



Longsands Lane, Fulwood, Preston

Offers Over £379,995

Ben Rose Estate Agents are pleased to present to market this beautifully maintained, NO CHAIN, four-bedroom detached home, ideally situated in the sought-after area of Fulwood, Preston. Offering generous living space and well-presented interiors, this property is perfectly suited to families and couples seeking a home that combines comfort, style, and convenience. Located close to highly regarded schools, local shops, and leisure facilities, the area provides a fantastic community feel. Excellent transport links are on hand, with the M6, M55, and M65 motorways within easy reach, giving swift access to Preston, Blackburn, and Blackpool, while reliable bus services connect you to the city centre.

Upon entering, you are welcomed into a bright and inviting entrance hall. To the front, the spacious lounge/dining room features a bay-fronted window that fills the space with natural light, alongside a charming feature fireplace – the perfect focal point for cosy evenings. This room flows into a large conservatory overlooking the rear garden, ideal for year-round enjoyment. Towards the rear, the open-plan kitchen boasts a range of integrated appliances and ample worktop space, seamlessly connecting to a garden room with direct access to both the garage and rear garden.

To the first floor, the master bedroom benefits from fitted wardrobes and a private en-suite with shower. Bedrooms two and three also feature fitted wardrobes, while bedroom four offers versatility as a guest room, study, or nursery. Completing the floor is a well-presented three-piece family bathroom.

Externally, the property is set back from the road, with a long driveway providing parking for up to three vehicles, leading to a double garage. The front garden is laid to lawn with mature plants and trees, while the beautifully landscaped wrap-around rear garden offers multiple seating areas and two separate lawns. This is a wonderful home in a prime location, ready to welcome its next owners.















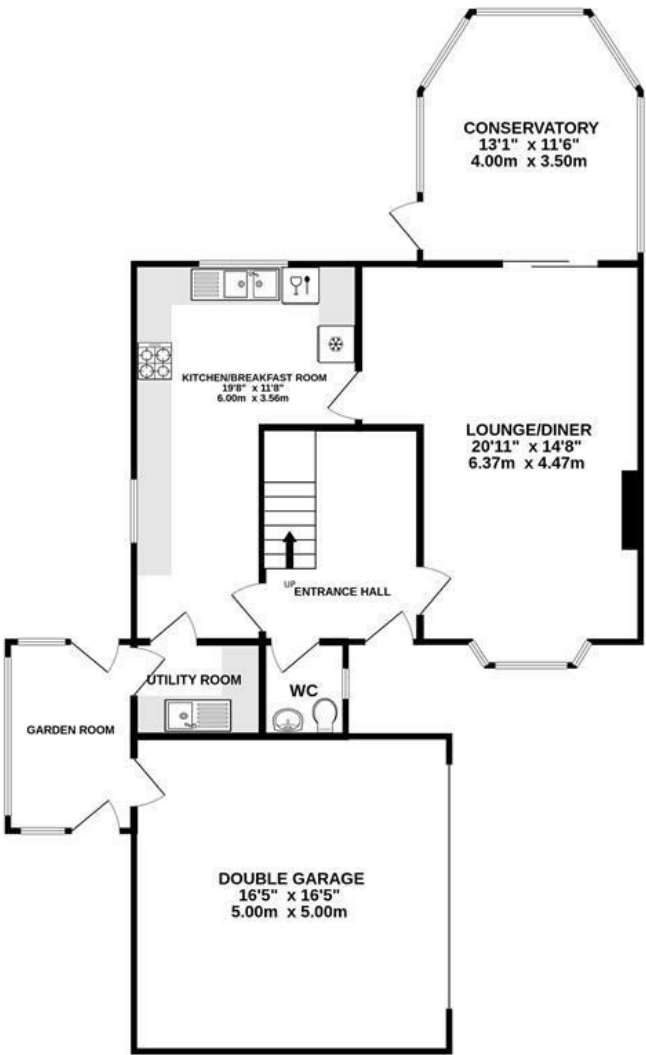




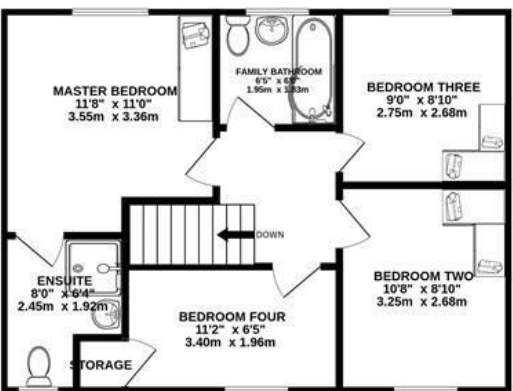


BEN ROSE

GROUND FLOOR
1050 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1566 sq.ft. (145.5 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	73
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	

