



Station Road, New Longton, Preston

Offers Over £309,950

Ben Rose Estate Agents are pleased to introduce to market this deceptively spacious and newly renovated three-bedroom semi-detached dormer bungalow, nestled in the sought-after area of New Longton. Located within a short drive of Preston City Centre, the property benefits from excellent nearby schools, shops, and amenities, as well as fantastic travel links to surrounding towns and cities via the M6 and M61 motorways.

The home has been completely refurbished to a beautiful standard throughout, creating a stylish and comfortable living environment. A dormer extension has been added, providing additional living space and comfort. Early viewing is highly recommended to fully appreciate the quality of the accommodation on offer and to avoid potential disappointment.

Internally, the property briefly comprises a welcoming entrance hallway with a staircase leading to the upper level. From here, you will find the spacious lounge, featuring a large window overlooking the front aspect and a feature fireplace. Moving through, you enter the newly fitted kitchen located at the rear. The kitchen is arranged in an open-plan layout with the dining room, creating a bright and spacious area of the home. The contemporary fitted kitchen offers ample storage and includes integrated appliances such as a fridge, freezer, oven, hob, dishwasher, and washing machine. The dining area provides generous space for a large family dining table and features double patio doors opening out onto the rear garden. Completing the ground floor is a three-piece family bathroom, accessed from the main hallway.

Moving upstairs, you will find three well-proportioned double bedrooms, all beautifully finished, along with a newly installed three-piece shower room.

Externally, the front of the property features a well-maintained lawned garden and a private driveway providing off-road parking for multiple vehicles. The driveway runs down the side of the property to a detached garage, which is equipped with electrics and has been extended to include an additional workshop area. To the rear is a beautiful south-west-facing garden, mainly laid to lawn, offering an ideal space for relaxing or entertaining.













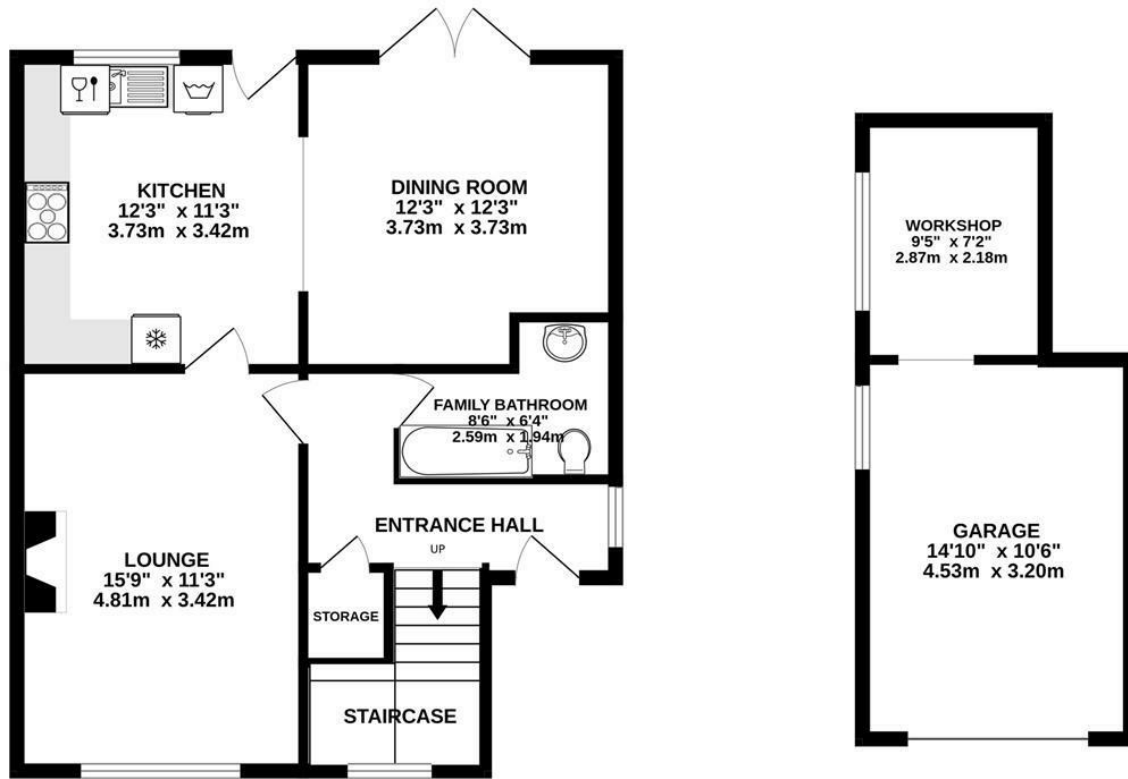




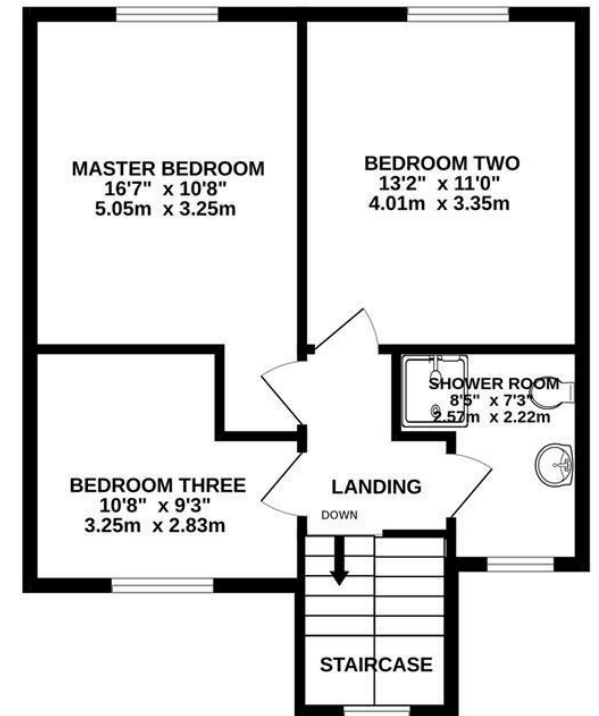




GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1344 sq.ft. (124.9 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			
		71	78
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		

