BEN ROSE



Brookdale, New Longton, Preston

Offers Over £179,950

Ben Rose Estate Agents are pleased to present to the market this deceptively spacious two-bedroom semi-detached home, located on a quiet street in the desirable village of New Longton. New Longton is renowned for its welcoming community, reputable primary school, and semi-rural setting, making it a particularly sought-after place to live. Despite its peaceful location, the village enjoys excellent travel connections, with Preston city centre only a short drive away, alongside easy access to the M6 and M65 motorways. Nearby train stations at Preston and Leyland provide direct links to Manchester, Liverpool, and beyond, while local shops, parks, and countryside walks are all close at hand. While the property would benefit from some modernisation, it presents an excellent opportunity for buyers looking to put their own stamp on a home in a desirable location.

Stepping into the property through the welcoming entrance porch, you will find yourself in the main hallway, which provides access to most rooms. To the right, you will enter the bright and spacious kitchen/diner, which offers ample storage and space for freestanding appliances, alongside additional space for a dining area. A single door leads through to the conservatory, which provides versatile additional living space, with one door leading to the driveway and another opening onto the rear garden.

Moving back through the hallway, you will find access to the spacious lounge, which features a central fireplace and large window overlooking the front aspect. The home also includes two well-proportioned double bedrooms, both benefiting from integrated storage. A modern three-piece family bathroom completes the internal accommodation.

Externally, the property benefits from a private driveway to the front and side, providing off-road parking and leading through to the single garage at the rear. The garage offers additional storage space, with an up-and-over door to the front and convenient side access from the garden.

To the rear is a generously sized, south-facing garden featuring a flagged and loose-stone patio, providing a low-maintenance outdoor space ideal for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the space, potential, and desirable location this property has to offer.





