



Churchside, New Longton, Preston

Offers Over £249,950

Ben Rose Estate Agents are pleased to present to market this charming two/three-bedroom detached bungalow, situated in the highly desirable and peaceful area of New Longton. Ideally positioned, the property offers a perfect balance of comfort and convenience, with a range of local amenities close by and scenic walking routes right on the doorstep. The home also benefits from excellent transport links, including nearby bus services and easy access to the A59, M65, and M6 motorways, making it an ideal choice for commuters or those seeking a quiet yet well-connected lifestyle.

Stepping into the property, you will find yourself in the welcoming entrance hallway, which provides access to most of the home's rooms. From here you will find the open-plan lounge/kitchen. This bright and inviting space incorporates a spacious lounge area with a large window overlooking the front aspect, alongside a contemporary fitted kitchen offering ample storage and integrated appliances including an oven, hob, fridge, microwave, and dishwasher. A single door from here leads out to the side of the property.

Also accessed from the main hallway are three well-proportioned double bedrooms, with the master bedroom benefiting from fitted storage. The third bedroom also includes integrated storage and offers a versatile space that could be utilised in a variety of ways, such as a home office, dining room, or additional sitting room. Sliding patio doors from this room lead through to the conservatory at the rear. The bright and airy conservatory provides additional living space and features double patio doors opening out to the rear garden. Completing the internal layout is a modern three-piece shower room.

Externally, the home boasts an extensive driveway to the front, providing off-road parking for multiple vehicles. The driveway extends to the side of the property and leads to the detached garage. The single garage is equipped with power, lighting, and a water tap, and is accessed via an up-and-over door from the front, as well as a single door from the rear garden.

The rear garden is generously sized and features a low-maintenance flagged patio, providing a perfect space for relaxing or entertaining outdoors.

Early viewing is highly recommended to avoid potential disappointment.













GROUND FLOOR
1039 sq.ft. (96.6 sq.m.) approx.

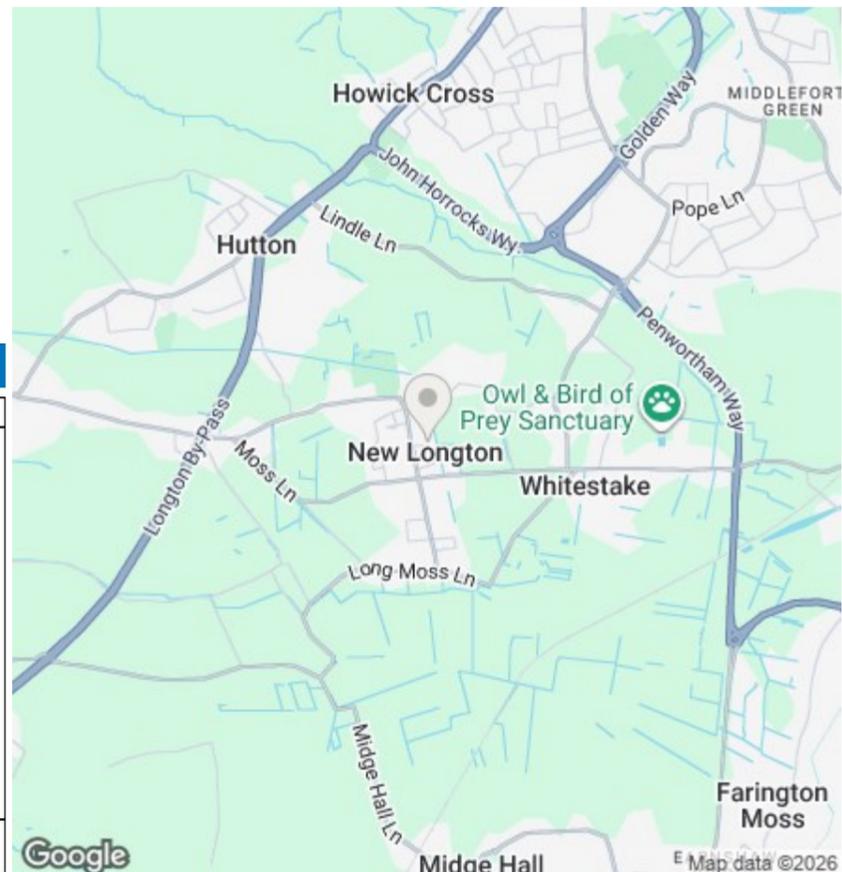


TOTAL FLOOR AREA: 1039 sq.ft. (96.6 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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	