



Clifford Avenue, Longton, Preston

Offers Over £249,995

Ben Rose Estate Agents are pleased to present to market this charming semi-detached bungalow, ideally positioned within the highly sought-after village of Longton, Lancashire. Perfectly suited to families, this well-maintained home offers a practical and comfortable layout with a warm, welcoming feel throughout. The property benefits from a desirable location close to Longton village centre, where you will find a range of local independent shops, a supermarket, traditional pubs, bars, restaurants and reputable schools. For those needing to commute, there are excellent bus links to Preston and Southport, while the nearby M6, M61 and M65 motorways provide convenient access to surrounding towns and cities, making this an ideal base for both work and leisure.

Stepping through the entrance porch, you are welcomed into a spacious lounge and dining room, offering a versatile living space ideal for both relaxing evenings and entertaining guests, complete with a feature electric fire. Continuing through, the modern fitted kitchen provides ample storage and preparation space, catering perfectly to everyday needs. The property also benefits from a contemporary three-piece bathroom, finished in a clean and practical style. The master bedroom is a generous double and includes fitted wardrobes, while the second bedroom is also a comfortable double, enhanced by sliding doors that open directly onto the rear garden. A third single bedroom offers flexibility, ideal as a child's room, home office or guest accommodation.

Externally, the property features a low-maintenance gravelled front garden along with a driveway providing off-road parking for up to three vehicles. To the rear, you will find a private south-facing garden, thoughtfully designed with a paved seating area and gravel sections, perfect for enjoying outdoor living. A detached garage adds further practicality. This delightful home presents an excellent opportunity in a desirable location.

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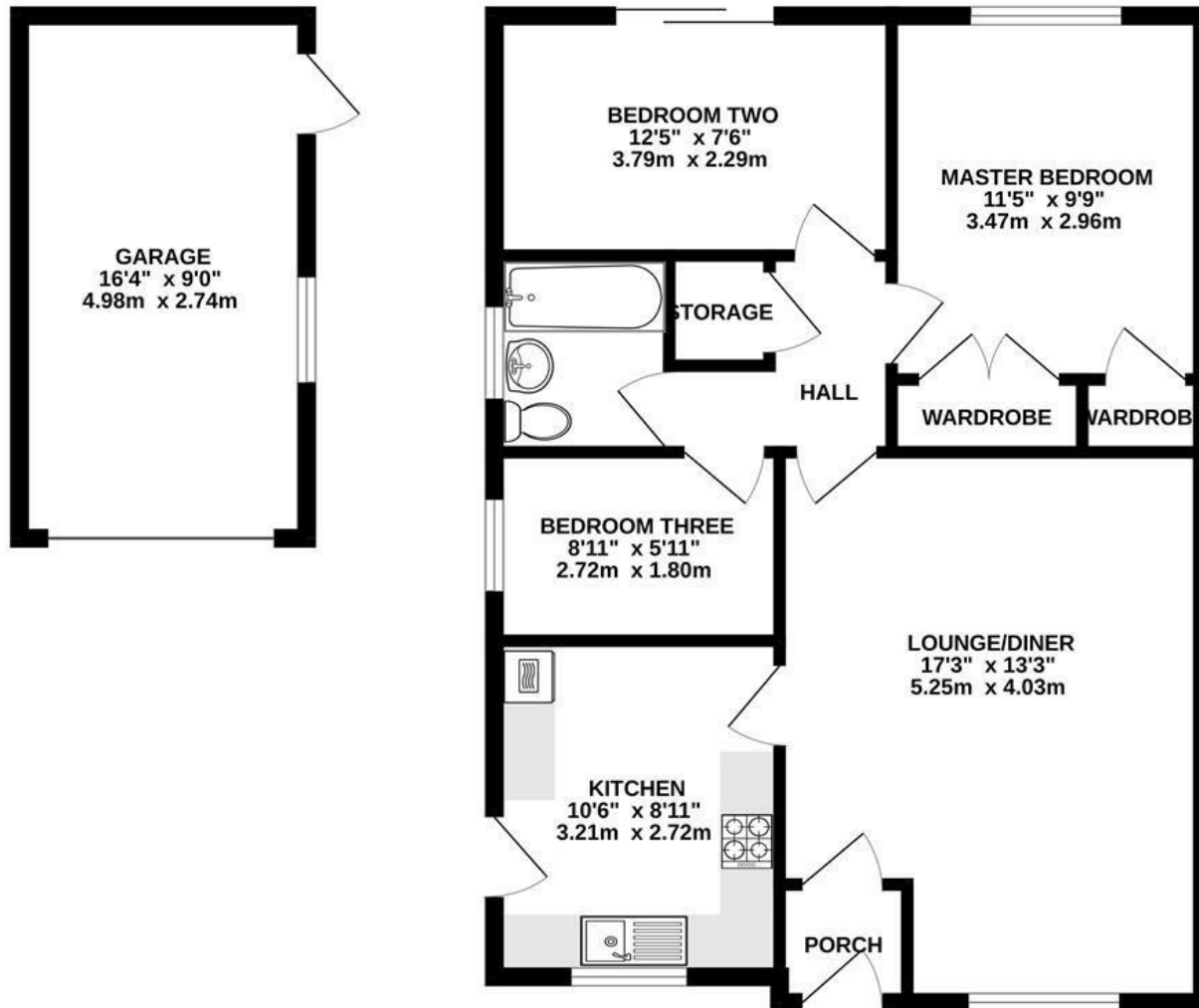








GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.

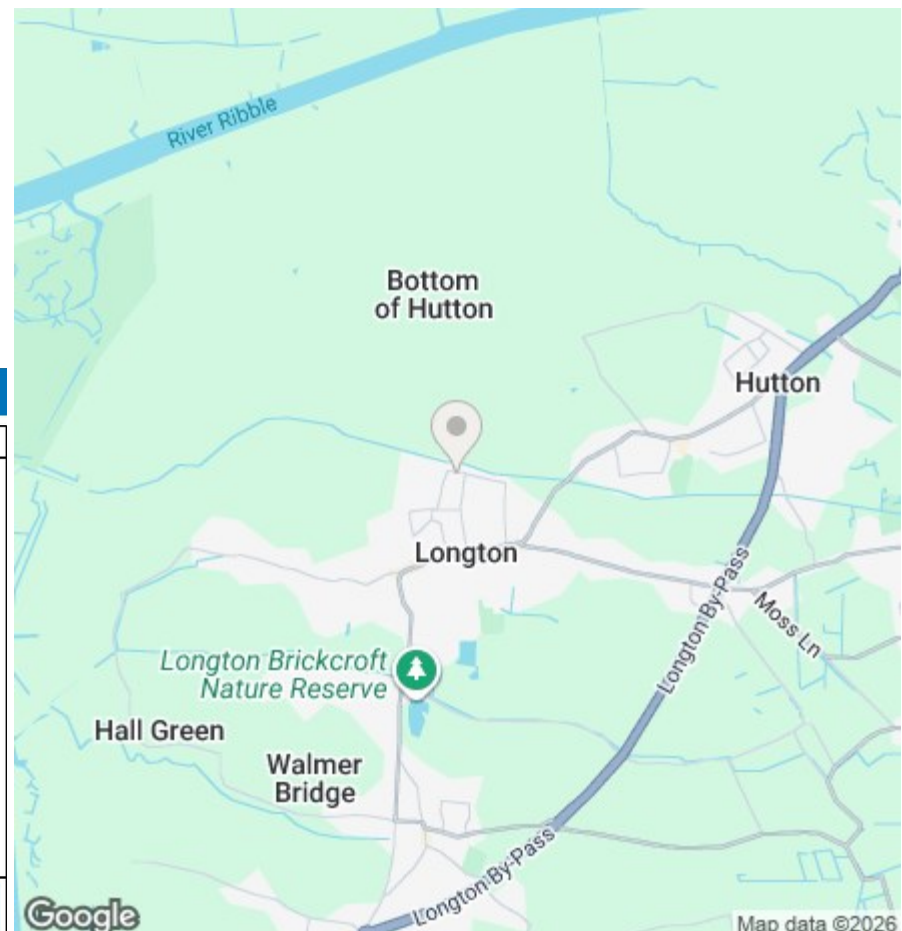


TOTAL FLOOR AREA : 823 sq.ft. (76.5 sq.m.) approx.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	