



## **Aspendale Close, Longton, Preston**

**Offers Over £199,950**

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom semi-detached property, nestled within a peaceful cul-de-sac in the heart of Longton, Preston. Perfectly suited for couples or small families, the home is presented with no onward chain and is within walking distance of a range of village amenities, including local shops, bakeries, and eateries. For commuters, the property benefits from excellent travel links, with easy access to Preston city centre, nearby bus routes, and major road networks, making it an ideal choice for those seeking a quiet yet well-connected location.

Stepping into the property through the welcoming entrance porch, you are led into the spacious lounge, which features a central fireplace and a large window overlooking the front aspect. From here, you move through to the modern kitchen, which offers ample storage and space for freestanding appliances, and flows seamlessly into the conservatory at the rear. The bright and airy conservatory is impressively sized, providing an ideal space for dining while enjoying pleasant views of the garden, with access via a single patio door.

Moving upstairs, you will find two well-proportioned double bedrooms, with the master bedroom benefiting from fitted storage. A modern three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, the front of the property features a well-maintained garden alongside a private driveway, providing off-road parking for multiple vehicles. To the rear is a generously sized L-shaped garden, with a secluded decking area to the side and a spacious lawn beyond, offering an ideal setting for relaxing or entertaining in the sunshine.

Early viewing is highly recommended to avoid any potential disappointment.





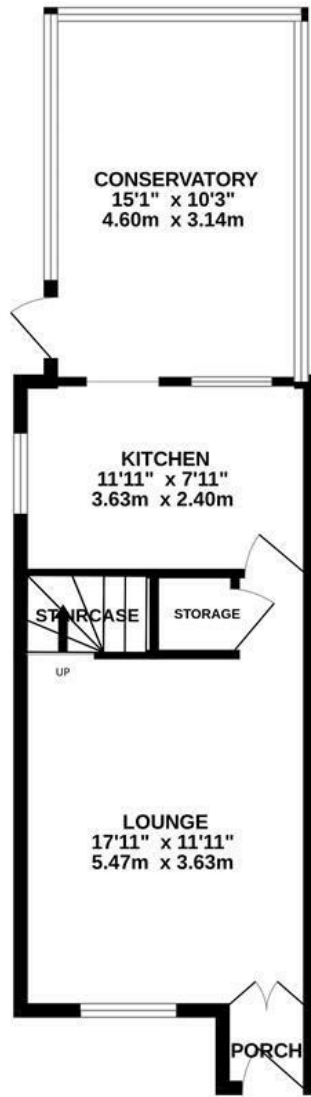




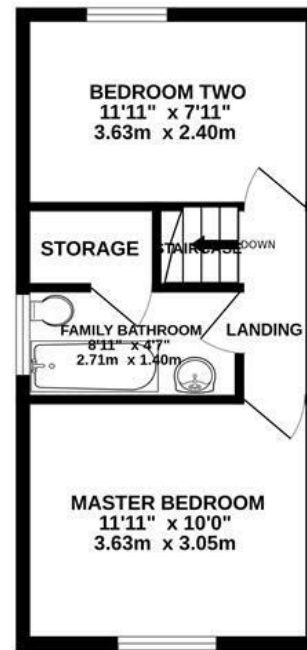




GROUND FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.6 sq.m.) approx.

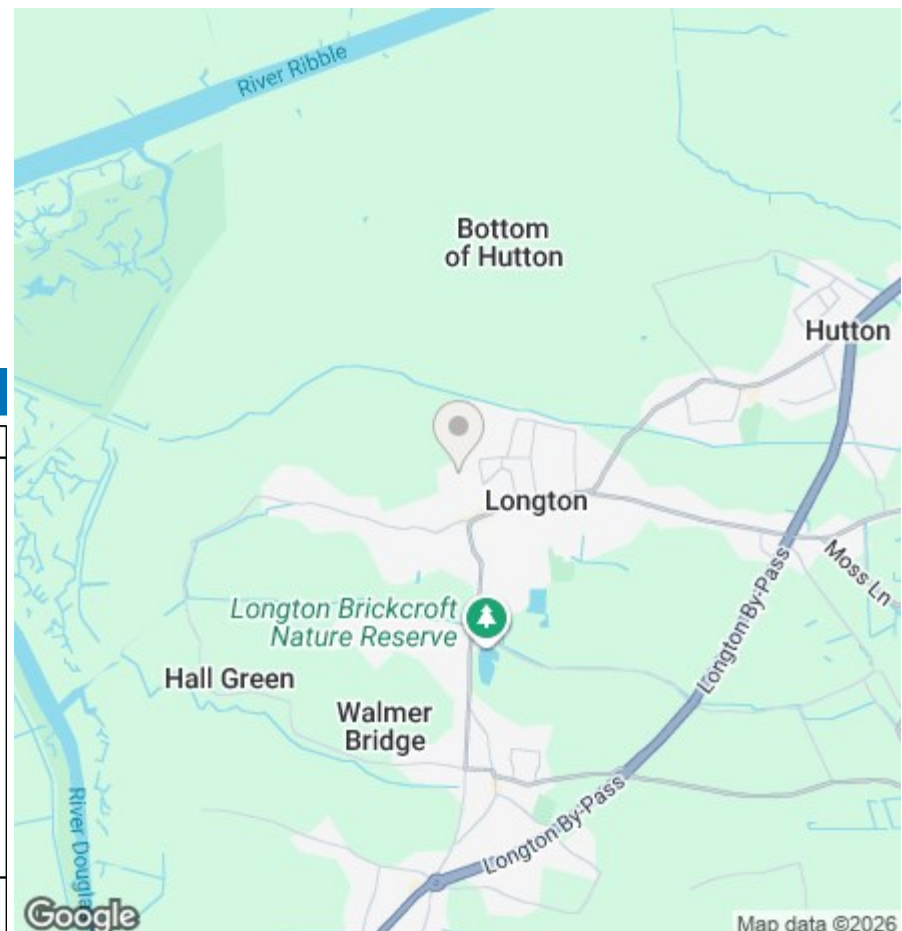


TOTAL FLOOR AREA: 782 sq.ft. (72.6 sq.m.) approx.

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) <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>60</b>	<b>69</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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	