BEN ROSE



Franklands, Longton, Preston **Offers Over £289,950**

Ben Rose Estate Agents are pleased to present to market this spacious three-bedroom true bungalow, presenting an excellent opportunity for those looking to take on a rewarding project. Having already undergone partial renovation, with many of the major works already completed, this home offers buyers the chance to add the finishing touches and create a fantastic long-term residence tailored to their own tastes. Occupying a generous plot in the sought-after village of Longton, the property enjoys a peaceful position with picturesque woodland directly to the rear, providing a wonderful sense of privacy and a pleasant outlook. Longton itself offers a fantastic range of everyday amenities including supermarkets, independent shops, cafés, pubs and highly regarded schools, whilst nearby Penwortham and Preston provide an even wider selection of retail, leisure and dining facilities. Excellent transport links are close by, with easy access to the M6, M55 and M65 motorway networks, regular bus services through the village and Preston Railway Station offering direct rail links to Manchester, Liverpool, Birmingham and London, making this an ideal location for commuters whilst still enjoying a village lifestyle.

Stepping through the main entrance, you are welcomed into a central hallway that guides you through the home. Positioned towards the front are two well-proportioned double bedrooms, with the second benefitting from fitted wardrobes providing excellent storage. Continuing along the hallway, you'll find the modern three-piece family bathroom, complete with an over-the-bath shower. Bedroom three sits further along the hall and offers excellent flexibility, making it equally suitable as a guest bedroom, nursery or home office. At the rear of the property, the home opens into an impressive open plan lounge, dining and kitchen space, creating the true heart of the home. Large windows and French doors frame attractive views across the woodland beyond, allowing plenty of natural light to flood the room. The lounge is centred around a multi-fuel burner with the added benefit of a back boiler, capable of independently heating both the property's water and central heating. The newly installed kitchen is fitted with a contemporary range of units and integrated appliances including an oven, microwave, fridge/freezer, dishwasher and induction hob, whilst still allowing ample space for a family dining table, making it ideal for both everyday living and entertaining.

As a true bungalow, all accommodation is conveniently arranged across a single floor, making the property suitable for a wide range of buyers. With the principal renovation works already undertaken, the home provides a superb blank canvas for purchasers looking to complete the remaining improvements and create a stylish, bespoke home in an increasingly desirable village location.

Externally, the property continues to impress with exceptional off-road parking. A generous driveway to the front and side comfortably accommodates up to six vehicles, with a second driveway providing additional parking if required. There is also a single integrated garage offering further parking or useful storage space. To the rear, the secluded garden enjoys a peaceful setting backing directly onto mature woodland, creating a private and tranquil outdoor space. The garden features a lawn alongside a seating area, providing the perfect place to relax and enjoy the natural surroundings. Combining spacious accommodation, extensive parking, a desirable location and outstanding potential, this is a fantastic opportunity for anyone seeking a project with the foundations already in place to create a truly wonderful home.











