



## Briar Croft, Longton, Preston

**Offers Over £399,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented detached bungalow, situated in the highly sought-after village of Longton. Immaculately decorated throughout and offering spacious, well-designed accommodation, this superb home is ideal for families, downsizers and those seeking comfortable single-storey living without compromising on space or style. The property enjoys a prime position close to Longton village centre, where a range of independent shops, a supermarket, popular bars, restaurants, traditional pubs and well-regarded schools can be found. Excellent bus links provide convenient access to Preston and Southport, while the nearby M6, M61 and M65 motorway networks offer easy travel across the region, making this an ideal location for commuters and families alike.

Stepping through the bright and welcoming entrance hall, you are immediately greeted by the home's impressive standard of presentation. To the front of the property, the generous master bedroom benefits from a walk-in wardrobe and a stylish ensuite shower room, while a second double bedroom provides excellent accommodation for family or guests. The modern three-piece bathroom is fully tiled and finished to a high standard. Moving through to the rear of the home, the spacious lounge offers a wonderful place to relax, featuring French doors that open directly onto the garden. The contemporary open-plan kitchen, dining area and sun room form the true heart of the home, boasting integrated appliances including a fridge/freezer, dishwasher and five-ring gas hob. French doors from the dining area and the bright sun room create a seamless connection to the garden. A practical utility room sits just off the kitchen and provides direct external access, while an integral garage completes the accommodation.

Externally, the property continues to impress. To the front is a low-maintenance gravel and paved garden enhanced by attractive wooden planters and two charming pergolas. A driveway provides off-road parking for up to two vehicles and leads to the integral garage, which benefits from an electric up-and-over door. To the rear, the spectacular landscaped garden creates a private outdoor haven, featuring an Indian sandstone patio seating area, mature planted borders, a fish pond, lawn and decorative wooden planters. Beautifully maintained and thoughtfully designed, this exceptional bungalow offers a wonderful balance of indoor and outdoor living in one of Longton's most desirable locations.





















