

Arkholme Drive, Longton, Preston


Offers Over £349,950


Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached property, situated in the highly sought-after village of Longton. Offering generous living space throughout and benefitting from modern interiors, this home is perfectly suited to families seeking a blend of comfort, convenience, and style. Longton itself boasts an excellent range of amenities including independent shops, supermarkets, bars, restaurants, pubs and well-regarded schools. For those who commute, the property enjoys excellent transport links, with regular bus services to Preston and Southport, nearby rail connections, and easy access to the M6, M61 and M65 motorways, ensuring superb connectivity across the North West.

Stepping inside, you are welcomed by a bright and inviting entrance hall which sets the tone for the home. To the front lies a modern shower room, ideal for busy family life. The spacious lounge stretches the full width of the property and benefits from a double aspect, filling the room with natural light and creating a warm, relaxing atmosphere. To the rear, the modern fitted kitchen and dining room provide a wonderful family hub, complete with integrated appliances and stylish finishes. French doors open directly onto the rear garden, making it perfect for entertaining or enjoying al fresco dining. Completing the ground floor is a converted garage, currently utilised as an office, providing excellent flexibility for home working or additional family space.

Moving upstairs, the bright landing leads to three generously proportioned double bedrooms, each offering ample room for furnishings and storage. The master bedroom provides a serene retreat, while bedrooms two and three are equally well-sized, making them ideal for children, guests, or versatile family use. The accommodation is served by a contemporary three-piece family bathroom.

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 |  |

