



West View, Longton, Preston

£1,200 PCM

Ben Rose Estate Agents are pleased to present to the rental market this charming two-bedroom end-terrace home, ideally situated in the heart of the highly sought-after village of Longton. Offering well-proportioned accommodation throughout, this delightful property is perfectly suited to couples and small families seeking a comfortable home within easy reach of excellent local amenities. Longton village centre is just a short walk away, offering a fantastic selection of independent shops, a supermarket, cafés, bars, restaurants, traditional pubs and well-regarded schools. The property also benefits from excellent bus links to Preston and Southport, while the nearby M6, M65 and M61 motorways provide superb commuter connections across the region.

Stepping inside, you are welcomed into a spacious lounge, providing a warm and inviting setting to relax or entertain. To the rear of the property is the well-appointed kitchen and dining room, featuring a fitted kitchen with ample storage and workspace, alongside plenty of room for dining. From here, there is convenient access to the rear yard.

Moving upstairs, the first floor offers two generous double bedrooms, with the principal bedroom benefiting from an excellent amount of space. Completing the accommodation is a modern three-piece family bathroom, finished in a contemporary style and designed for everyday practicality.

Externally, the property benefits from off-road parking to the side for up to two vehicles. To the rear is a private paved yard with a pleasant patio seating area, ideal for enjoying the warmer months. A conservatory provides additional versatile space overlooking the yard, while an outside WC adds further convenience. Combining character, practicality and a prime village location, this wonderful home presents an excellent rental opportunity not to be missed.














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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	