



## Bank Croft, Longton, Preston

**Offers Over £324,950**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom detached home, nestled in the heart of Longton, Lancashire. Located in a peaceful residential area, the property offers a fantastic opportunity for buyers and benefits from being sold with no onward chain.

Longton boasts a welcoming community atmosphere while providing easy access to local shops, schools, and leisure amenities. For commuters, the home is well-positioned with excellent transport links, including nearby access to the M65 and M6 motorways, offering convenient routes to Preston and beyond.

Stepping into the property through the welcoming porch, you will find yourself in the entrance hallway. From here, you enter the spacious lounge, which features a charming fireplace and a large window overlooking the front aspect. Continuing through, you'll arrive at the central hallway, which provides access to the remaining ground floor rooms and includes a staircase leading to the upper level.

To the left, the dining room offers ample space for a family dining table. Opposite, the contemporary kitchen enjoys lovely open views of the garden and the field beyond. It is equipped with an integrated oven and hob, with additional space for freestanding appliances. A single door from the kitchen provides direct access to the rear garden. Completing the ground floor is a modern three-piece bathroom featuring an over-the-bath shower.

Upstairs, the property offers three well-proportioned bedrooms, along with additional built-in storage.

Externally, the front of the property boasts a private driveway with off-road parking for multiple vehicles. The driveway extends along the side of the property to a single detached garage, which is equipped with lighting and power. It benefits from an electric up-and-over door at the front, a side access door, and recent upgrades including a new roof and window.

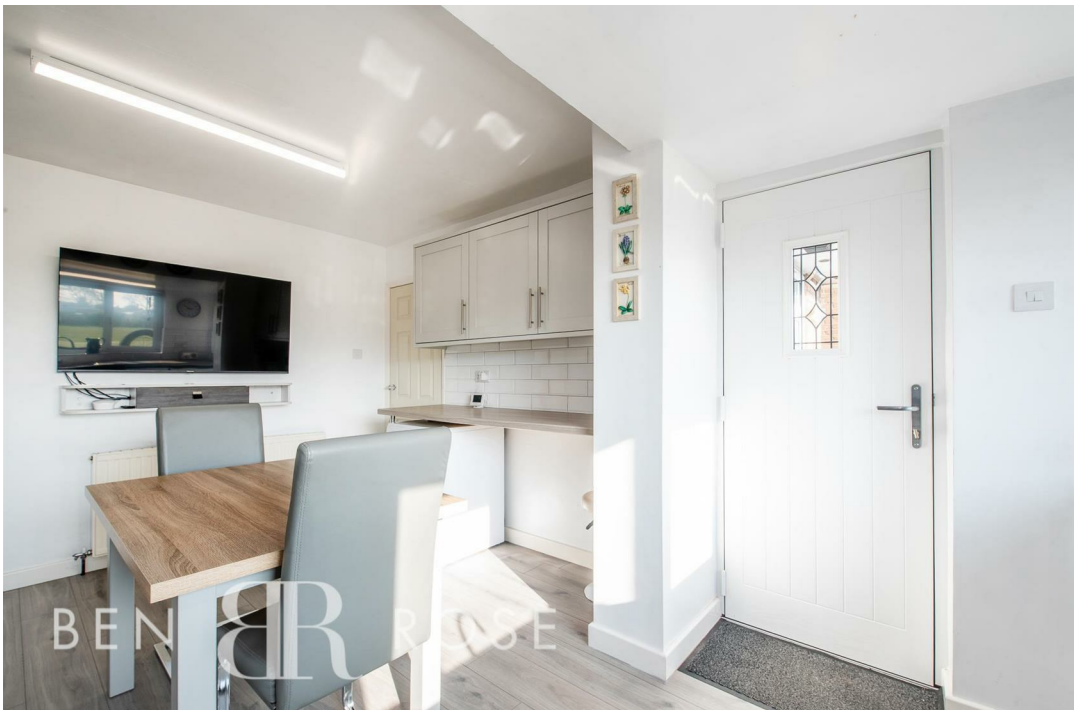
The exterior of the home has seen several improvements, including new windows throughout, new front and rear doors, and upgraded cladding.

The generously sized rear garden features a well-maintained lawn, a flagged patio area, and a good-sized storage shed. Enjoying sunlight throughout the day, the garden also includes a gate that opens directly to the park at the rear—perfect for families or those who enjoy outdoor space.

