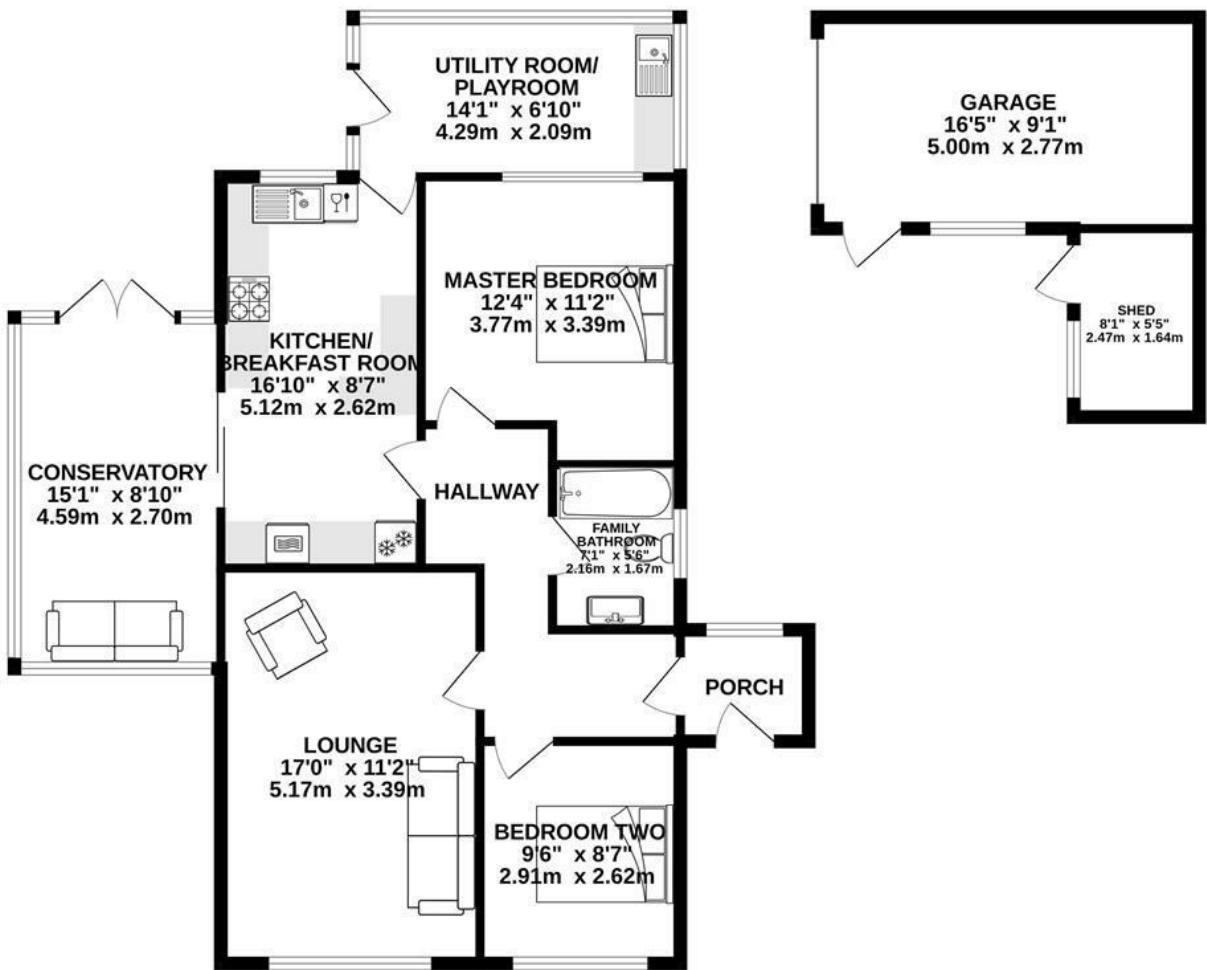


GROUND FLOOR
1116 sq.ft. (103.7 sq.m.) approx.



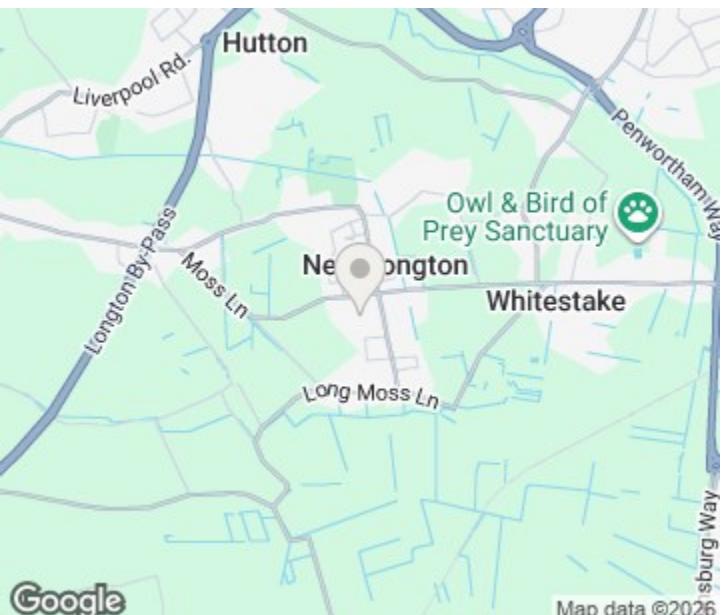
TOTAL FLOOR AREA: 1116 sq.ft. (103.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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	67	76
(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



Southfield Drive, New Longton, Preston

Offers Over £289,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom detached bungalow, positioned on a quiet and sought-after cul-de-sac in the desirable semi-rural village of New Longton, Lancashire. This charming home offers spacious and flexible accommodation throughout, ideal for families, downsizers, or those seeking peaceful single-storey living. Perfectly located, the property enjoys a wonderful balance of tranquillity and convenience, being only a short distance from Longton village, which offers a range of local independent shops, a supermarket, cafes, bars, restaurants, pubs, and well-regarded schools. Excellent transport connections are close by, with regular bus services to Preston and Longton, and easy access to the M6, M61, and M65 motorways, making commuting to Preston, Leyland, and beyond simple and efficient.

Upon entering the property, you are welcomed via a bright entrance porch that opens into a spacious hallway, with all principal rooms leading off. The inviting lounge sits to the front of the home and enjoys an abundance of natural light through a large window, creating a warm and relaxing atmosphere. Moving through to the rear, the modern kitchen/breakfast room has been beautifully designed with integrated appliances, stylish cabinetry, and ample dining space. French doors open into a lovely side conservatory, offering the perfect spot to unwind while overlooking the garden. A separate utility/playroom is conveniently accessed from the kitchen, providing extra practicality and flexibility for family living.

