



Churchside, New Longton, Preston

Offers Over £219,950

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom detached bungalow, nestled within a quiet cul-de-sac in the highly sought-after village of New Longton, Lancashire. Offering well-proportioned accommodation throughout and a peaceful setting, this attractive home is perfectly suited to retired couples seeking comfortable single-storey living in a welcoming community. New Longton benefits from a range of everyday amenities including local shops, cafés, a pharmacy, and healthcare facilities, whilst nearby Penwortham and Preston provide an even wider selection of retail, dining, and leisure options. Excellent transport links are also close at hand, with regular bus services serving the surrounding areas, Preston Railway Station offering direct routes to major cities including Manchester, Liverpool and London, and convenient access to the M6, M65 and M55 motorways for those travelling further afield.

Upon entering the property, you are greeted by a welcoming reception hall which provides access to all principal rooms. The spacious front lounge is flooded with natural light thanks to two windows and offers ample room for both relaxation and dining, creating a versatile and sociable living space. Moving through, the modern fitted kitchen is well-appointed with a range of integrated appliances and provides convenient access to the side of the property and rear garden, making it ideal for everyday practicality. The family bathroom, serving both bedrooms is fitted with a large built-in shower and finished to a modern standard.

The bungalow continues to impress with two generously sized bedrooms positioned towards the rear of the property. The principal bedroom benefits from extensive fitted wardrobes and enjoys direct access to the garden via sliding patio doors, creating a wonderful connection to the outdoor space and allowing plenty of natural light to flow through. The second bedroom also features built-in wardrobes and enjoys pleasant views over the rear garden, making it an ideal guest bedroom, hobby room or study depending on individual requirements.

Externally, the property boasts excellent kerb appeal with a substantial driveway providing off-road parking for multiple vehicles and leading to a detached garage, offering additional storage or workshop potential. A low-maintenance gravel garden enhances the frontage, whilst to the rear, a beautifully secluded garden provides a peaceful retreat. Mature planted borders create privacy and colour throughout the seasons, complemented by a mixture of flagged patio areas and timber decking that offer excellent spaces for outdoor seating and entertaining. Combining a desirable village location, generous outdoor space and well-maintained accommodation throughout, this charming detached bungalow presents an exceptional opportunity for those looking to enjoy comfortable and convenient living in a peaceful setting.