T 01772 737 873 | W WWW.BEN-ROSE.CO.UK | E LONGTON@BEN-ROSE.CO.UK | 178 LIVERPOOL ROAD, LONGTON PR4 5PB















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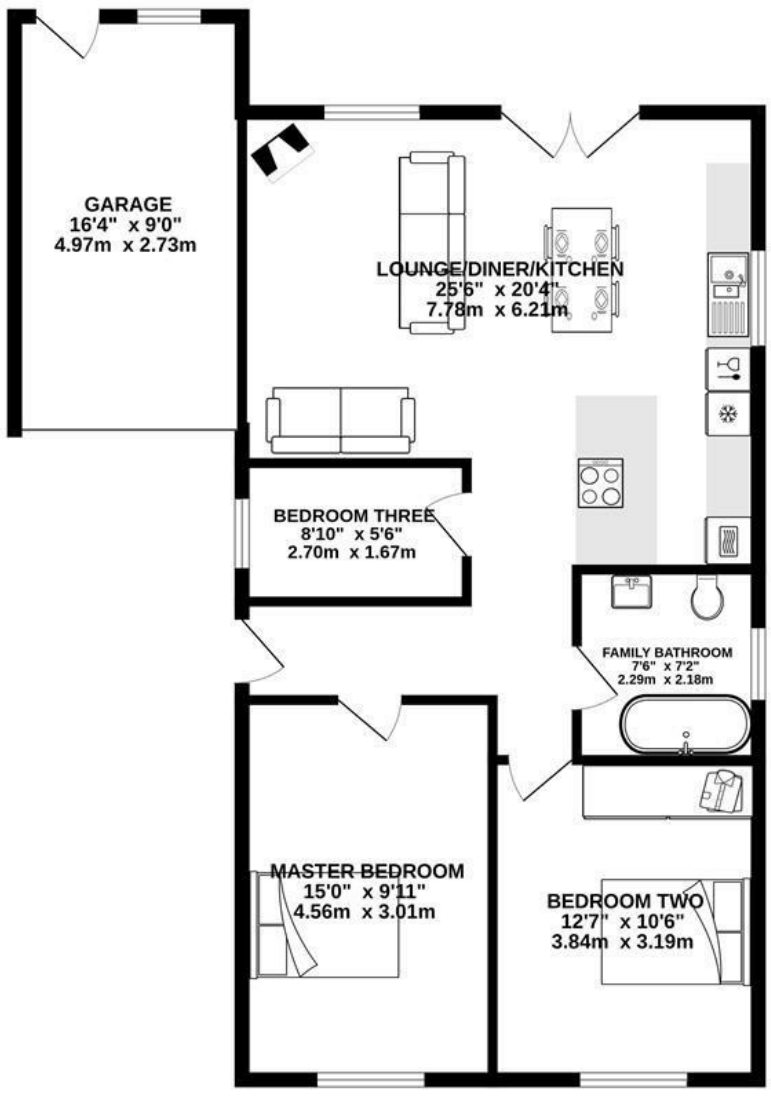
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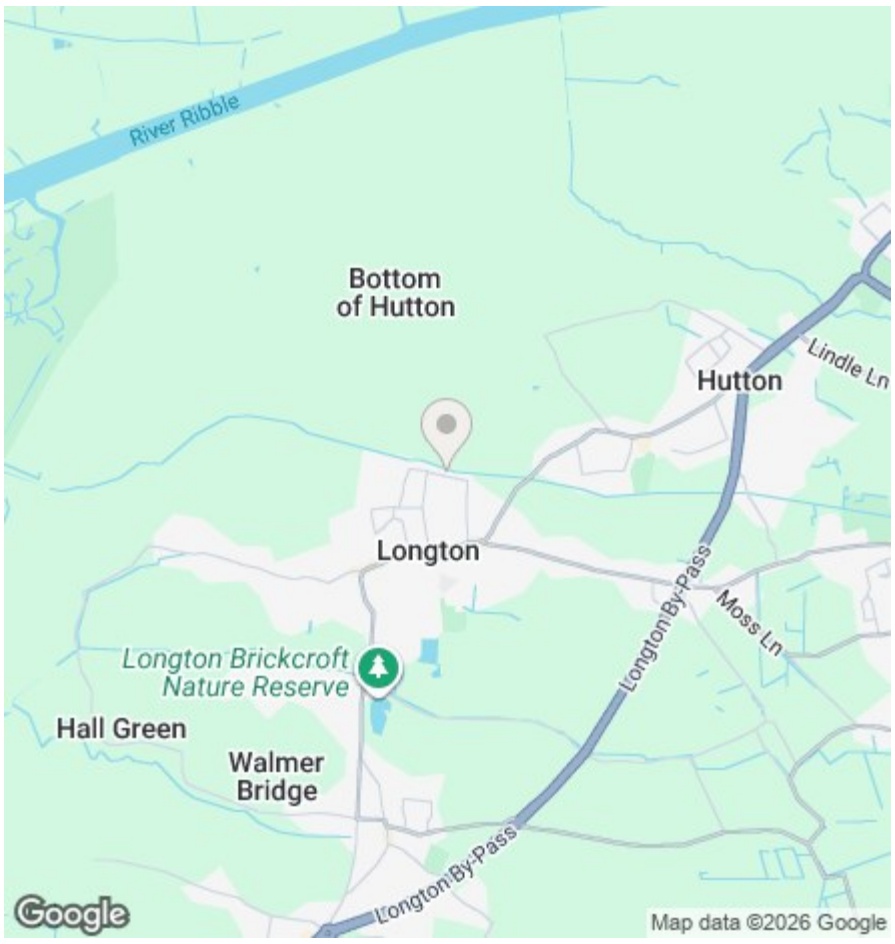
GROUND FLOOR
920 sq.ft. (85.4 sq.m.) approx.

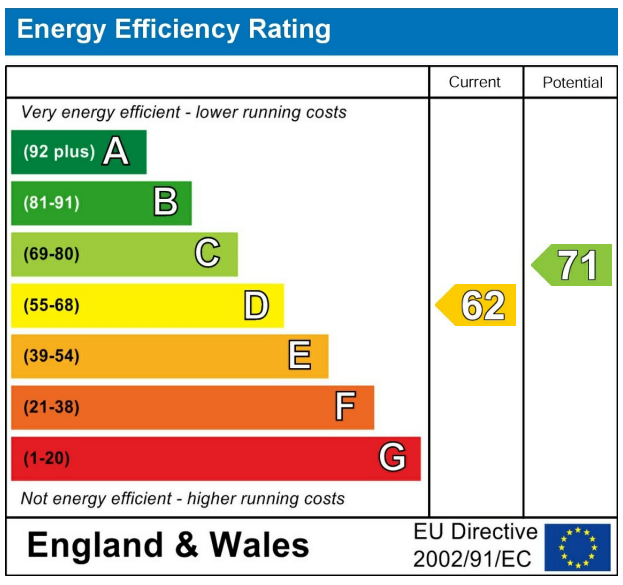


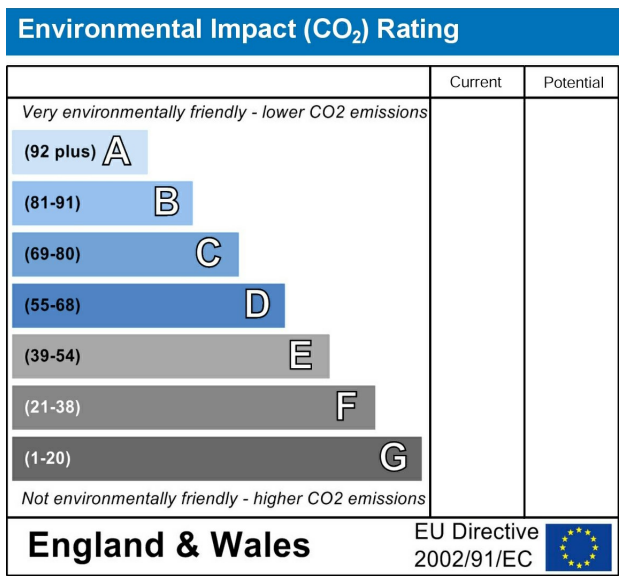
TOTAL FLOOR AREA : 920 sq.ft. (85.4 sq.m.) approx.

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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