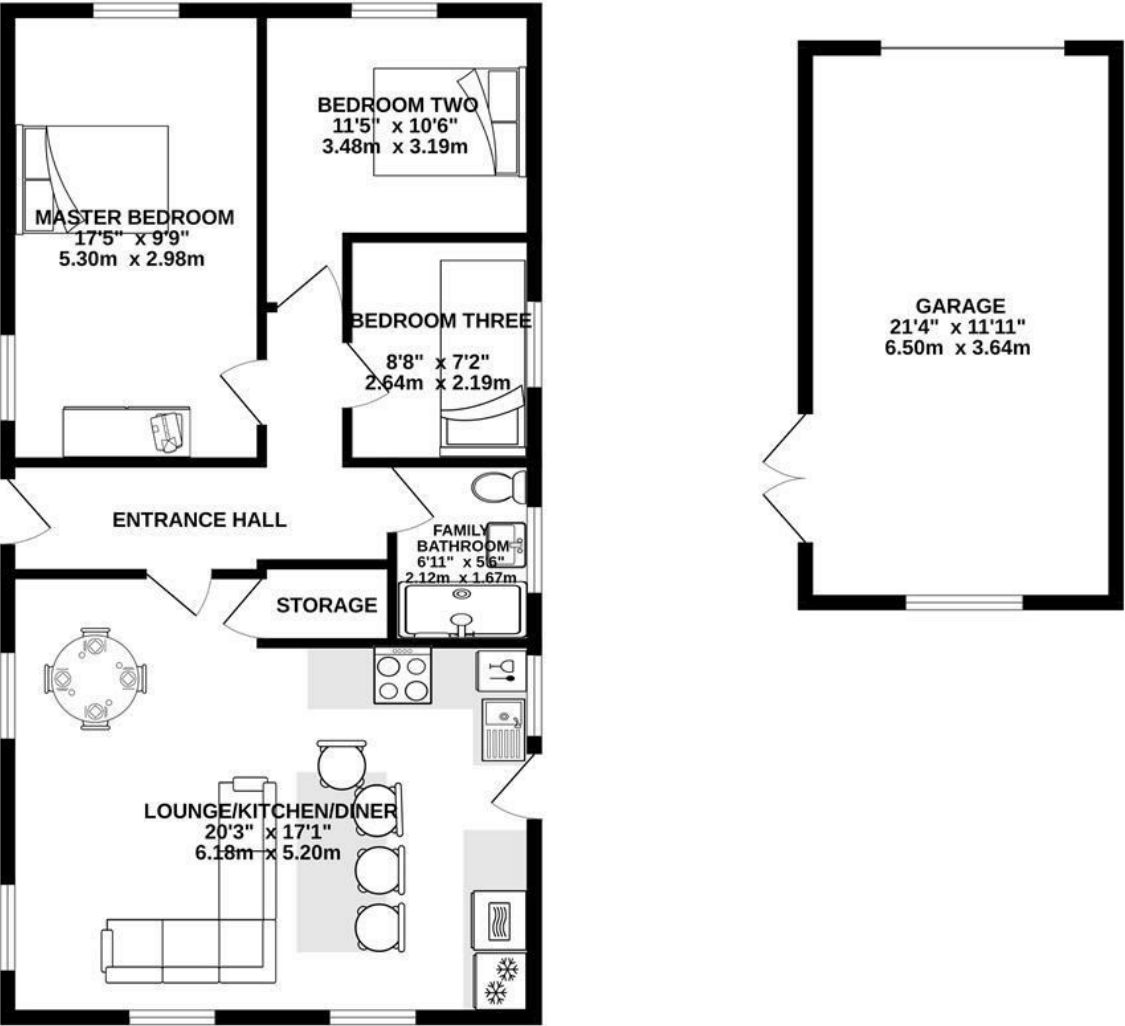


GROUND FLOOR
1040 sq.ft. (96.6 sq.m.) approx.



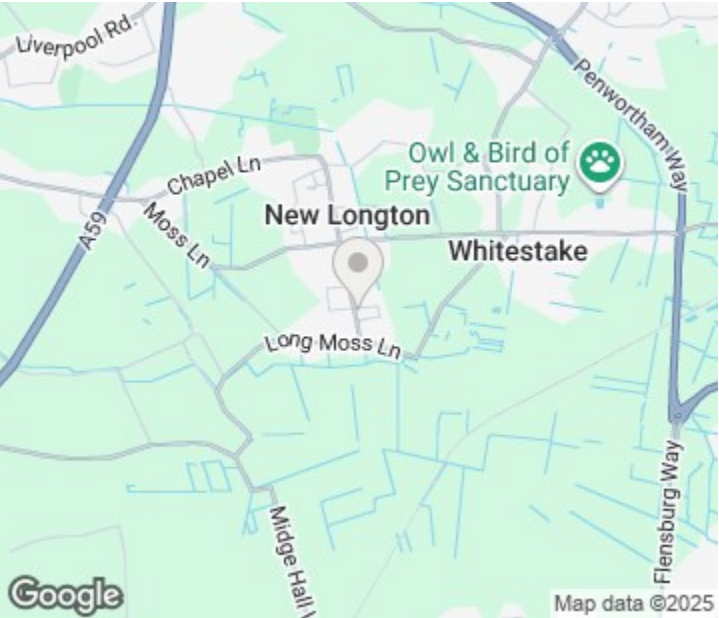
TOTAL FLOOR AREA: 1040 sq.ft. (96.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 is given 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 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		



BEN  ROSE



Brookdale, New Longton, Preston

Offers Over £309,950

Ben Rose Estate Agents are delighted to bring to market this beautifully presented three-bedroom true fully detached bungalow with No Chain, ideally located in the highly desirable area of New Longton. Perfectly suited for small families or those seeking one level accommodation and offered with no onward chain. This delightful home is situated just a short drive from Preston City Centre, and enjoys convenient access to excellent local schools, a range of shops and amenities, and superb transport links via the M6 and M61 motorways, making travel to nearby towns and cities seamless.

The home is entered at the side into a spacious entrance hall that provides access to most rooms. Positioned at the front is the impressive open-plan lounge, kitchen, and dining area—a bright and welcoming space that benefits from dual aspect windows, filling the room with natural light. The modern kitchen is equipped with ample worktop space and integrated appliances, including a fridge-freezer, oven, hob, and dishwasher. A central island offers seating for four, making it a perfect social hub. The room also provides direct external access to the side of the property and features air conditioning, ensuring comfort year-round. There is plenty of space for a large sofa suite as well as a family-sized dining table here.

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T 01772 737 873 | W WWW.BEN-ROSE.CO.UK | E LONGTON@BEN-ROSE.CO.UK | 178 LIVERPOOL ROAD, LONGTON PR4 5PB

