



Mossway, New Longton, Preston

Offers Over £219,950

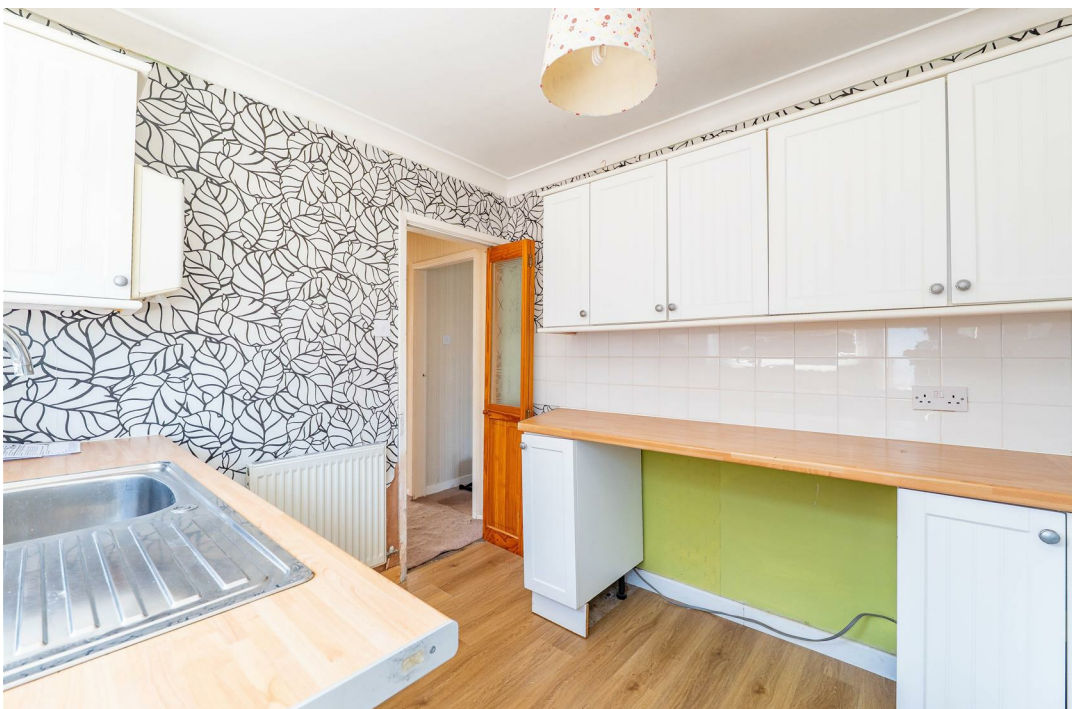
Ben Rose Estate Agents are pleased to present to market this delightful semi-detached bungalow, situated in the highly sought-after semi-rural village of New Longton, Lancashire. Perfectly suited to couples and those looking to downsize, this well-maintained home offers comfortable, single-level living with a practical and versatile layout. The property enjoys a peaceful setting while remaining conveniently close to a range of local amenities, including shops, cafés and well-regarded primary schools. Excellent bus links provide easy access to Preston and Longton, while the nearby towns of Preston and Leyland offer further shopping and leisure facilities. For commuters, the M6, M65 and M61 motorways are all within easy reach, making travel across the region straightforward.

Stepping into the home, you are greeted by a bright entrance porch that leads through into a spacious lounge/dining room, offering a welcoming and flexible space ideal for both relaxing and entertaining. The fitted kitchen is located to the side of the property, providing ample storage and worktop space, along with a convenient door giving direct access to the driveway. Moving through, the master bedroom is positioned at the rear and benefits from fitted wardrobes, while the second double bedroom features sliding doors that open into the impressive full-width conservatory. The conservatory provides a light-filled additional living area, perfect for enjoying views of the garden throughout the year.

The bungalow's thoughtfully designed layout ensures all rooms are easily accessible on one level, making it particularly appealing for those seeking to downsize without compromising on space. Both bedrooms are well-proportioned doubles, offering flexibility for guest accommodation, a hobby room or home office if required.

Externally, the property boasts a paved driveway to the front with off-road parking for up to three vehicles, alongside a neatly maintained lawn. To the rear, there is a south-facing garden, mainly laid to lawn and enclosed by high fencing for added privacy, as well as a detached garage for additional storage. With the added benefit of 14 roof solar panels, this charming home offers both efficiency and comfort, making it an excellent opportunity in a desirable location.