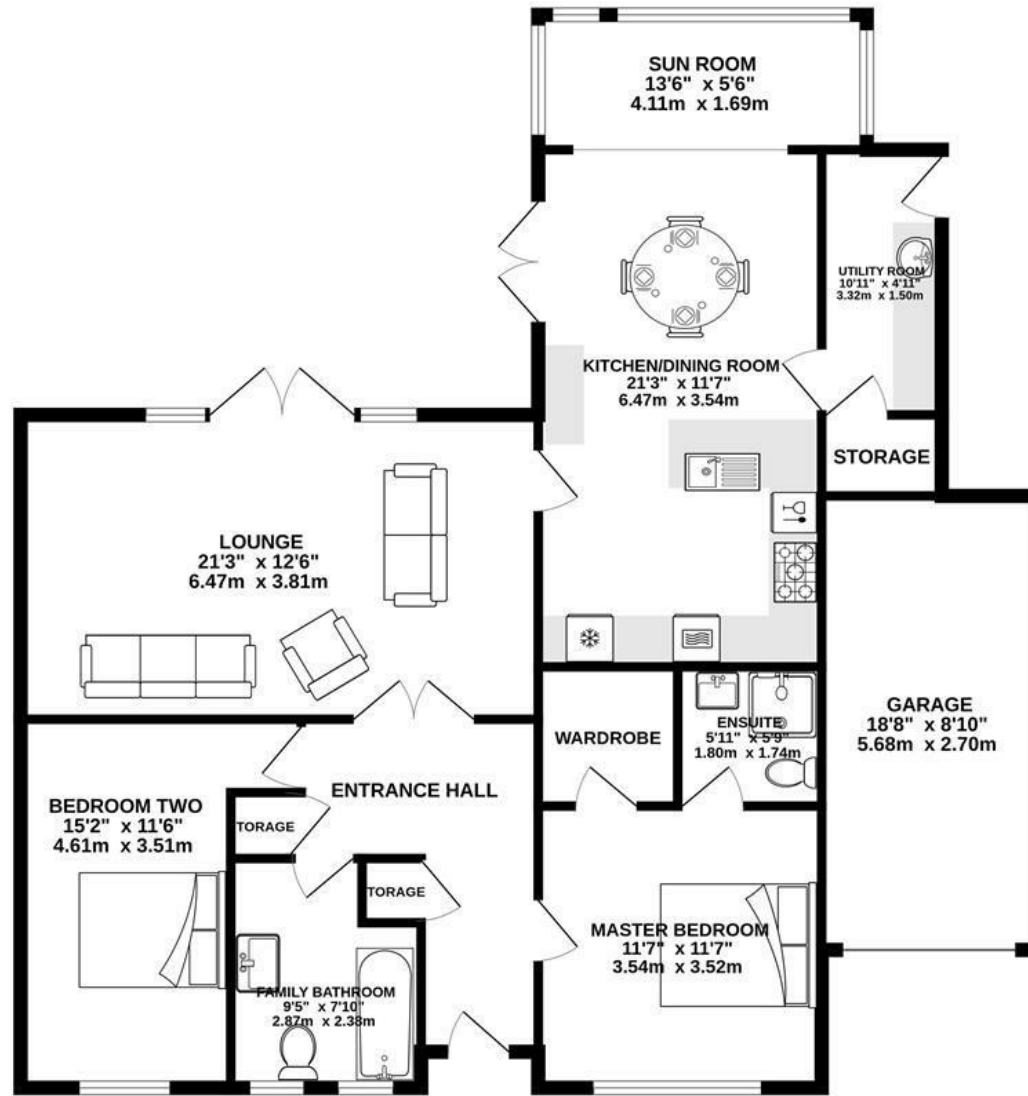








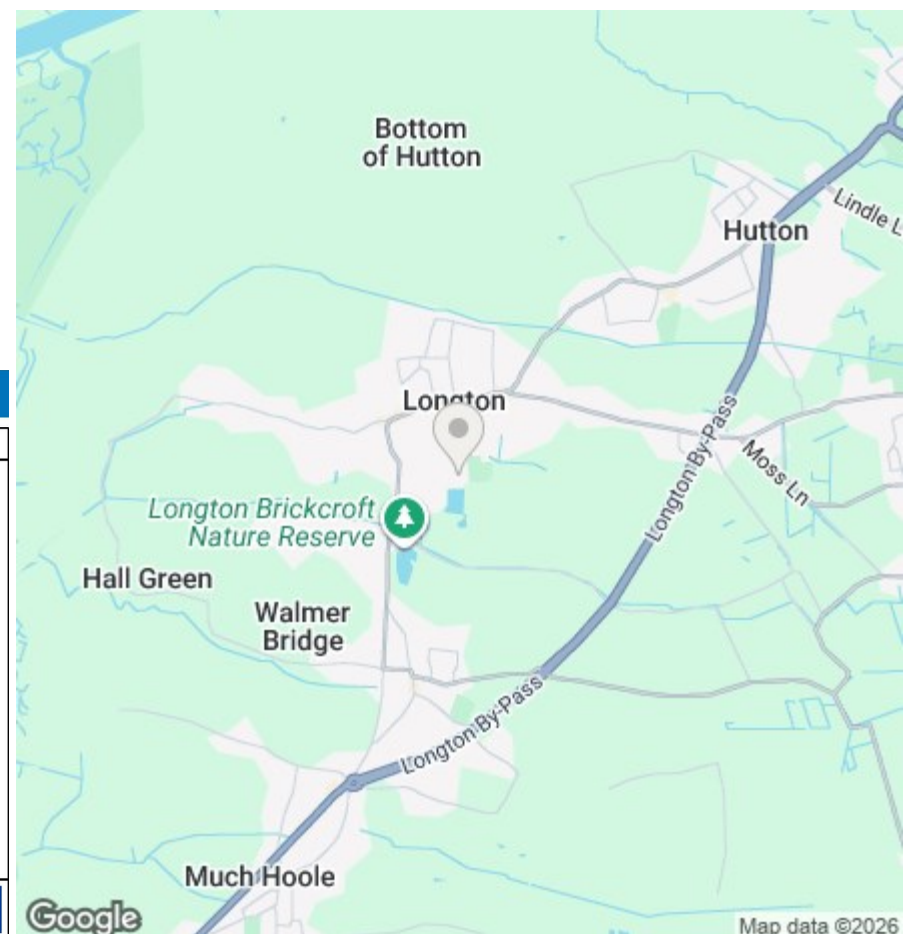
GROUND FLOOR  
1336 sq.ft. (124.1 sq.m.) approx.



TOTAL FLOOR AREA: 1336 sq.ft. (124.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	