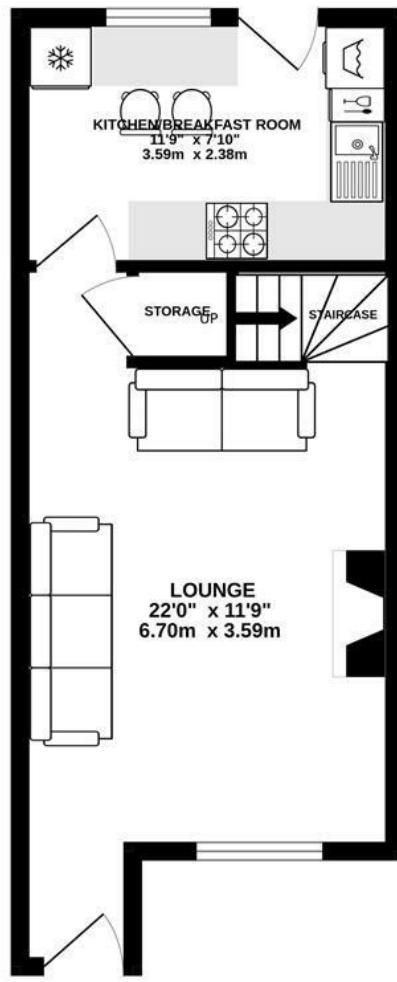
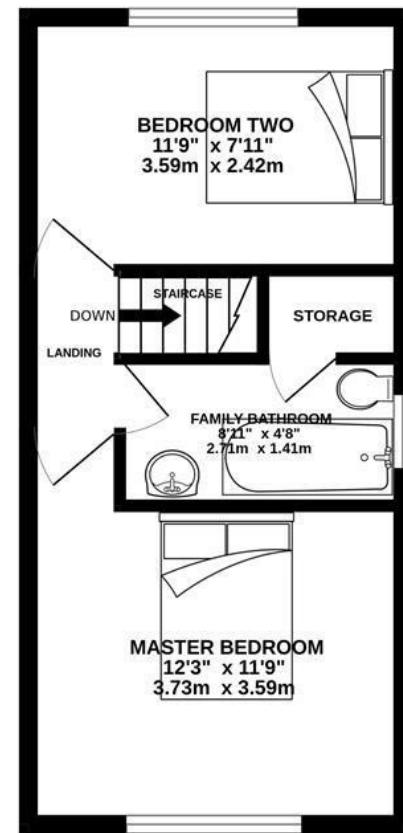


GROUND FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.

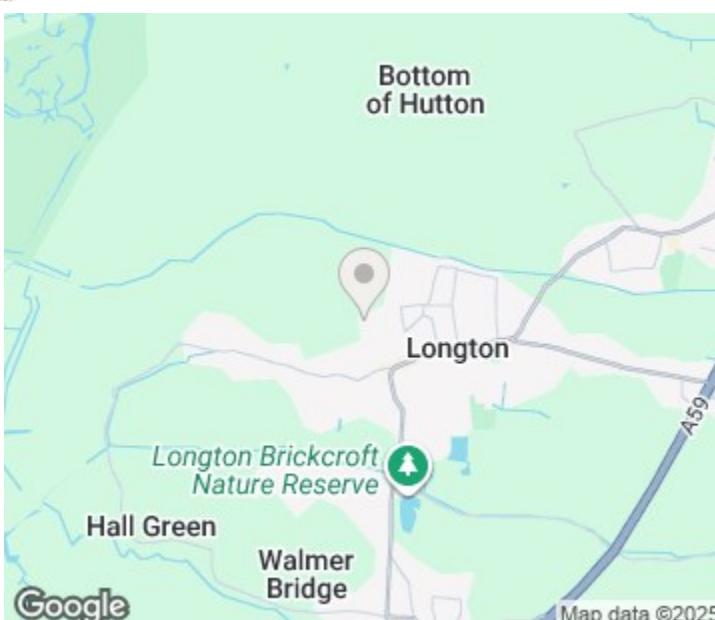


TOTAL FLOOR AREA: 612 sq ft. (56.9 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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	
Very energy efficient - lower running costs	Current
(92 plus) A	87
(81-91) B	71
(69-80) C	87
(55-68) D	71
(39-54) E	87
(21-38) F	71
(1-20) G	87
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A	87
(81-91) B	71
(69-80) C	87
(55-68) D	71
(39-54) E	87
(21-38) F	71
(1-20) G	87
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



BEN **BR** ROSE



Back Lane, Longton, Preston

Offers Over £199,950

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom semi-detached property, located in the highly sought-after village of Longton, Preston. Perfect for couples or small families, the home is conveniently situated close to Preston town centre and is surrounded by excellent local schools, shops, and amenities. It also benefits from fantastic travel links to nearby towns and cities via local bus routes and the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Upon entering the property, you are welcomed into a spacious lounge featuring an open staircase that leads to the upper level. Moving through the home, you'll find a modern kitchen/breakfast room situated at the rear. This well-equipped kitchen includes an integrated oven, hob, washing machine, and dishwasher, along with a convenient breakfast bar for casual dining. A single door provides access to the rear garden.

Upstairs, there are two well-proportioned double bedrooms and a three-piece family bathroom complete with an over-the-bath shower. The home also benefits from a boarded loft with a pull-down ladder, offering additional storage space.

Externally, the front of the property boasts picturesque over surrounding fields and includes a private driveway that offers off-road parking for multiple vehicles. To the rear, there is a generously sized, south-facing garden, predominantly laid to lawn, with a flagged patio—ideal for outdoor relaxation and entertaining.

BEN **BR** ROSE

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