



Tuson Croft, Longton, Preston

Offers Over £249,950

Ben Rose Estate Agents are pleased to present to market this charming two/three bedroom semi-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, you are welcomed by the bright and inviting entrance hallway, which provides access to all ground floor rooms and houses the staircase to the upper level. From here, you enter the spacious dining room, offering ample space for a large family dining table and featuring a generous front-facing window that fills the room with natural light. This room could very easily be converted into a third bedroom should the buyer wish. Continuing through, you will find the lounge, which boasts a charming fireplace and a large window overlooking the rear garden. Returning through the hallway, you'll discover the kitchen/diner. The modern fitted kitchen provides excellent storage and includes integrated appliances such as a fridge, freezer, oven, hob, and dishwasher, along with ample space for an additional dining table. A single door from here leads out to the side of the property. Completing the ground floor is a two-piece shower room and a separate WC.

Upstairs, there are two well-proportioned double bedrooms. The master bedroom benefits from integrated storage, while bedroom two offers access to additional eaves storage.

Externally, the front of the property features a private driveway providing off-road parking for multiple vehicles, leading to a detached garage equipped with power, lighting, an up-and-over front door, and a single side access door. To the rear is a secluded, south-facing garden, consisting of a low-maintenance flagged patio - perfect for enjoying sunshine throughout the day.







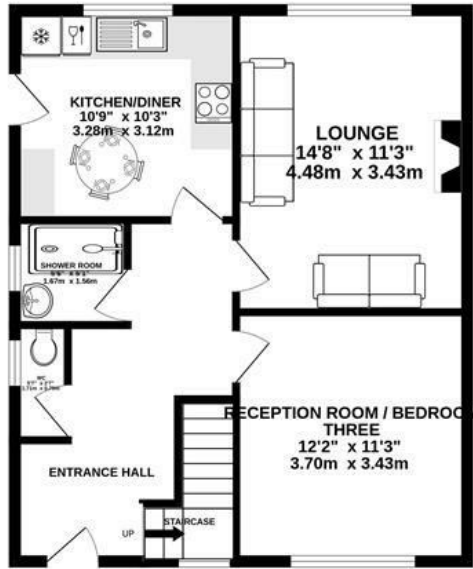
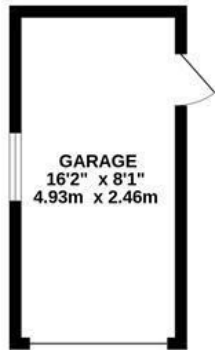




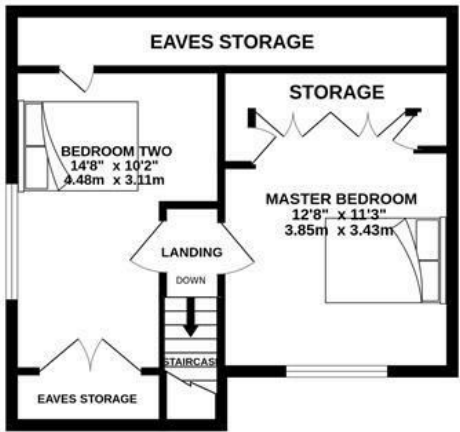


BEN ROSE

GROUND FLOOR
716 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 1119 sq.ft. (103.9 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	