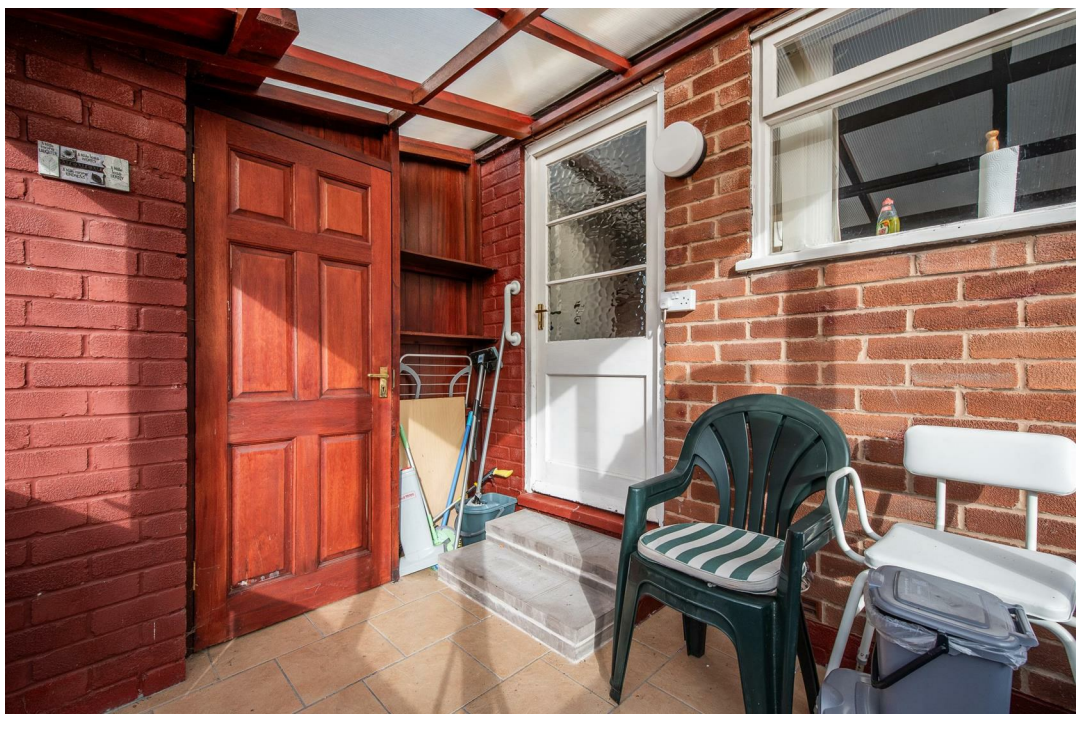














T 01772 737 873 | W WWW.BEN-ROSE.CO.UK | E LONGTON@BEN-ROSE.CO.UK | 178 LIVERPOOL ROAD, LONGTON PR4 5PB







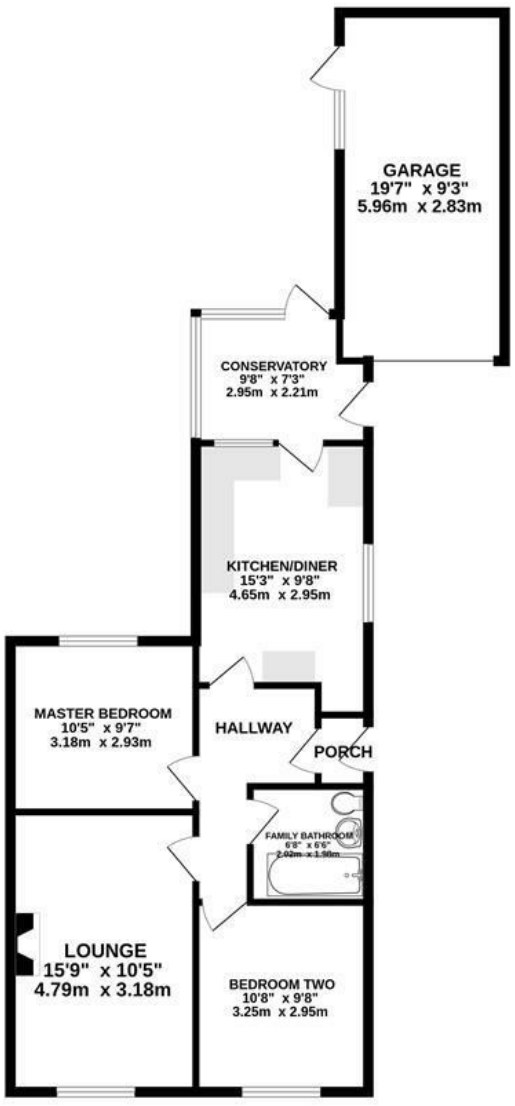




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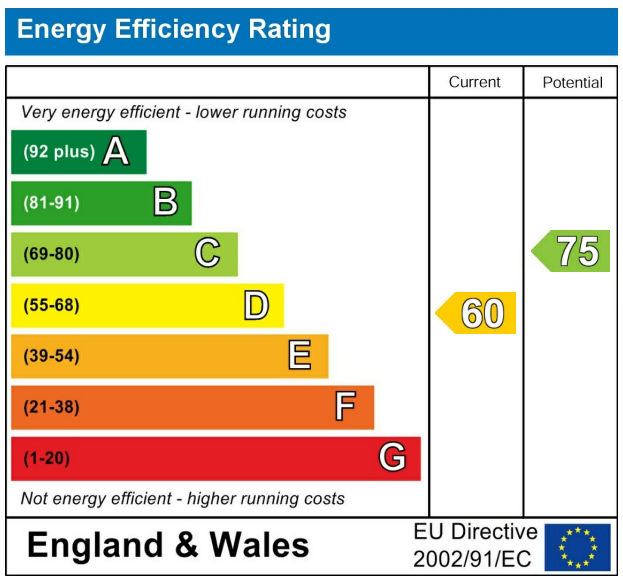
GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.

