BEN ROSE



Brookdale, New Longton, Preston **Offers Over £229,950**

Ben Rose Estate Agents are pleased to present to market this attractive two-bedroom semi-detached bungalow, situated within the highly sought-after village of New Longton. Offering well-proportioned accommodation throughout, a spacious lounge, modern kitchen and conservatory, this property provides an excellent opportunity for couples looking to enjoy comfortable single-storey living in a desirable village setting. New Longton offers a wonderful balance of village charm and everyday convenience, with a selection of local shops, convenience stores, cafés and traditional pubs close by. There are also well-regarded schools and lovely countryside walks nearby, while the neighbouring villages of Longton and Hutton provide further amenities. For commuters, regular bus services connect the surrounding areas, with railway stations at Croston and Preston offering wider regional links. The A59 provides convenient road access towards Preston and Southport, while the M6 can be reached via the surrounding road network, making this an ideal location for those needing to travel further afield.

Stepping inside, the entrance hall provides access to the majority of the accommodation. Towards the front of the home, you'll find the second bedroom, alongside the spacious lounge, which offers plenty of room for comfortable seating as well as the option to incorporate a dining table. Continuing along the hallway, you'll pass the three-piece family bathroom, complete with an over-bath shower, before reaching the generously sized master bedroom. Positioned towards the rear, the modern kitchen is fitted with an integrated hob and oven and offers a practical space for everyday cooking. From here, the accommodation continues into the conservatory, providing a versatile additional reception area with pleasant views over the rear garden.

Externally, the property benefits from a driveway running down the side of the home, providing off-road parking for up to four vehicles and leading to a detached single garage, offering useful additional storage or secure parking. To the rear, you'll find a lovely private garden designed with ease of maintenance in mind. Featuring a patio seating area and lawn, it provides a pleasant outdoor space for relaxing, enjoying warmer weather or entertaining guests. Overall, this is a well-presented bungalow in a desirable village location, offering spacious and versatile accommodation, excellent parking and a private garden, making it an ideal home for couples seeking the convenience of single-storey living.




SUGAR





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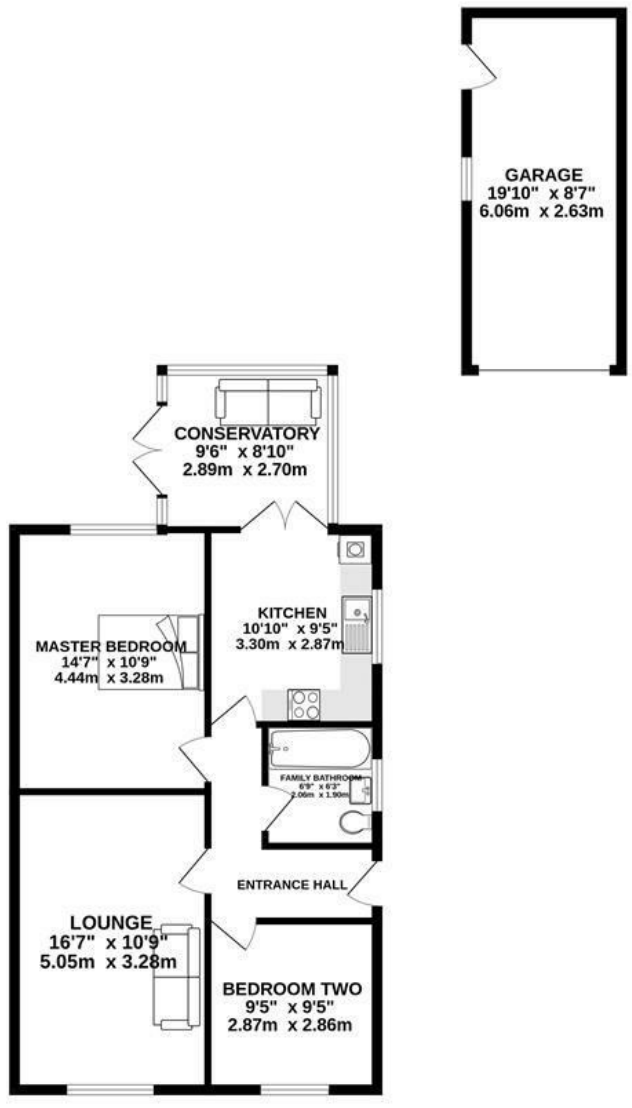




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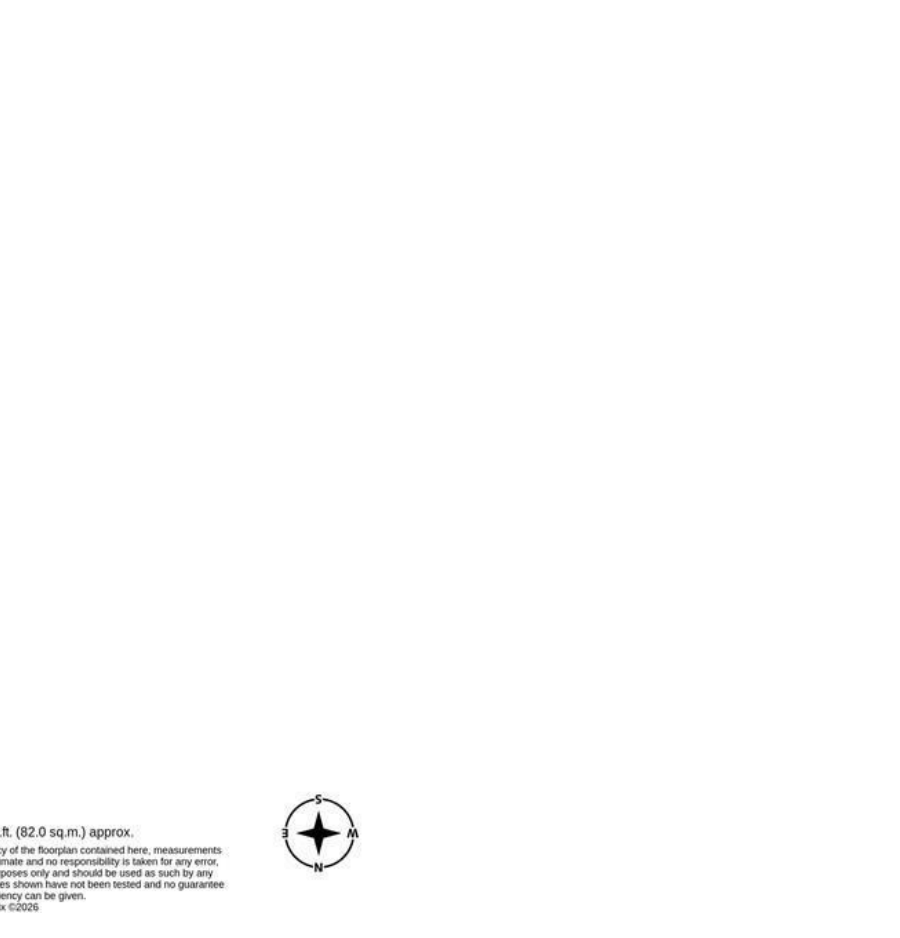
GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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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