

TOTAL FLOOR AREA : 1426 sq.ft. (132.4 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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## Franklands, Longton, Preston Offers Over £269,950

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom detached home, positioned on an enviable corner plot within a quiet and highly sought-after area of Longton. Presented with no onward chain, this home offers an ideal setting for families, combining peaceful surroundings with excellent convenience. The home is ideally located just a short drive from the A59 Longton By-Pass, as well as the M6 and M65 motorways, providing superb transport links to nearby towns and cities including Chorley, Leyland, and Preston. The area also benefits from a wide range of local amenities, convenient bus routes within walking distance, and an abundance of nearby green spaces—perfect for scenic walks and outdoor leisure activities.

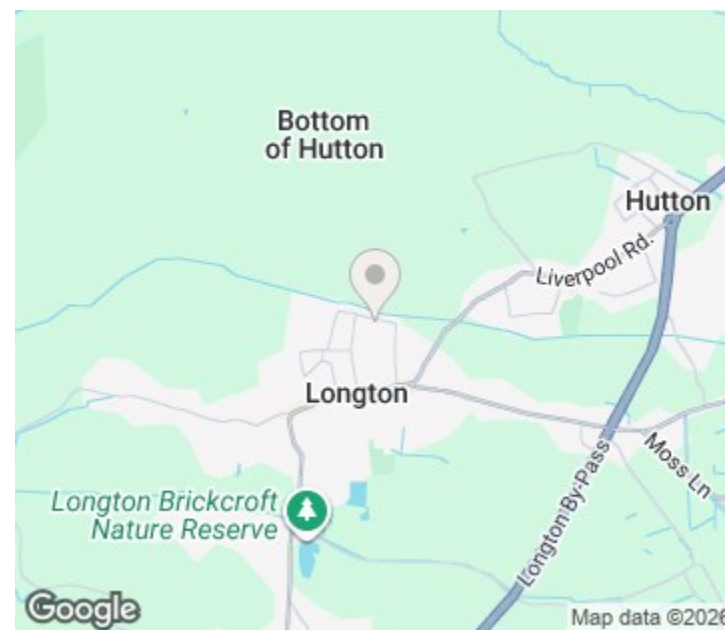
Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left, you will find the spacious lounge spanning the full width of the home. This inviting space features a central fireplace and a large window, allowing plenty of natural light to fill the room.

On the opposite side of the hallway is the dining room, which offers ample space for a large family dining table and enjoys pleasant views over the garden. Completing the ground floor is a bright kitchen fitted with modern units, providing ample storage along with integrated appliances, including an oven, hob, and dishwasher. A single door from here leads out to the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. There is also additional eaves storage available. A three-piece family bathroom, featuring an over-the-bath shower, completes this level.

Externally, the home occupies a generous corner plot, with gardens to the front and side. To the rear, there is a private driveway providing off-road parking and access to the attached double garage. The spacious garage is equipped with power and lighting and leads through to a convenient WC, which can also be accessed from the garden. The rear garden is generously sized, featuring a flagged patio and lawn area, creating a secluded space ideal for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.



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