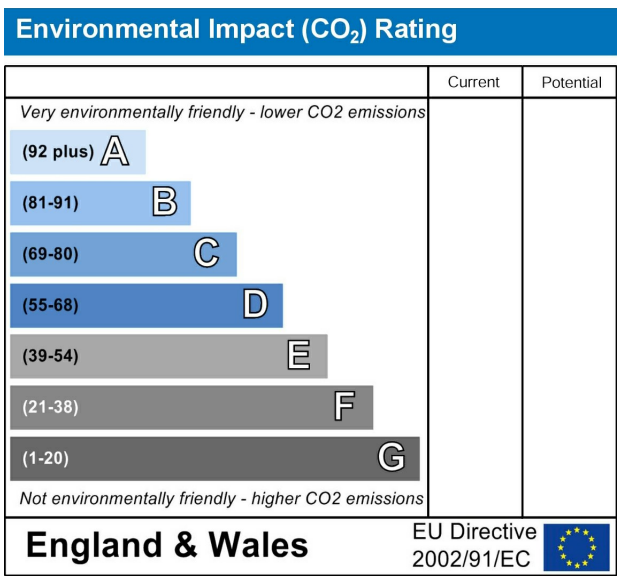


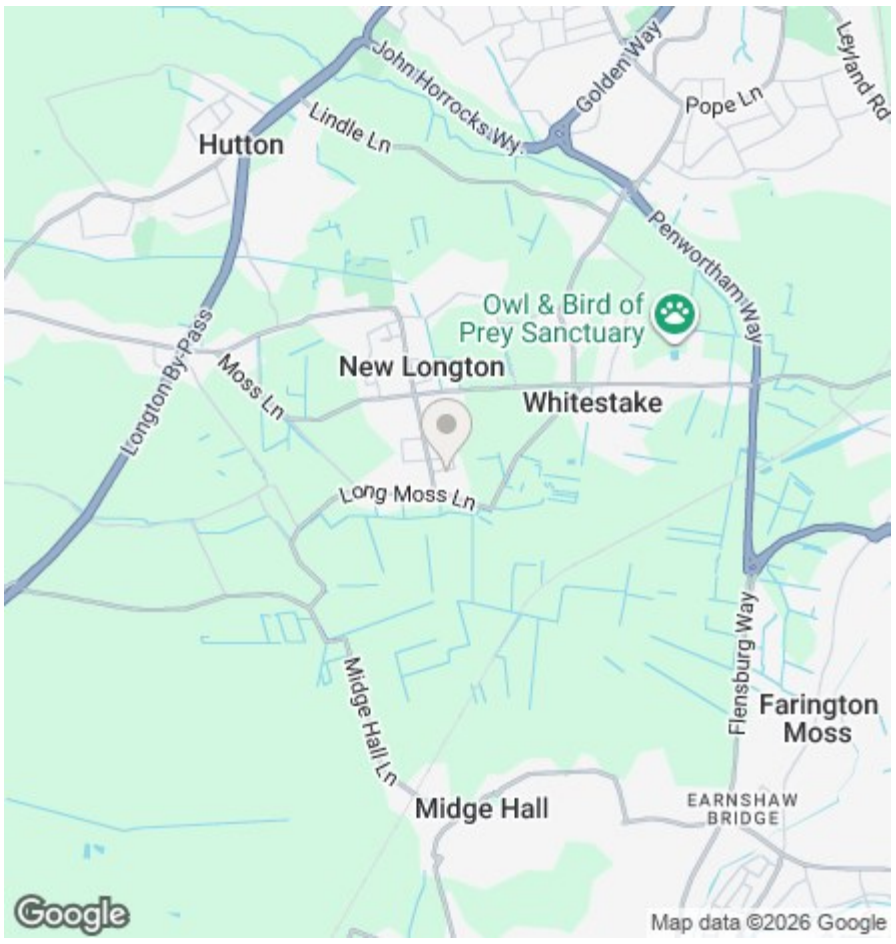
TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

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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