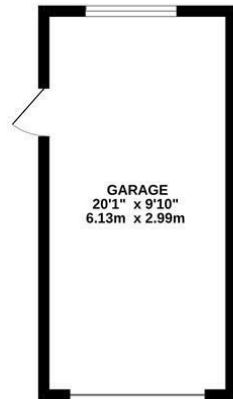
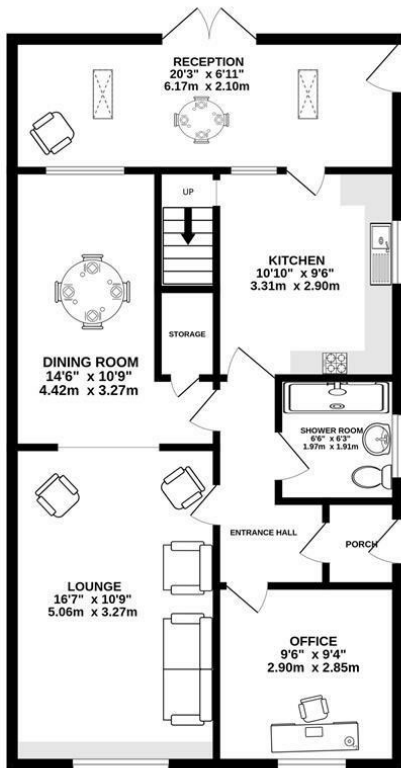
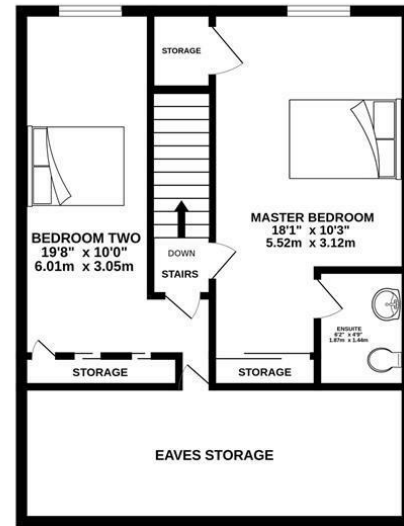


GROUND FLOOR
967 sq.ft. (89.8 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1508 sq.ft. (140.1 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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Brookdale, New Longton, Preston

Offers Over £259,950

Ben Rose Estate Agents are pleased to present to market this deceptively spacious three-bedroom semi-detached home, located on a quiet street in the highly desirable village of New Longton. Beautifully maintained and well loved by the current owners, this property offers generous living spaces throughout and has been thoughtfully extended to create a versatile layout ideal for modern family life. 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 atmosphere, the village enjoys excellent travel connections, with Preston city centre only a short drive away, as well as 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. Stepping into the home, a small porch opens into a welcoming hallway, which leads directly to the main ground floor accommodation. To the front, a third double bedroom is currently utilised as a home office, perfect for those working remotely. The bright and inviting lounge features a central fireplace and a charming built-in window bench, creating a cosy yet spacious setting for family relaxation. An adjoining dining room provides an excellent space for entertaining and includes useful understairs storage. The large modern kitchen, fitted with ample storage and worktop space, forms the heart of the home and leads seamlessly into the extended reception room at the rear. This impressive addition is flooded with natural light thanks to skylights and double doors that open onto the garden, making it an adaptable space for use as a second lounge, children's playroom, or additional office.

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		
England & Wales	EU Directive 2002/91/EC	82

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	

