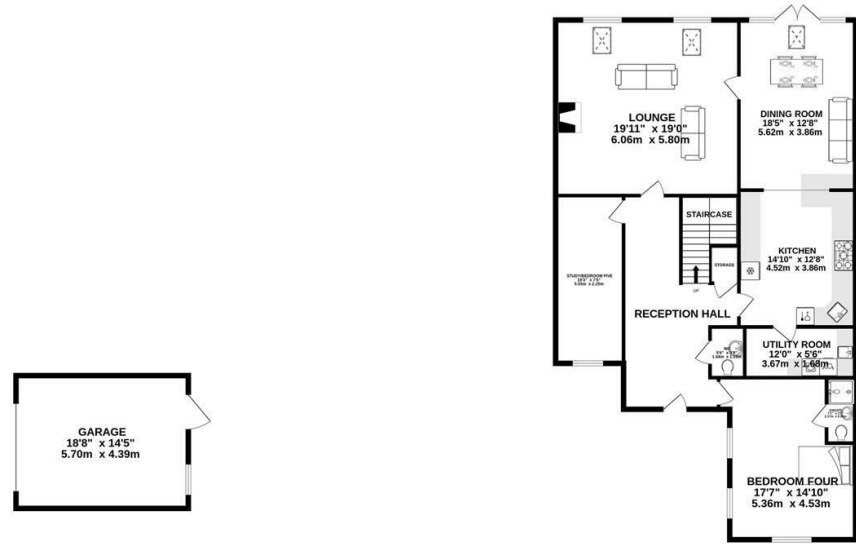


GROUND FLOOR  
1792 sq.ft. (166.5 sq.m.) approx.

1ST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 2403 sq.ft. (223.2 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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## Hall Carr Lane, Longton, Preston

£524,950

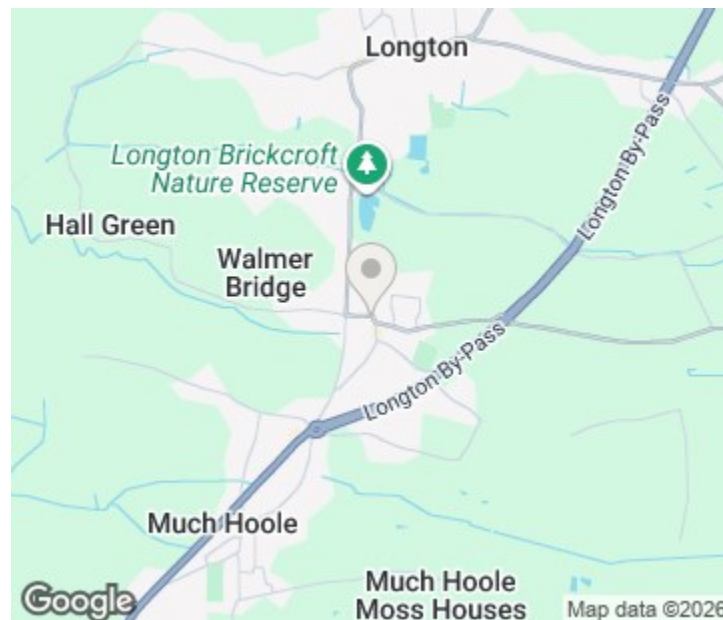
Ben Rose Estate Agents are delighted to present to market this well-presented five-bedroom farmhouse, nestled on a private road in the highly sought-after village of Longton, Lancashire. This charming home offers an idyllic setting for families, combining peaceful countryside surroundings with convenient access to local amenities. The village of Longton features a fantastic range of independent shops, restaurants, and highly regarded schools. For commuters, the property benefits from excellent transport links, including easy access to the M6 and M65 motorways, frequent bus services, and Preston train station just a short drive away.

Upon entering the property, you are welcomed into a bright and spacious entrance hallway, which provides access to most of the ground floor rooms. A staircase leads from here to the upper level. Directly across the hallway is the generous lounge, a light-filled space that benefits from rear-facing windows and features a charming log burner fire.

From the lounge, you can access the open-plan kitchen and dining room. Beautifully presented, this contemporary space boasts a modern fitted kitchen with integrated appliances and a convenient breakfast bar. Adjacent to the kitchen is a practical utility room, complete with an additional sink and space for freestanding appliances.

The dining area offers ample room for a large family dining table, with additional space for a secondary sitting area. Double patio doors open out to the rear garden, allowing for an easy indoor-outdoor flow.

Also on the ground floor are two well-proportioned bedrooms. Bedroom four is particularly spacious, enjoying dual-aspect windows and a private ensuite shower room. Bedroom five, ideally located, offers flexibility and could serve as a study or home office. A convenient WC, situated off the entrance hallway, completes this level.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