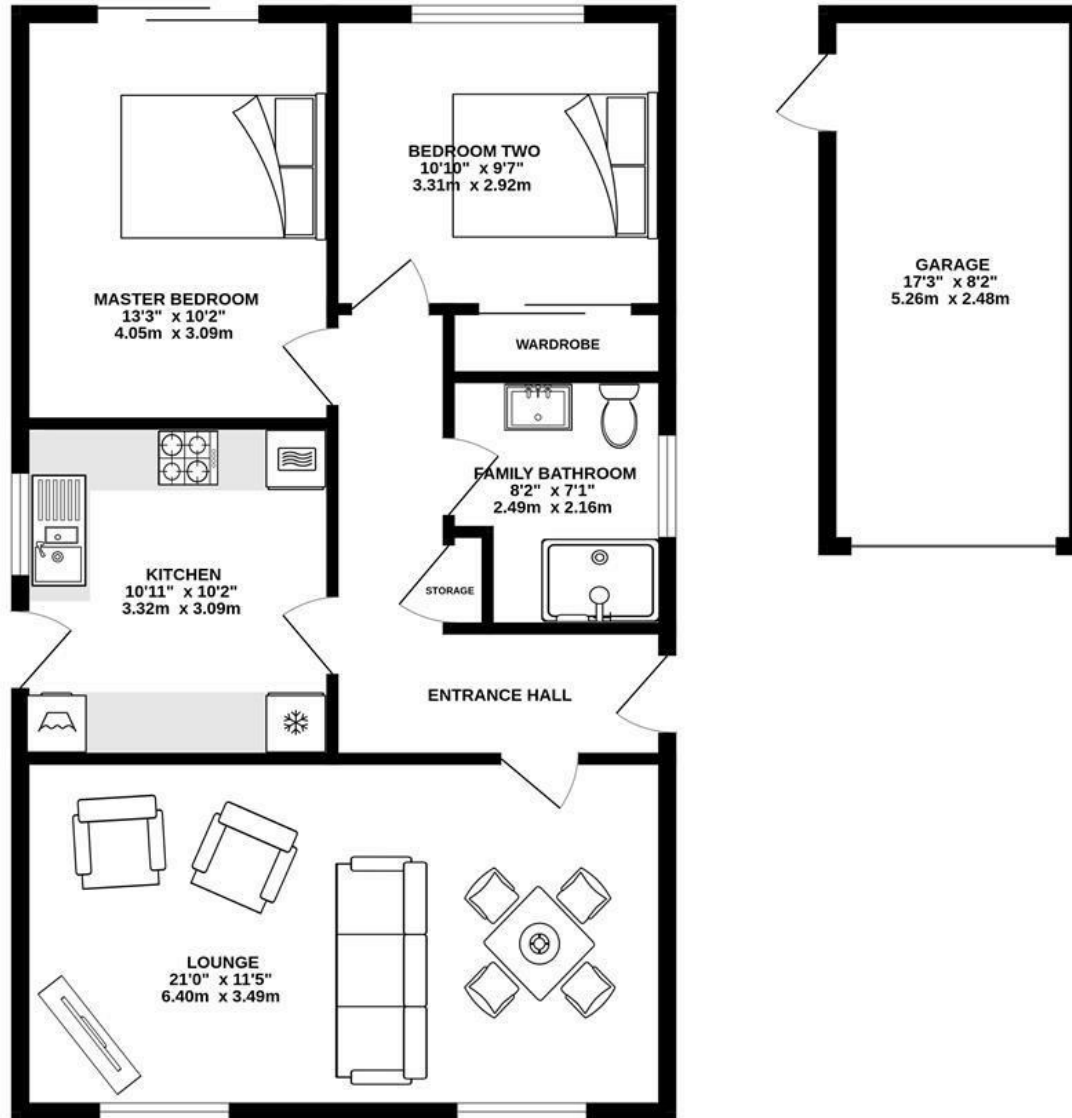








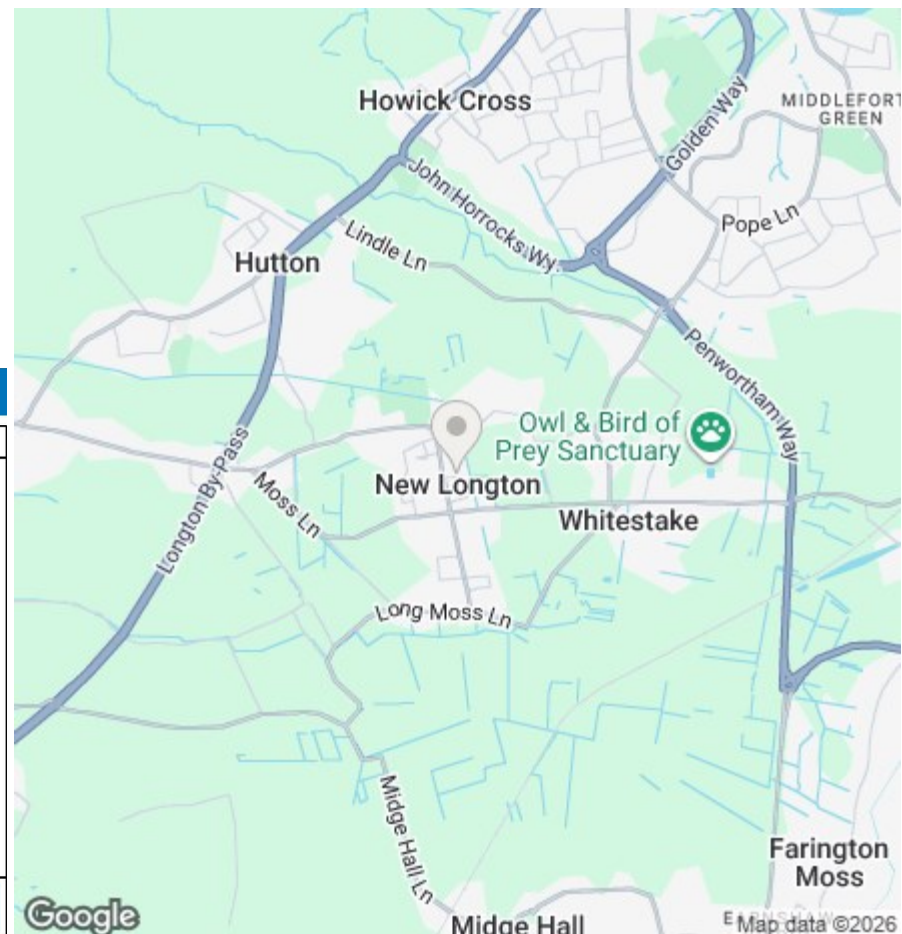
GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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		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	