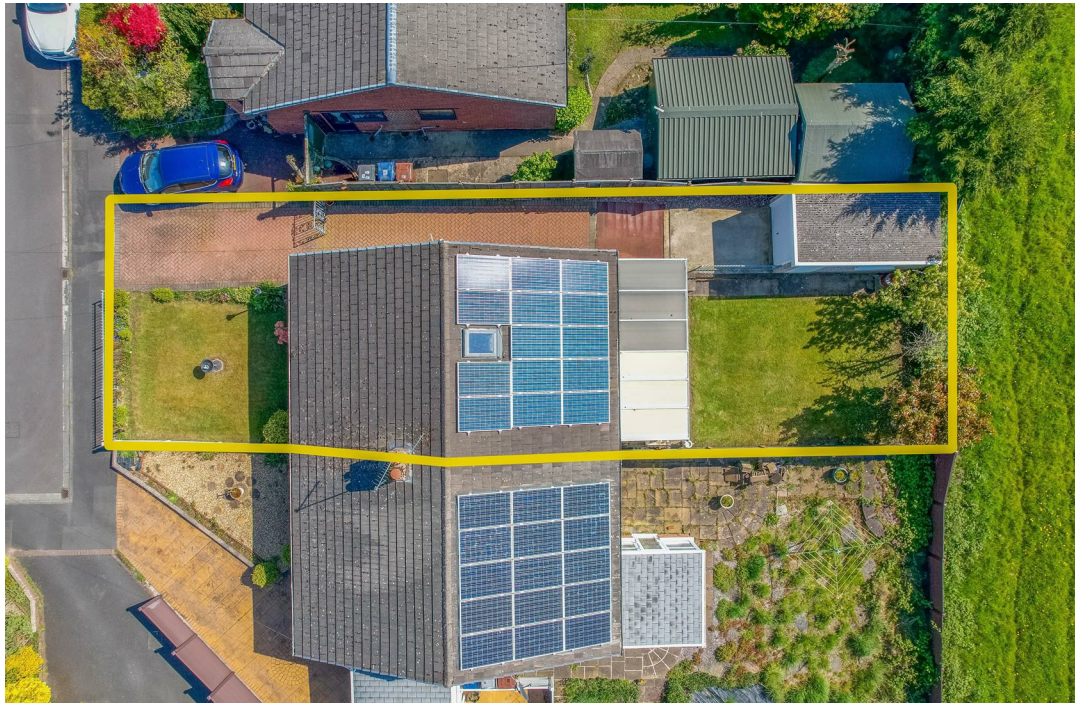




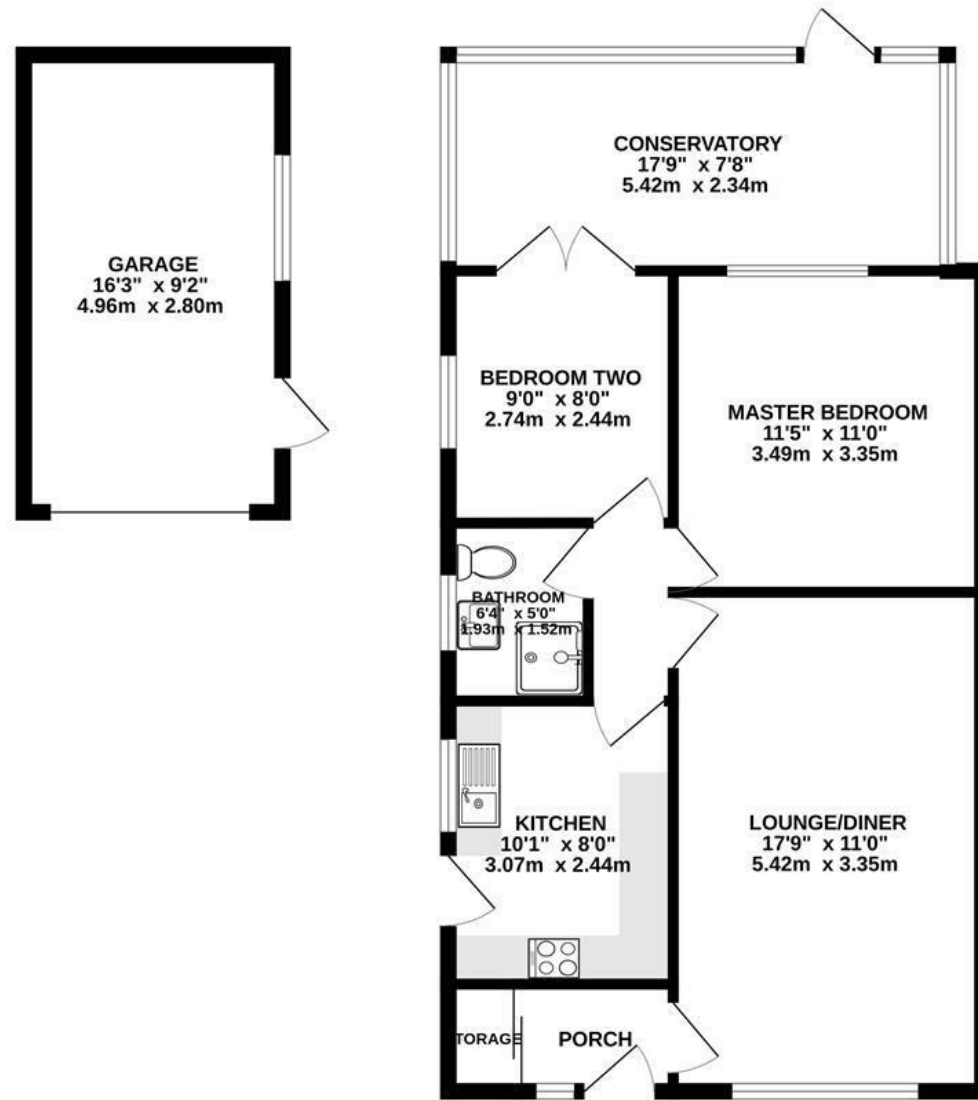








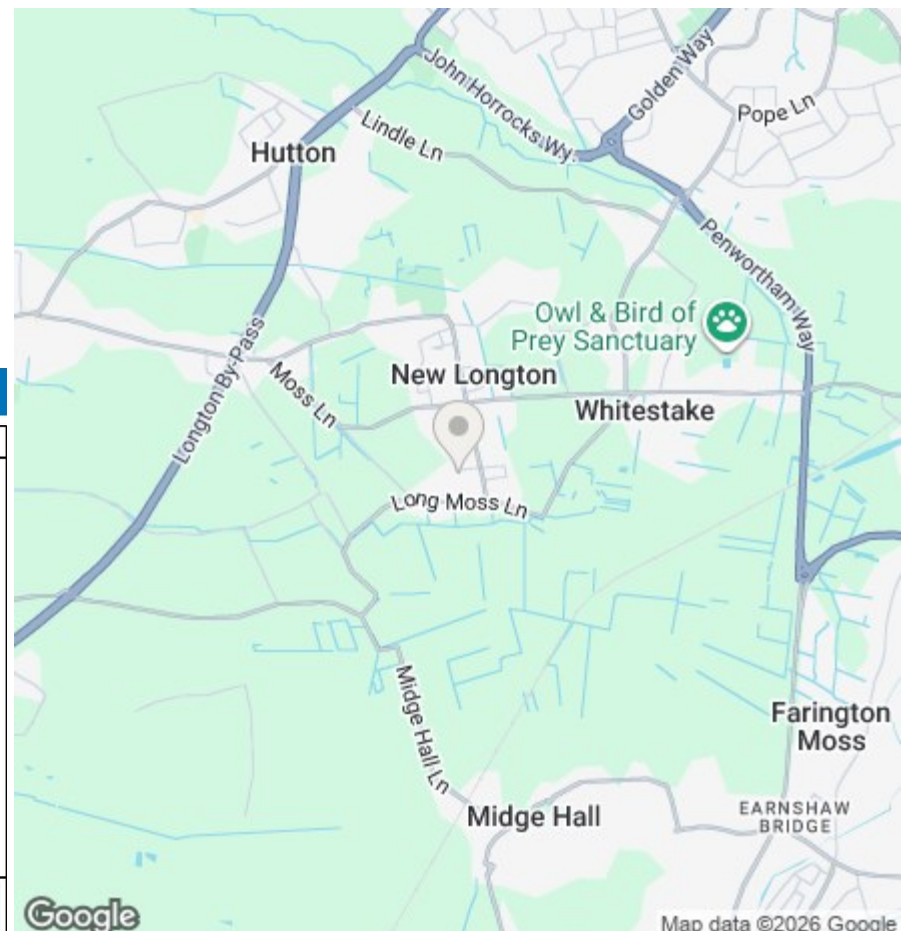
GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 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			
		73	77
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		