



Pinfold, Longton, Preston

Offers Over £274,950

Ben Rose Estate Agents are pleased to present to the market this well-presented two-bedroom link-detached property, situated on a quiet cul-de-sac in the sought-after village of Longton, Preston. Nestled in a peaceful location and offered with no onward chain, the home is within close proximity to Preston city centre and is surrounded by superb local schools, shops, and amenities, with fantastic travel links to nearby towns and cities via local bus routes and the M6 and M61 motorways.

Internally, the property briefly comprises a welcoming entrance hallway with stairs leading to the upper level. On the left, you will find the spacious lounge, featuring a fireplace and dual aspect windows to the front and side, allowing plenty of natural light. From here, you will enter the modern kitchen, which offers ample space for freestanding appliances, a convenient pantry, and access to the side of the property. The kitchen returns you back to the main hallway.

From the hallway, you will discover the dining room, a spacious and adaptable room with ample space for a family dining table. Completing the ground floor is a convenient WC and a separate shower/wet room.

Moving upstairs, you will find two well-proportioned bedrooms, with the master bedroom benefiting from a fitted sink and integrated storage. Additional storage is available on the landing, and this floor is completed by a convenient WC located at the top of the stairs.

Externally, the property boasts a private driveway providing off-road parking. Additional parking is available directly in front of the attached garage, which can be accessed via an up-and-over door at the front and a single door at the rear. A practical storage shed located opposite the rear kitchen door offers further useful space. At the rear is a generously sized garden with a laid lawn and flagged patio area. The garden is not overlooked to the rear, creating a quiet, secluded area perfect for relaxing or entertaining.

Viewing at the earliest convenience is highly recommended to avoid any potential disappointment.







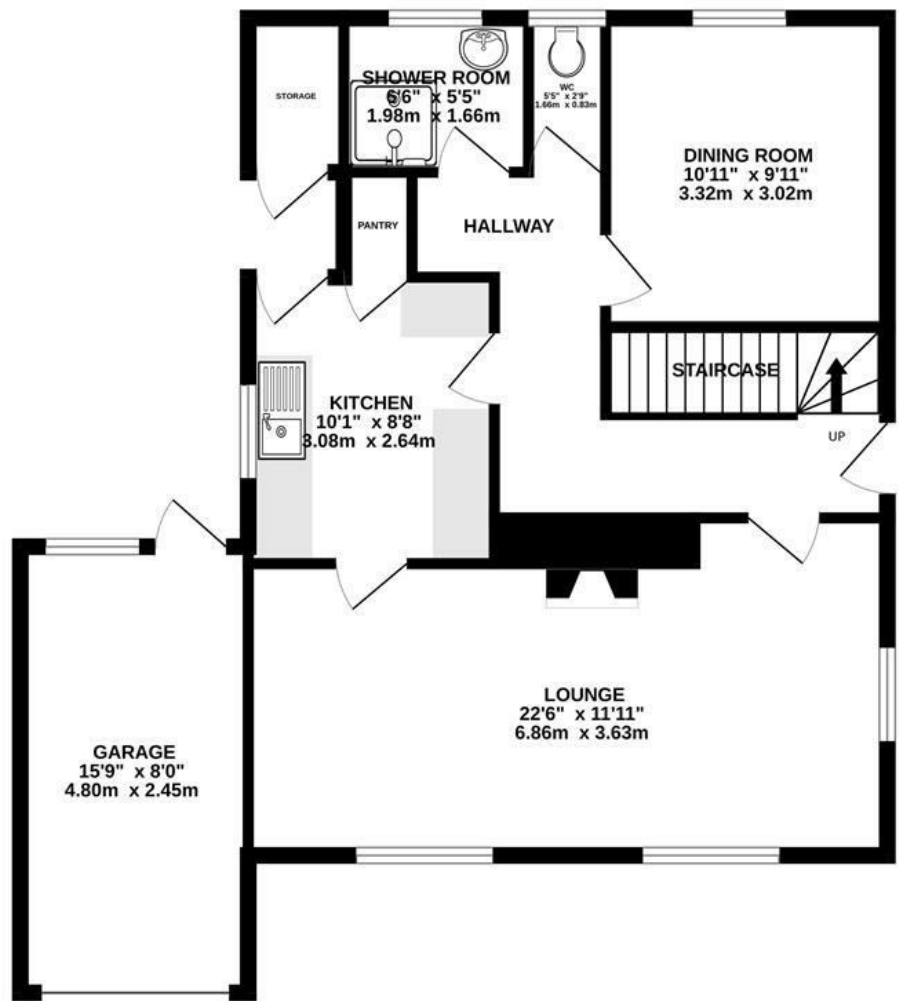




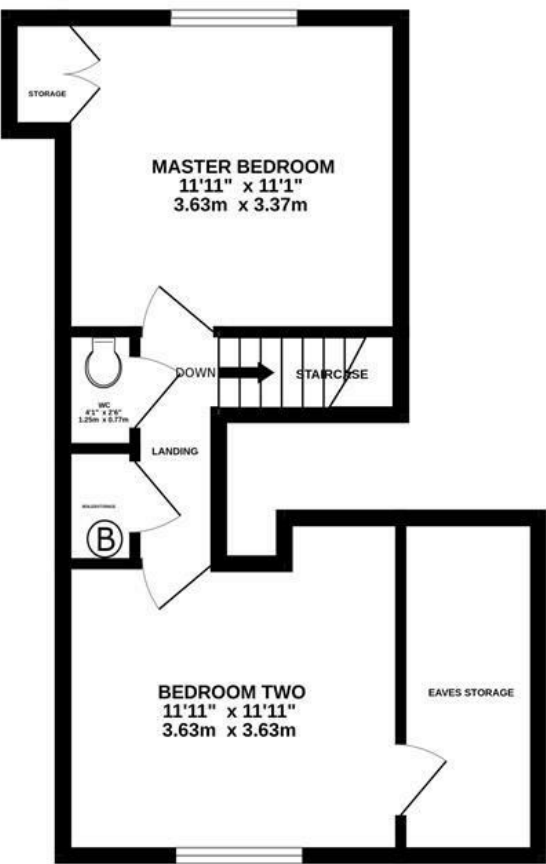


BEN ROSE

GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 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 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	

