



**Liverpool Road, Longton, Preston**

**Offers Over £159,950**

Ben Rose Estate Agents are pleased to present to market this semi-detached family home, offering an exciting opportunity for buyers seeking a property with scope to modernise and add value. Situated in the highly sought-after village of Longton, this home enjoys a popular residential setting well suited to families. Longton village centre is within easy reach and provides a variety of independent shops, a supermarket, cafés, bars, restaurants and traditional pubs, along with well-regarded local schools. The area benefits from excellent bus links to Preston and Southport, while commuters will appreciate the convenient access to the M6, M61 and M65 motorways, connecting to surrounding towns and cities including Preston and Southport.

Stepping inside, the ground floor offers a practical and well-proportioned layout with plenty of potential. The entrance hall provides access to a three-piece family bathroom, ideally placed for everyday use. To the front of the property is a spacious lounge, offering a comfortable living space with ample room for family seating. Moving through to the rear, the dining room overlooks the garden and provides an ideal setting for family meals and entertaining. The fitted kitchen is positioned at the back of the home and includes a built-in oven, fridge and freezer, with a door leading directly out to the garden, creating an excellent opportunity to reconfigure or extend, subject to the necessary permissions.

The first floor continues the generous accommodation with three well-sized double bedrooms, making this an ideal home for growing families. The master bedroom offers ample space for furnishings, while bedrooms two and three are equally versatile and suitable for children, guests or home working. Additional eaves storage provides useful extra space for household items.

Externally, the property benefits from a front garden surrounded by mature plants and shrubs, adding kerb appeal and a degree of privacy. To the rear is an L-shaped garden, mainly laid to lawn with established planting, offering plenty of outdoor space for families and keen gardeners alike. A rear garage and parking further enhance the practicality of the home.

Overall, this property presents a fantastic opportunity to create a personalised family home in one of Longton's most desirable locations.





















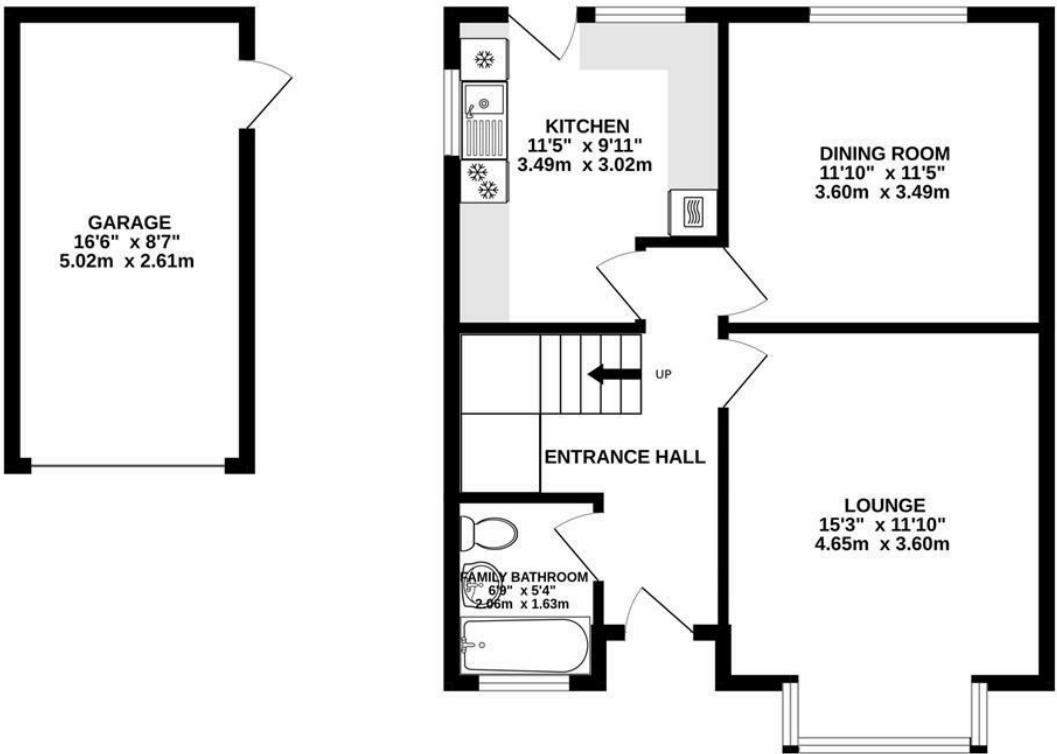




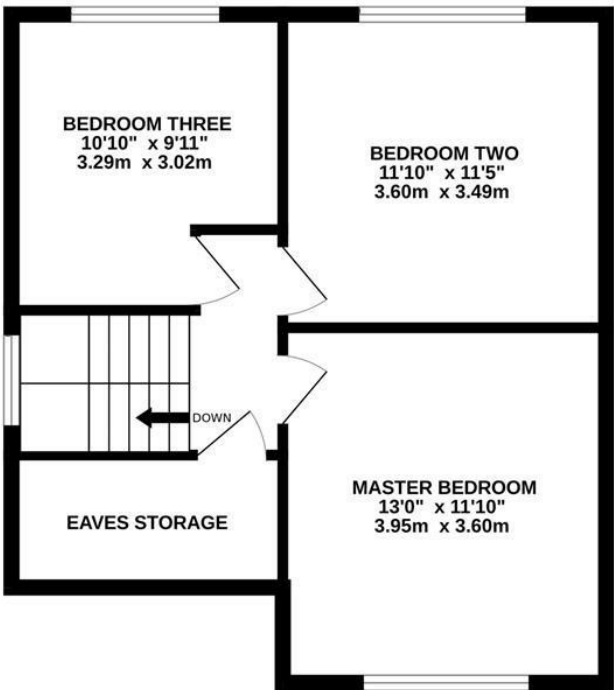


# BEN ROSE

GROUND FLOOR  
679 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 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		
	65	74
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

