



## Bank Croft, Longton, Preston

**£239,950**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, semi-detached home located in the heart of Longton, Lancashire. Set in a quiet residential area, this home offers a fantastic opportunity for buyers looking to add their own personal touch to their new home with the added benefit of being sold with no onwads chain. Longton offers a welcoming community feel, while being conveniently located close to local shops, schools, and leisure amenities. For those needing to commute, excellent transport links are available with nearby access to the M65 and M6 motorways, providing routes to Preston and beyond. Leyland train station is also just a short drive away.

Upon entering the home, you are greeted by a cosy front porch, leading into the spacious lounge that features a beautiful fireplace, offering a warm and inviting atmosphere. Continuing through the hallway, you arrive at the bright and airy dining room, which is generously sized to accommodate a family table, making it the perfect space for hosting. From here, sliding patio doors lead into the conservatory, which offers an additional versatile living space with views out to the garden. Towards the rear of the property is the well-sized kitchen, boasting ample storage with its built-in cabinets and enough space for culinary needs. The ground floor is complete with a convenient downstairs bathroom featuring a four-piece suite.

Ascending to the first floor, you'll find three well-proportioned double bedrooms, each offering plenty of space for furniture and versatile living space for those wishing to reconfigure the existing layout. The family shower room is conveniently located on this floor, providing added comfort for growing families or guests.

Externally, the property features a large tarmac driveway at the front, with ample space to comfortably park up to three cars. There is also a small and well maintained front garden made up of a gravel flowerbed with mature shrubs dotted through adding to the properties pleasant kerb appeal. The large driveway leads to the rear garden and a single detached garage, ideal for additional storage or further vehicle parking. The rear garden offers a blank canvas for potential purchasers with a large area of patio and a neatly manicured lawn making it an ideal space for children or pets to play. This home offers incredible potential and is ideal for buyers seeking a project to create their dream home.





















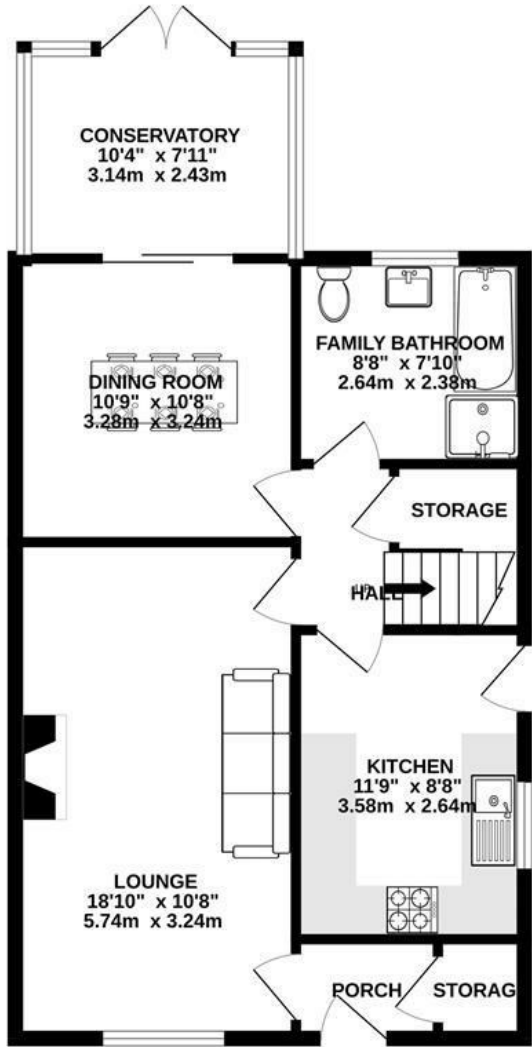




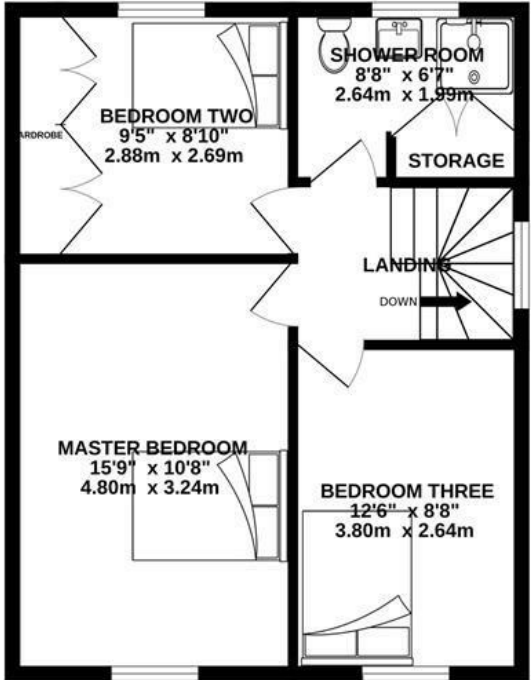


# BEN ROSE

GROUND FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1283 sq.ft. (119.2 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

