



**Chapel Lane, Longton, Preston**

**£950 PCM**

Ben Rose Estate Agents are pleased to present to the rental market this charming end terrace cottage, situated in the highly sought after village of Longton. This delightful home offers a blend of character and practicality, making it an excellent choice for families and couples alike. Ideally located within walking distance of Longton village centre, tenants can enjoy a range of independent shops, a supermarket, cosy pubs, restaurants and well regarded schools. The property also benefits from excellent bus links to Preston and Southport, while the nearby M6, M61 and M65 motorways provide convenient connections for commuting further afield.

Upon entering the property, you are welcomed by a large uPVC porch, offering useful storage space before stepping into the main home. The spacious lounge is positioned to the front and features a charming fireplace with an electric wood burner style fire, creating a warm and inviting living space. To the rear, the kitchen and dining room offers a fitted kitchen with ample worktop space and room for dining, along with direct access out to the rear yard. A three piece family bathroom is also conveniently located on the ground floor.

Moving upstairs, the property offers two generously sized double bedrooms, both well presented and offering comfortable accommodation for tenants. The master bedroom is particularly spacious, while the second bedroom is ideal for guests, children or as a home office if required.

Externally, the property benefits from a front garden which adds to its kerb appeal. To the rear is a private paved yard, offering a low maintenance outdoor space. In addition, the property boasts rear parking and a detached garage, accessible via the side of the home, providing both convenience and extra storage. This charming cottage presents a fantastic rental opportunity in a desirable village location.













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