



Moorfield, New Longton, Preston

Offers Over £309,950

Ben Rose Estate Agents are pleased to present to market this stunning, four-bedroom semi-detached home, located in the sought-after village of New Longton, near Preston. This beautifully renovated property, offered with NO CHAIN, provides modern living spaces throughout and is perfectly suited for a growing family. Situated in a desirable area, the home benefits from excellent travel links, including easy access to the M6 and M61 motorways, and is within close proximity to local schools, shops, and amenities, making it an ideal location for convenience and connectivity.

Upon entering the property, you are welcomed by a spacious reception hall that seamlessly connects to each of the ground floor rooms. To the immediate left, the lounge offers a bright and spacious area, complete with a slim, modern fireplace and custom-built shelving on either side. This room is perfect for relaxation, with a designated space above the fireplace for a TV. Continuing through the hallway, you are led into the heart of the home—a stunning open-plan kitchen and breakfast room which includes a kitchen island that can be either moved or locked-in to create more kitchen space. This space boasts bi-folding doors that open directly onto the rear garden, creating a perfect flow between indoor and outdoor living. The ground floor also features a modern three-piece family bathroom and two versatile double bedrooms. These rooms offer flexibility, ideal as additional reception spaces, a study, or guest rooms.

The first floor comprises a brief landing that leads to two generously sized double bedrooms. The master bedroom is a highlight, featuring a stylish three-piece en-suite that enhances the home's contemporary feel. Both bedrooms are filled with natural light, adding to the home's overall sense of comfort and style, with Bedroom Two benefiting from a Velux window. The property also benefits from having underfloor heating throughout all of the upstairs and downstairs floors.

Externally, the property boasts a modern black and grey brick driveway that provides off-road parking for multiple vehicles. The rear garden is a private retreat, enclosed by wooden panel fencing and mature trees at the back, offering a tranquil setting for relaxation. This superb home combines modern living with a convenient location, making it an exceptional opportunity for any buyer.















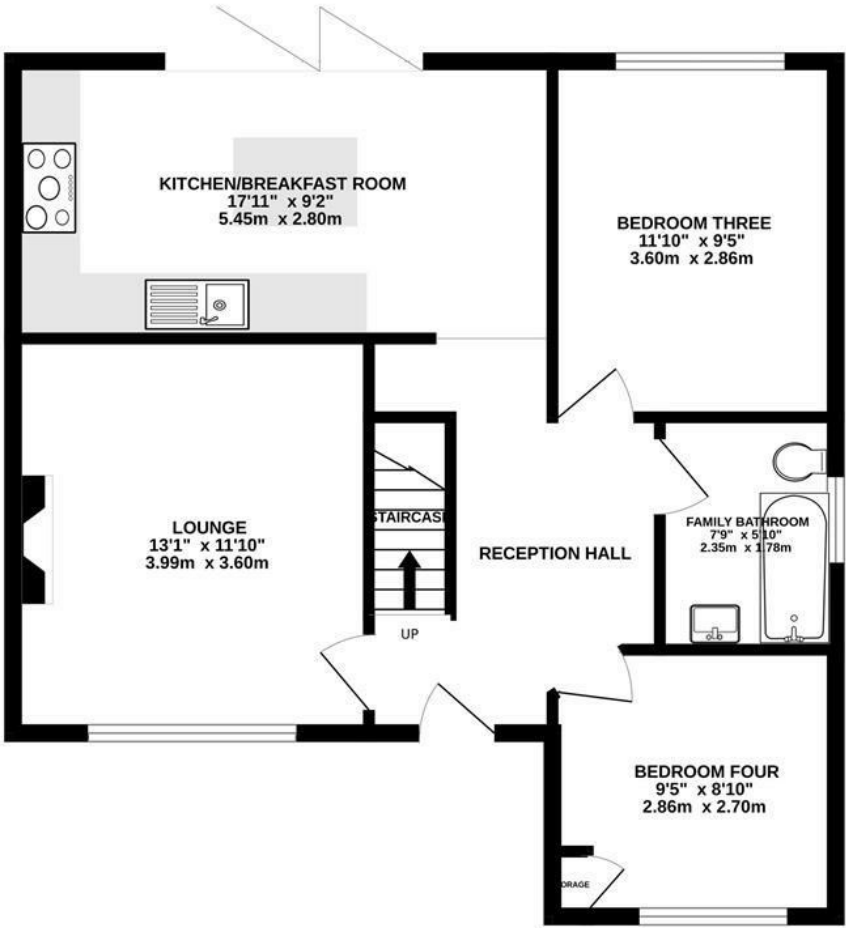




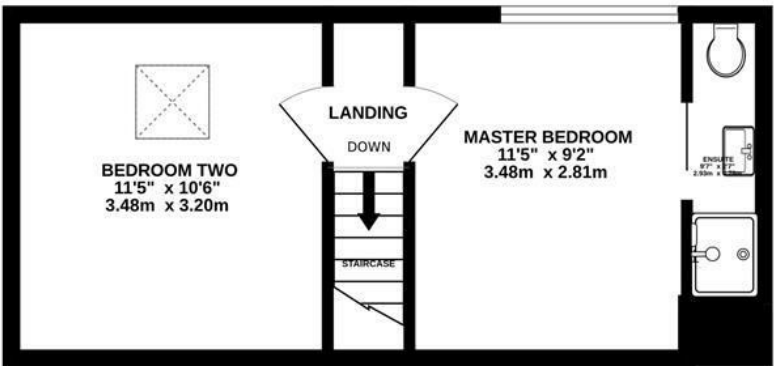


BEN ROSE

GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 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		
	67	82
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) 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 	

