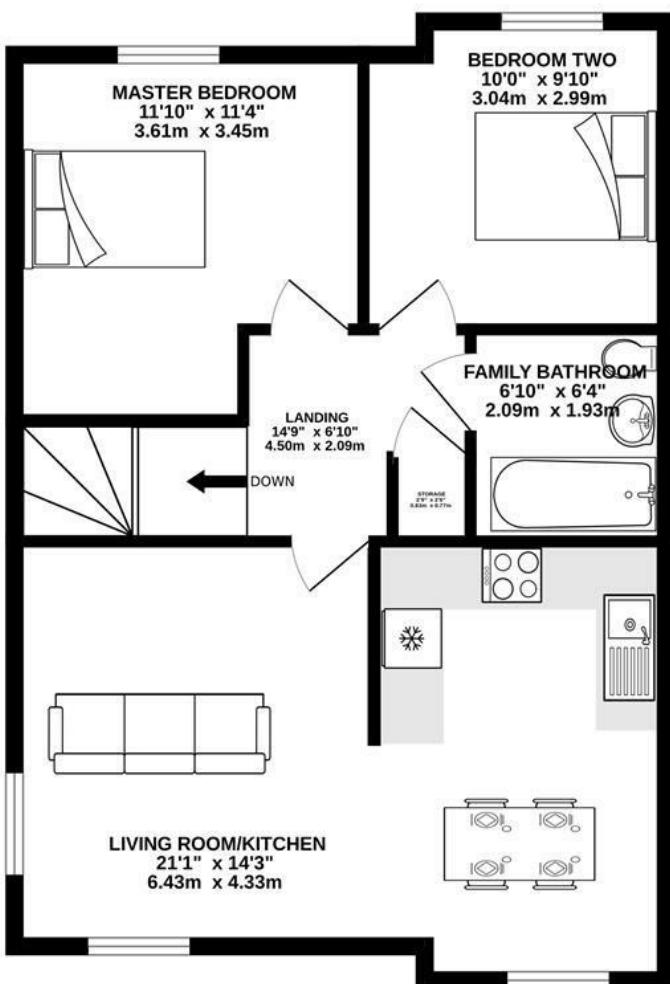


GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.

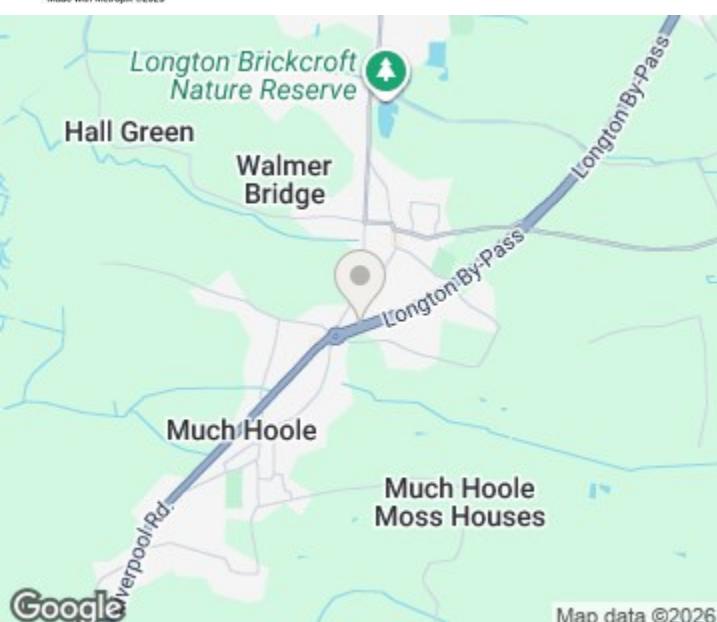


TOTAL FLOOR AREA : 624 sq ft (58.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the dimensions shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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	79	79
(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



Tillage Close, Walmer Bridge, Preston

Offers Over £120,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom first-floor flat, located in the heart of Longton, Lancashire. This charming home offers a fantastic opportunity for small families, first-time buyers, or investors looking for a property in a sought-after residential area. Longton is renowned for its welcoming village atmosphere, with a great selection of local amenities including shops, cafés, and reputable schools. The area also benefits from excellent travel links — with easy access to the A59 and M65 motorway networks, providing convenient routes to Preston, Southport, and Liverpool. Regular bus services and nearby train stations in Preston and Croston make commuting simple and efficient.

As you enter the property you're welcomed into a bright and spacious hallway that leads you upstairs to the flat. The open-plan lounge and kitchen form the heart of the home, offering a sociable living space perfect for family life or entertaining guests. The kitchen features modern wall and base units, ample work surfaces, creating both functionality and style.

Moving through the home, you'll find two well-proportioned bedrooms that provide comfortable and versatile spaces for family members or guests. The family bathroom is fitted with a modern three-piece suite comprising a bath with overhead shower, WC, and sink — designed with both practicality and comfort in mind. Each room is tastefully decorated, maintaining a warm and contemporary feel throughout.

Externally, the property benefits from a parking space, ensuring convenience and ease for homeowners. There is also dedicated bin storage to the side, keeping the area neat and organised. The building itself is well-maintained, offering a secure and pleasant environment for residents.

In summary, this delightful two-bedroom flat combines modern living with an excellent location, making it an ideal choice for families or professionals alike.

