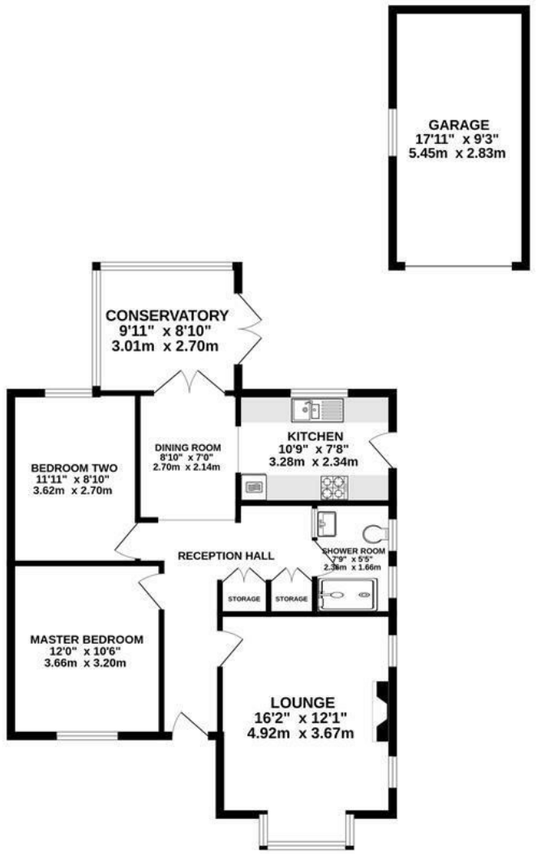
GROUND FLOOR
964 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.5 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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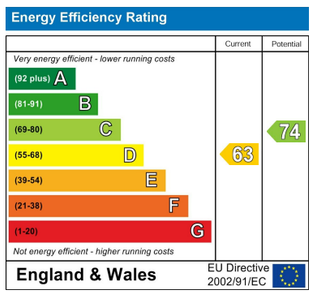
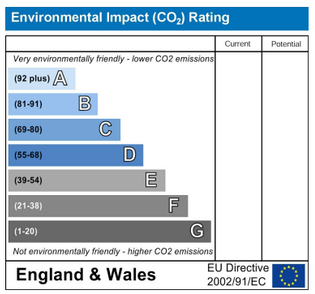
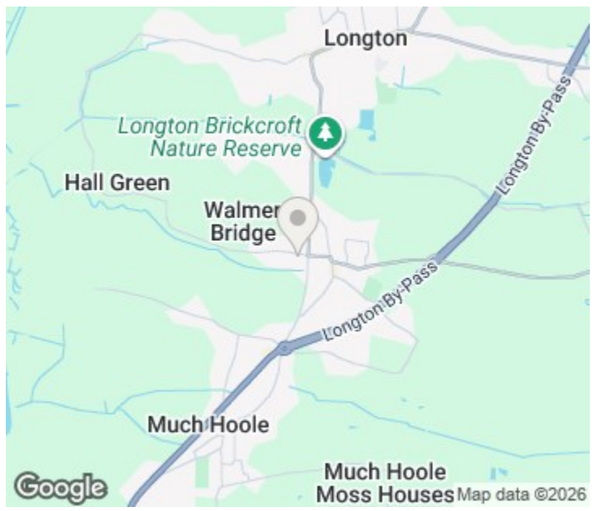
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







BEN ROSE

Hall Carr Lane, Longton, Preston — Offers Over £239,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached bungalow, ideally situated in the highly sought-after village of Longton, Lancashire. Offered with NO CHAIN, this property presents a fantastic opportunity for couples or buyers looking to put their own stamp on a home, with excellent potential to modernise and create a personalised living space. The home enjoys a quiet residential setting whilst still being conveniently close to a range of local amenities including shops, supermarkets, cafés and well-regarded schools. Excellent travel links are easily accessible, with nearby bus routes, convenient access to the M6 and M55 motorways, and train stations in neighbouring towns and cities such as Leyland and Preston, providing direct routes to larger cities.

Internally, the property opens into a welcoming main reception hall which provides access to all ground floor rooms. Positioned to the front is the spacious lounge, featuring a charming fireplace and a bright bay-fronted window that fills the room with natural light. There are two well-proportioned double bedrooms, both offering comfortable accommodation. The shower room has been adapted into a practical wet room, providing ease of use and accessibility. Towards the rear of the home, you'll find the kitchen which benefits from external access, leading through to a separate dining room—an ideal space for entertaining—which in turn flows seamlessly into the conservatory, offering pleasant views over the garden and an additional relaxing area.

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