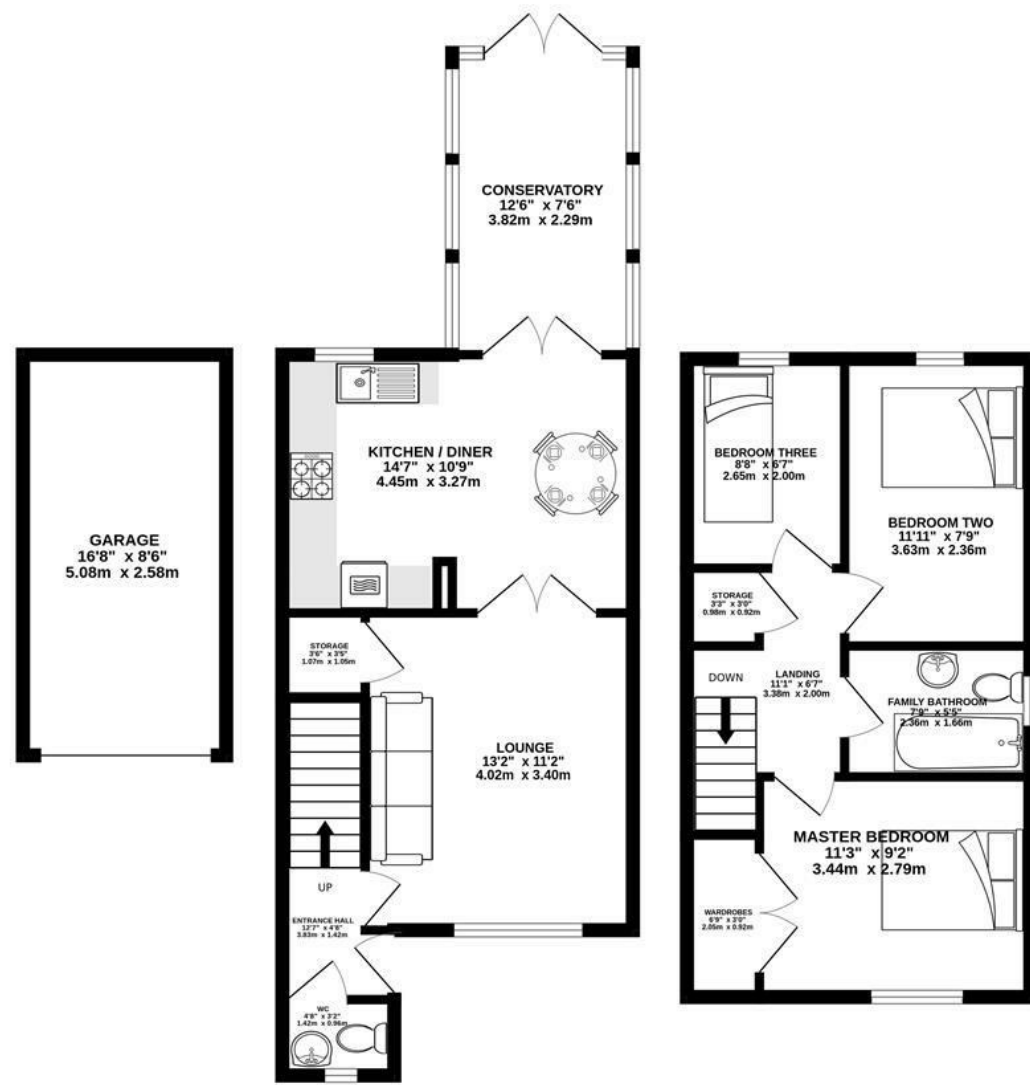
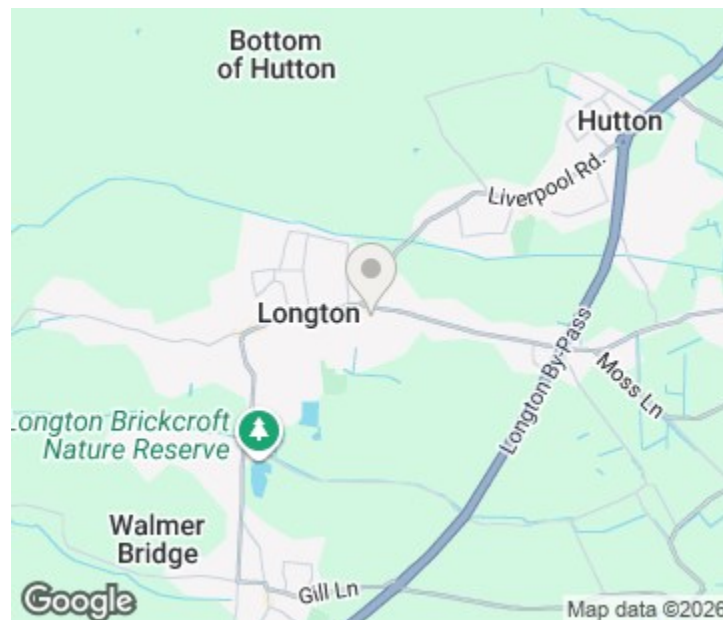


GROUND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.

1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 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
76	81

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 <sub>2</sub> ) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO<sub>2</sub> 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<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

BEN  ROSE



**Pendlebury Close, Longton, Preston**

**Offers Over £249,950**

Ben Rose Estate Agents are pleased to present to market this attractive semi-detached family home, situated in the highly desirable village of Longton, near Preston. This well-proportioned property offers comfortable and versatile living space throughout, making it an excellent choice for growing families. Set within a popular residential area, the home enjoys close proximity to a wide range of local amenities including shops, supermarkets, cafés, and well-regarded schools. Longton is known for its strong community feel and excellent access to surrounding areas, with Preston city centre just a short drive away. There are convenient bus routes running through the village, while nearby train stations such as Preston and Leyland provide direct links to major cities. The property also benefits from easy access to the A59 and M6 motorway network, ideal for commuting.

Upon entering the home, you are welcomed into a bright entrance hallway which provides access to the staircase and a convenient ground floor WC. From here, you step into the generously sized lounge, offering a comfortable and inviting space for relaxing with family. French doors lead through to the kitchen, which is well-equipped and includes ample space for dining, creating a sociable hub of the home. The layout continues seamlessly into the conservatory at the rear, a light-filled space that overlooks the garden and offers additional room for both entertaining and everyday living.

Upstairs, the first floor hosts three well-proportioned bedrooms, making the home ideal for family life. The master bedroom is particularly spacious and benefits from built-in wardrobes, providing excellent storage. The remaining bedrooms are versatile and can be used as children's rooms, guest accommodation, or a home office if required. Completing the first floor is the family bathroom, fitted with all essential fixtures.

