



Franklands, Longton, Preston

Offers Over £244,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached extended bungalow, positioned on an enviable corner plot in a quiet and sought-after neighbourhood in Longton. This delightful home offers the perfect blend of peaceful living and convenient accessibility. Situated just a short drive from the A59 Longton By-Pass as well as the M6 and M65 motorways, it provides excellent travel links to nearby towns and cities including Chorley, Leyland, and Preston. The local area also boasts a range of amenities, bus routes within walking distance, and an abundance of green spaces ideal for walks and outdoor leisure.

Entering the home you will find a welcoming hallway that leads to all of the rooms in the home. To the right is one of the two bedrooms offering a large wardrobe for storage options. Adjacent is the sizable lounge, offering a vast amount of space to house a large sofa set. A front facing window keeps the space well lit with a fireplace offering a cosy focal point. Moving down the hall you will find the master bedroom that overlooks the garden and has enough space to comfortably accommodate a king-size bed. At the end of the hallway is the lengthy modern kitchen/diner with a vast amount of worktop space as well as integrated appliances including a microwave, oven, sink, dishwasher and gas hob. The kitchen provides access to the rear yard via double patio doors that flood the room with natural light. Completing the ground floor is the family bathroom with a large walk in shower for easy access.

Externally the property comes with a low maintenance rear yard that provides access to the garage. To the front there is a garden area that wraps around the side of the house and offers potential for gardening. There is ample on the road parking as well as a single driveway leading to the detached garage that could house another car. Overall this is an ideal house for those looking to live in a quiet yet well connected area in one level accommodation.





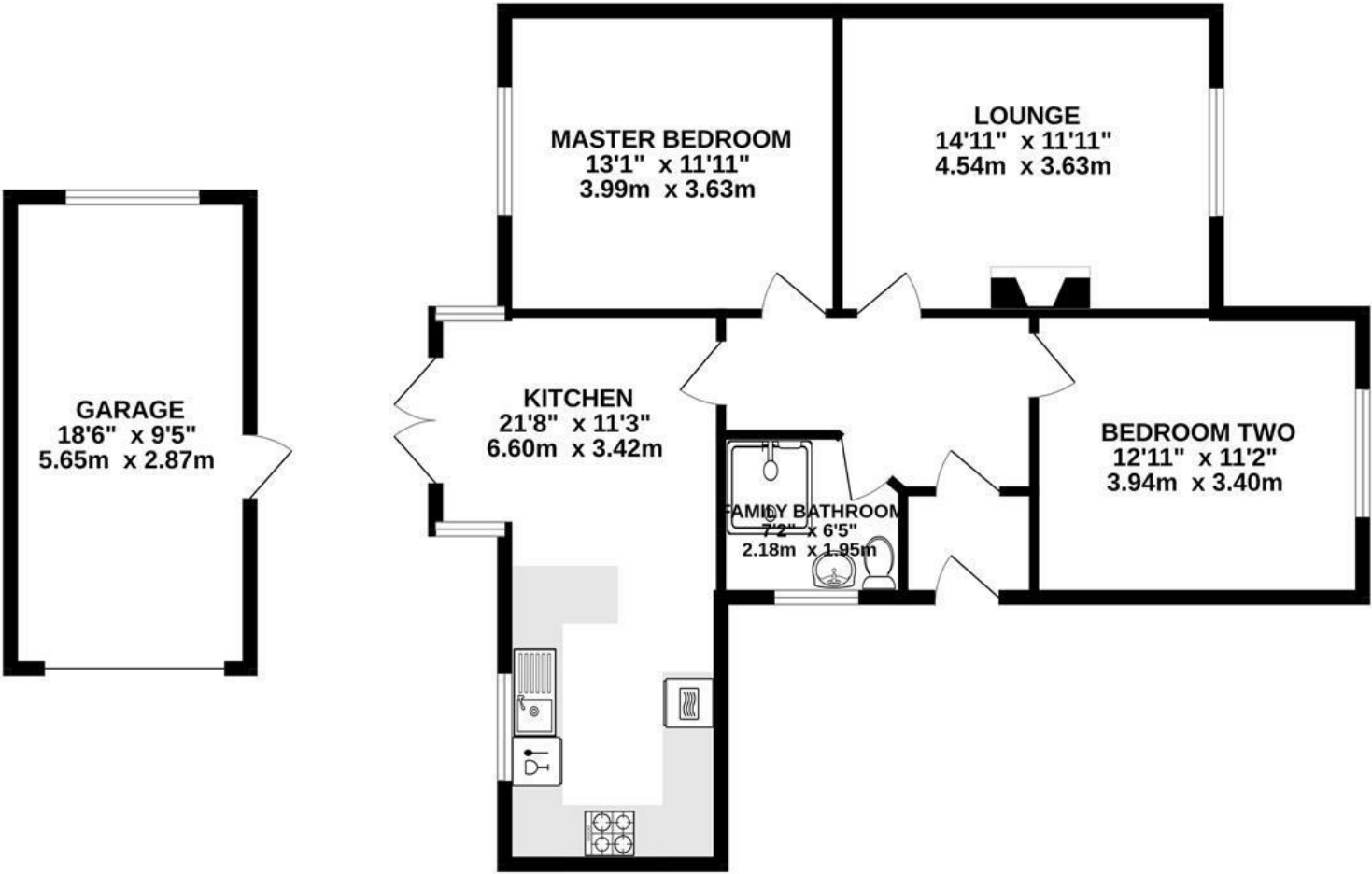








GROUND FLOOR
990 sq.ft. (91.9 sq.m.) approx.




TOTAL FLOOR AREA : 990 sq.ft. (91.9 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
Very energy efficient - lower running costs		
(92 plus) A	<div>70</div>	<div>86</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 