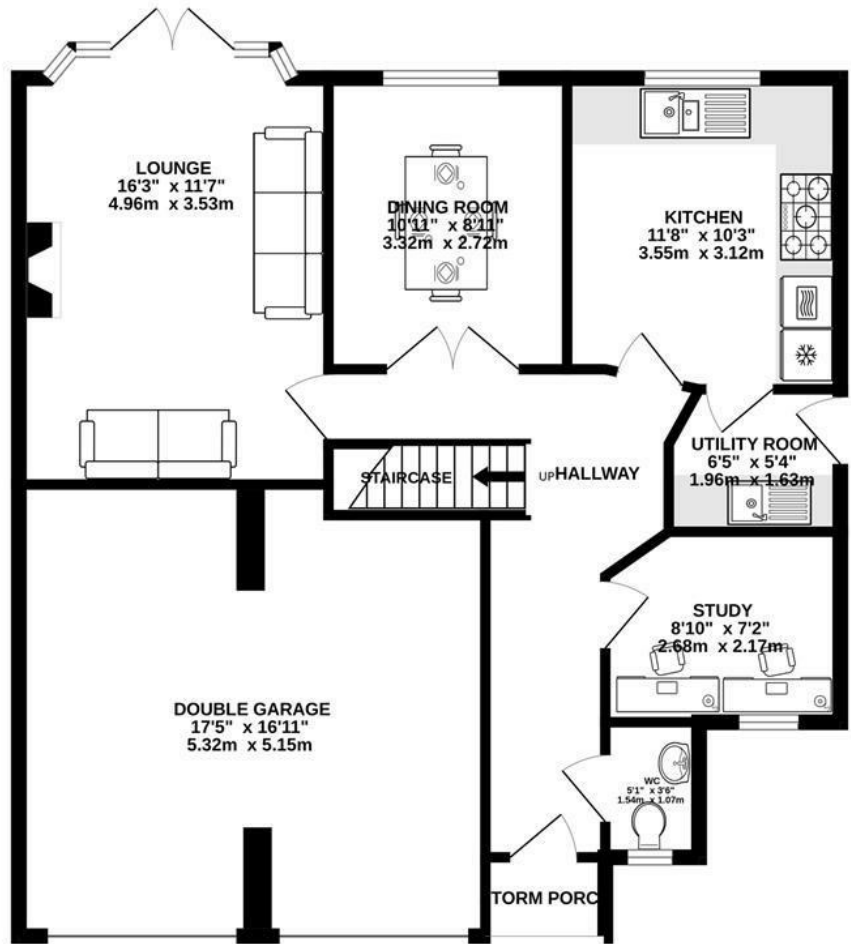




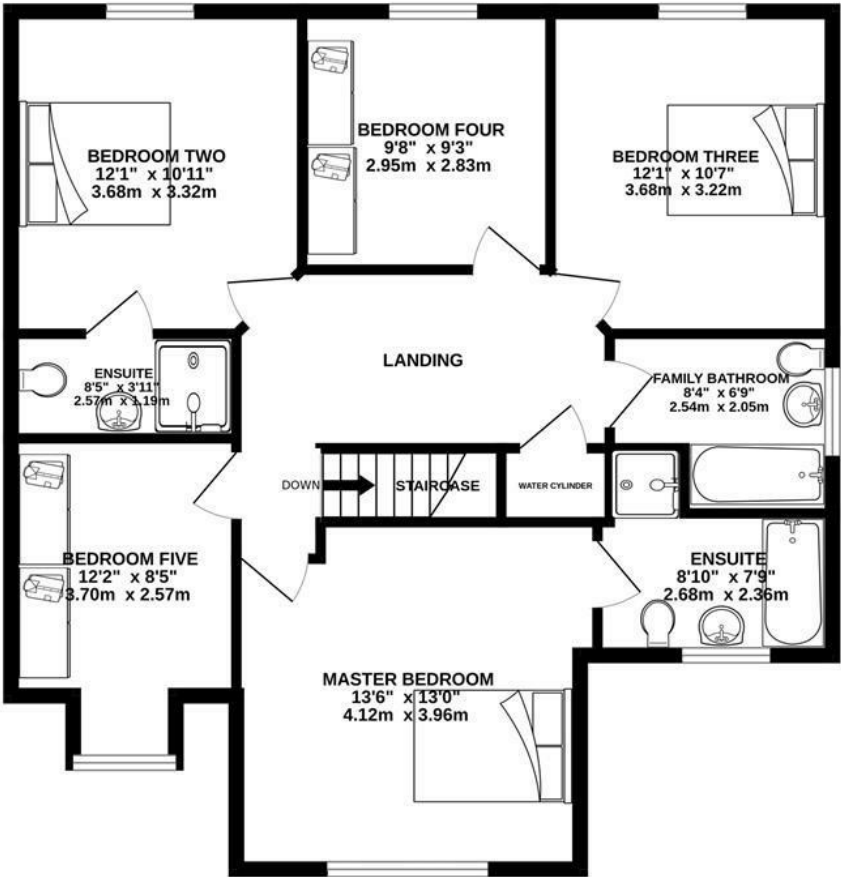


# BEN ROSE

GROUND FLOOR  
931 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR  
866 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 1797 sq.ft. (166.9 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		
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	

