



Hambleton Close, Longton, Preston

Offers Over £395,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, detached true bungalow with No Chain, located in the heart of Longton, Preston. Set in a quiet residential area, this home offers a fantastic opportunity for buyers looking to move to a highly sought after area of the North West. Longton offers a welcoming community feel, while being conveniently located close to local shops, schools, and leisure amenities. For those needing to commute, excellent transport links are available with nearby access to the M65 and M6 motorways, providing routes to Preston and beyond. Leyland train station is also just a short drive away.

Entering the house you are greeted by a welcoming entrance hall that provides access to most of the rooms and also benefits from a double storage area. To the right is the spacious lounge that offers ample space for relaxing and entertaining guests. The lounge is home to a feature fireplace that provides a cosy and inviting atmosphere. Adjacent is the newly renovated kitchen with stunning worktops and wall to wall storage. Integrated amenities include a fridge, freezer, washing machine, dishwasher, oven and microwave oven. Located on the impressive island countertop is an induction hob with overhead remote controlled extractor. To the rear of the house is the bright and open conservatory that provides unrestricted all-round views of the garden.

Returning to the rest of the house you will find three well-appointed bedrooms, two of which are spacious doubles and a cosier single that has room for a single bed. The master bedroom features a practical fitted wardrobe as well as a three-piece ensuite. Bedroom two also boasts an integrated storage room. Completing the home is the modern three-piece family bathroom with over the bath shower and ladder towel rail.

Externally, the home provides ample off-road parking as well as a sizeable fully-wired garage for extra convenience. The rear garden offers a large amount of space and has been well maintained. The garden features a pond, patio area and two storage sheds at either side for storing all your gardening tools.

Overall this gorgeous detached true bungalow has been renovated and kept to a high standard throughout and offers the ideal opportunity for any couple or small family looking to relocate to this scenic area. The property also benefits from gas central heating throughout as well as double glazed windows.















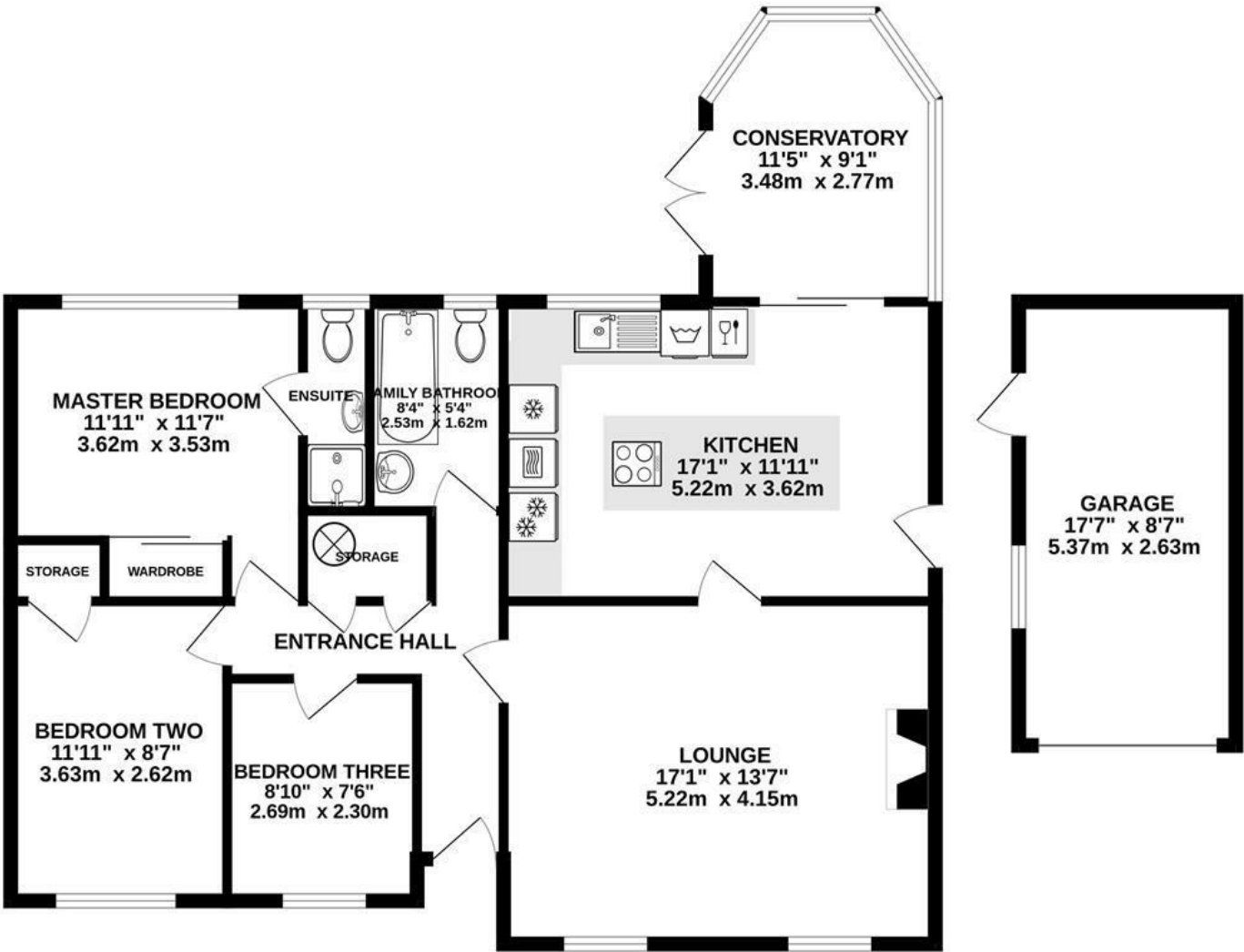






BEN ROSE


GROUND FLOOR
1137 sq.ft. (105.6 sq.m.) approx.



TOTAL FLOOR AREA: 1137 sq.ft. (105.6 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>61</div>	<div>85</div>
(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 