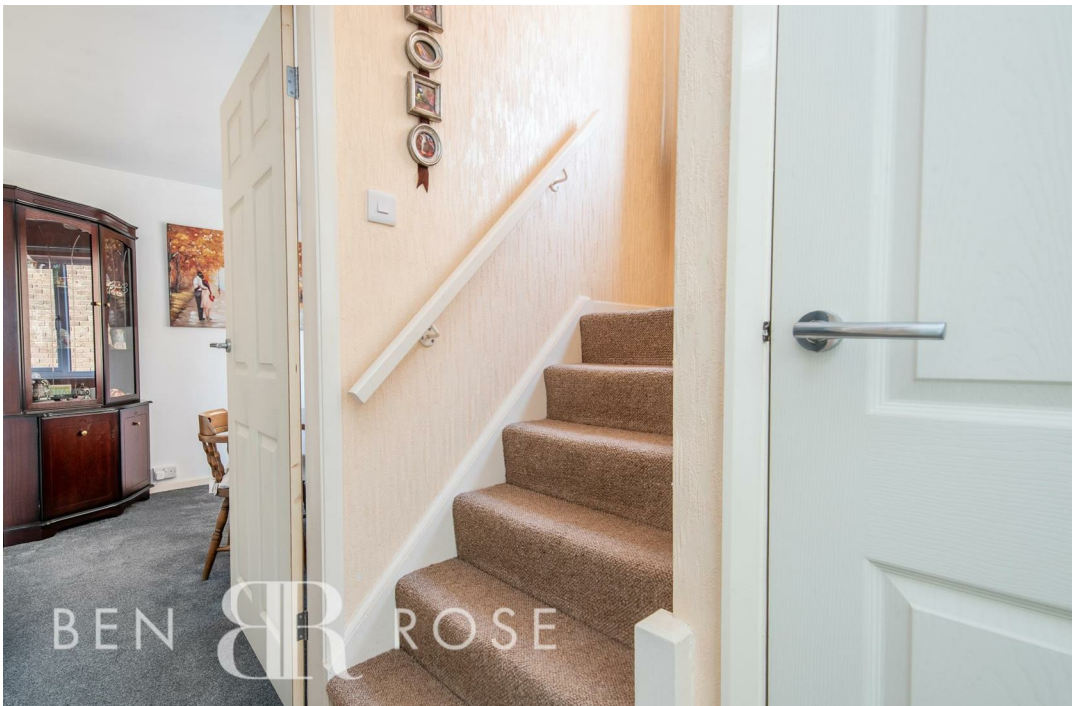




















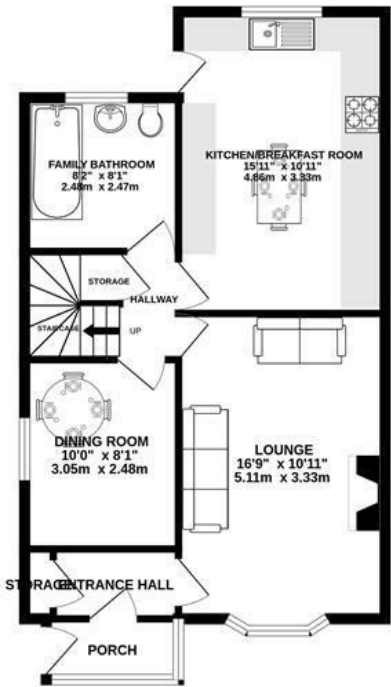
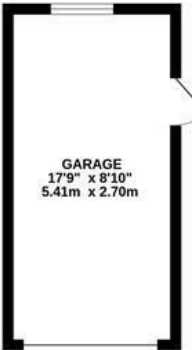




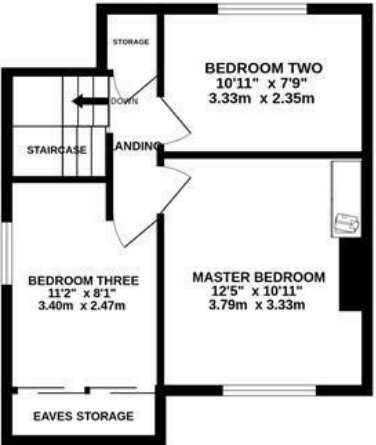


# BEN ROSE

GROUND FLOOR  
750 sq.ft. (69.6 sq.m.) approx.






1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 