



**Liverpool Road, Longton, Preston**

**£239,950**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home, located in the sought-after village of Longton, Lancashire. This characterful property is ideal for first-time buyers, offering a blend of modern living and traditional features throughout. Situated in a well-connected area, Longton provides excellent access to local amenities, including independent shops, cafes, and well-regarded schools. For commuters, the property is conveniently positioned near the A59, offering easy links to Preston and Southport, while the M6 motorway is just a short drive away. Public transport is also readily available, with regular bus routes connecting to nearby towns and cities.

Stepping inside, you are welcomed into the entrance hall that leads into the spacious front lounge, complete with integrated storage and a feature fireplace, adding a touch of warmth and character to the space. The lounge seamlessly opens up into the family dining room, providing a perfect setting for entertaining and featuring an open staircase leading to the first floor. To the rear, the modern kitchen boasts integrated appliances and ample worktop space, with convenient access to the rear yard.

Moving upstairs, the first floor hosts three well-proportioned bedrooms. The master bedroom is generously sized, offering plenty of space for furnishings. The additional two bedrooms provide flexibility, whether as a guest room, nursery, or home office. Completing the floor is a three-piece family bathroom with an over the bath shower.

Externally, the property benefits from a private driveway with space for up to two cars, ensuring off-road parking. To the rear, the home features a low-maintenance yard, perfect for outdoor seating and relaxation.

This wonderful home presents an excellent opportunity for first-time buyers looking to settle in a desirable location with easy access to essential amenities and transport links.





















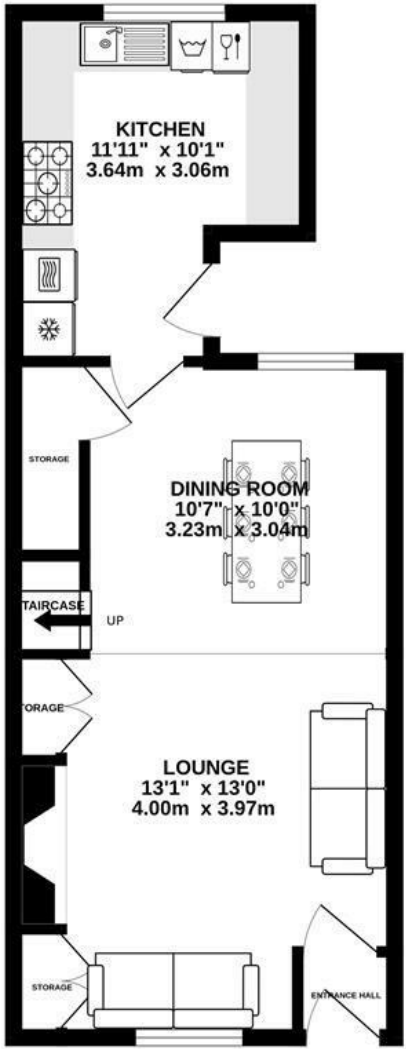




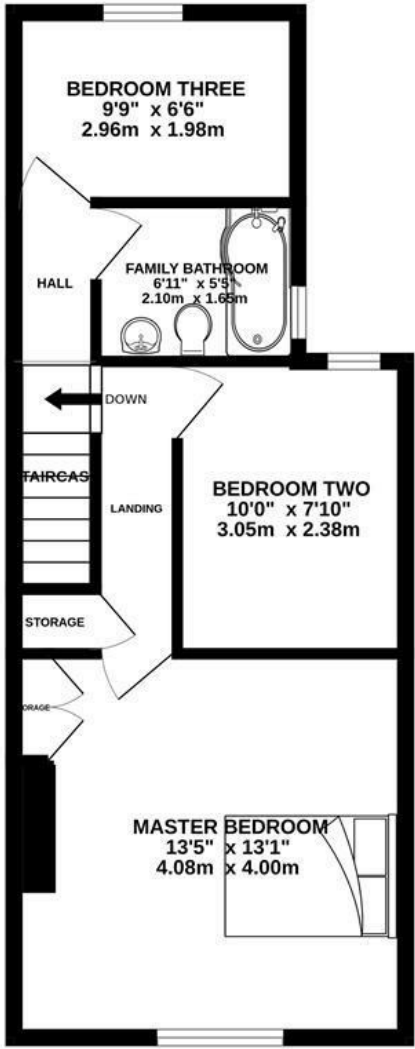


# BEN ROSE

GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	
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		

