



Station Road, New Longton

£1,395 PCM

Ben Rose Estate Agents are pleased to present to the rental market this deceptively spacious and newly renovated two-bedroom detached bungalow, situated in the sought-after village of New Longton. Located just a short drive from Preston city centre, the property benefits from excellent nearby schools, shops, and everyday amenities, along with superb transport links via the M6 and M61 motorways, providing easy access to surrounding towns and cities.

The home has been refurbished throughout, including fresh neutral décor and new flooring, creating a stylish and comfortable living environment, ideal for a couple, small family, or those looking for single-storey living.

Stepping into the property, you are welcomed into the entrance hallway, which provides access to the majority of the accommodation. To the right, you will enter the spacious lounge, featuring a charming central fireplace and a beautiful bay window overlooking the front aspect. The lounge flows seamlessly into the dining room, which offers ample space for a large family dining table and provides access to the kitchen.

The contemporary fitted kitchen offers ample wall and base units, with integrated appliances including an oven, hob, and dishwasher. Just off the kitchen is a generously sized utility room, providing additional storage and space for freestanding appliances. A single door from here leads out to the rear garden.

Completing the accommodation are two well-proportioned double bedrooms, with the master bedroom benefiting from fitted wardrobes. A modern three-piece family bathroom with an over-the-bath shower completes the internal layout.

Externally, the property boasts a spacious private driveway to the front and side, providing off-road parking for multiple vehicles. The driveway leads to the detached single garage at the rear, which is equipped with power and lighting. The rear garden is generously sized, featuring a lawn and flagged patio, creating the perfect space for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the quality of accommodation on offer and to avoid potential disappointment.







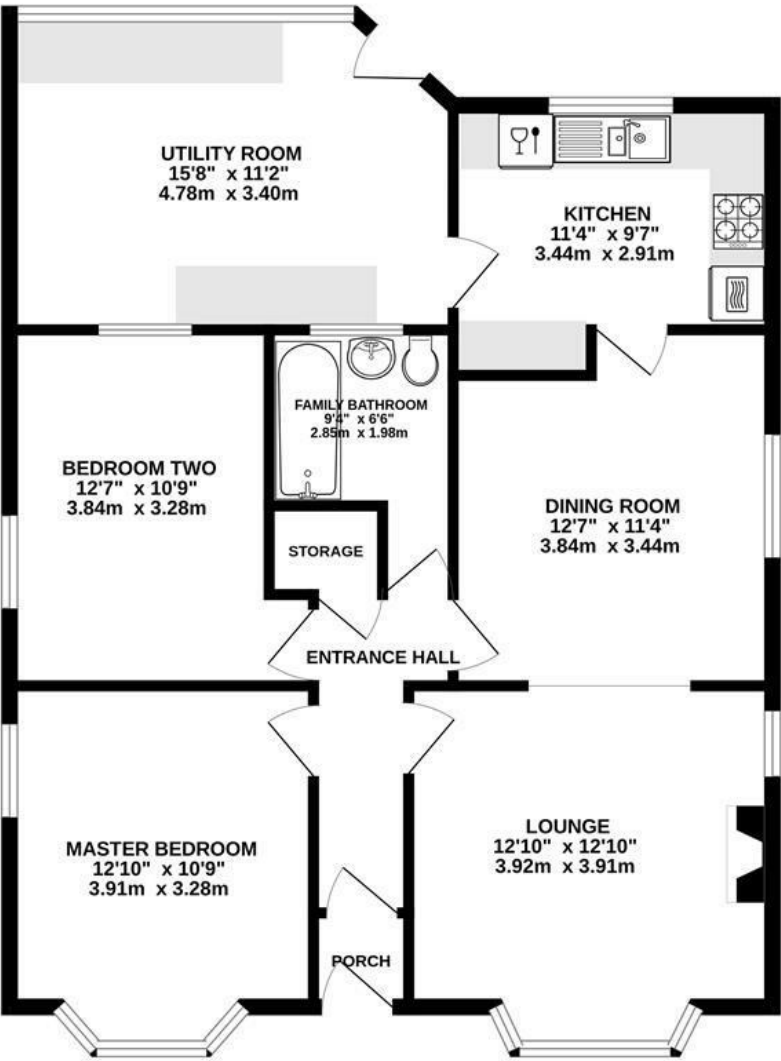






BEN ROSE

GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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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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		
	63	74
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	

