BEN ROSE



Brookway, Longton, Preston

Offers Over £369,950

Ben Rose Estate Agents are pleased to present to market this substantial and versatile three-bedroom detached dormer bungalow, occupying a generous corner plot within a quiet cul-de-sac in the heart of the ever-popular village of Longton, Preston. Having been owned by the same family since it was built, this much-loved home offers spacious and flexible accommodation arranged over two floors, making it an ideal choice for growing families or couples seeking a property with plenty of room to adapt to their needs. Longton is well regarded for its friendly community atmosphere and village charm, whilst offering a wealth of nearby amenities, including local shops, supermarkets, cafés and well-regarded schools. For commuters, the property is ideally positioned for regular bus services, with Preston Train Station offering direct connections to Manchester, Liverpool and London. There is also convenient access to the M55, M6 and M61 motorways.

Upon entering, you are welcomed into a practical entrance hall with space for coats and outdoor belongings, leading through to the main reception hallway, which provides access to the majority of the ground floor accommodation and the staircase to the first floor. Positioned to the front of the property is the generous lounge, featuring a large front-facing window that allows plenty of natural light to flow through, alongside a charming log-burning fire that creates a warm and inviting focal point. Moving further along, the third bedroom offers excellent versatility and can comfortably accommodate a double bed, making it equally suitable as a guest bedroom, home office, gym or additional family room. The reception room also provides access to the modern family bathroom, fitted with a bath and overhead shower.

Towards the rear of the property, you will find the newly fitted modern kitchen, thoughtfully arranged in an L-shaped layout with ample wall and base units, a double oven, hob and integrated appliances, alongside additional space for freestanding appliances. The kitchen also benefits from patio doors providing access towards the separate WC and garden. French doors from the kitchen lead into a further reception room, currently utilised as a dining room. The generous proportions of the kitchen also offer the potential to incorporate a dining area, should buyers wish to utilise the additional reception room for an alternative purpose, such as a children's playroom or second sitting room. The staircase also benefits from useful under-stair storage.

To the first floor, the landing leads to two further well-proportioned double bedrooms, providing comfortable accommodation and completing the versatile layout of this family home.

Externally, the property occupies a substantial corner plot, with a driveway to the front providing off-road parking for two to three vehicles, alongside a double-length garage offering excellent storage or further practical use. The generous wraparound garden provides a wonderful amount of outdoor space, featuring a combination of mature planting, flagged patio areas and lawned sections. Offering a good degree of privacy, the garden provides plenty of room for families to enjoy outdoor dining, entertaining and relaxation.

With its generous proportions, flexible living spaces, substantial plot and long-standing family ownership, this is a wonderful opportunity to acquire a well-loved home in a highly desirable village location.
















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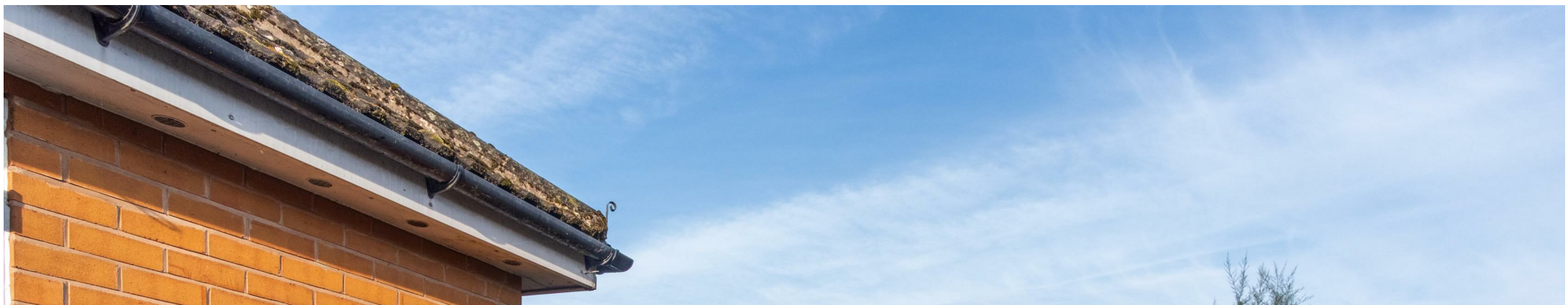












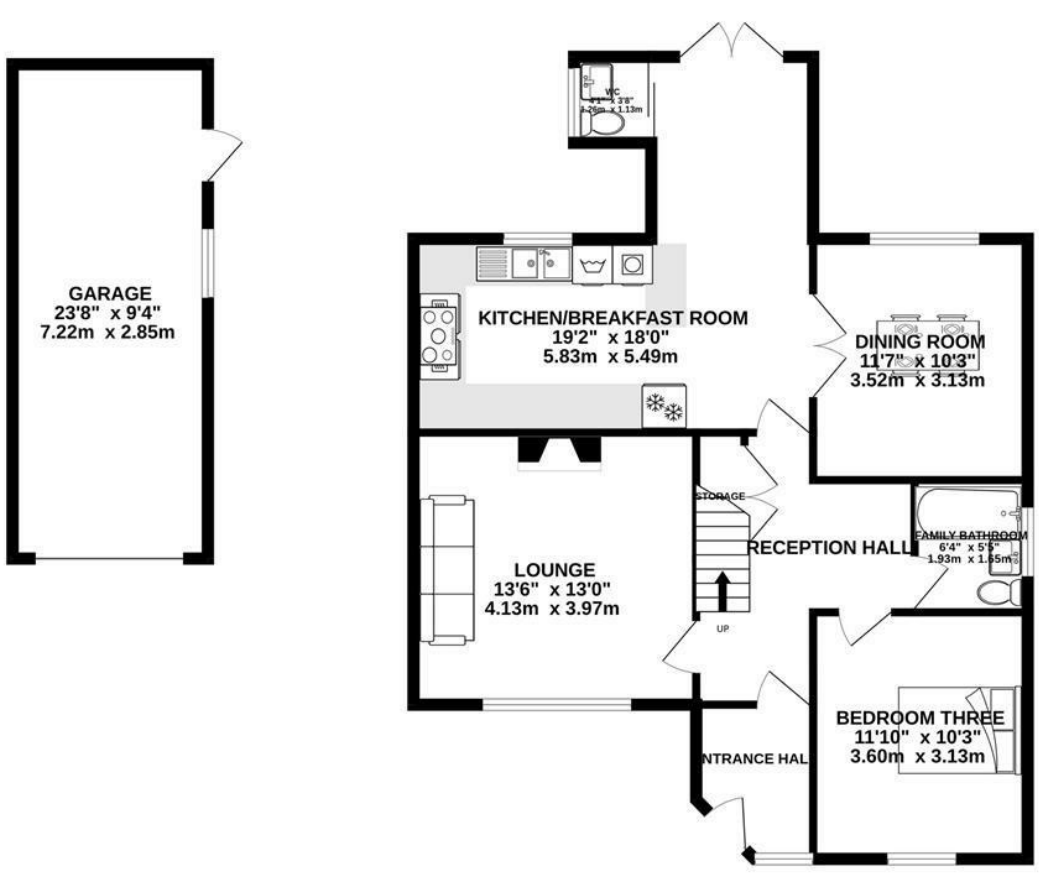




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GROUND FLOOR
1067 sq.ft. (99.2 sq.m.) approx.

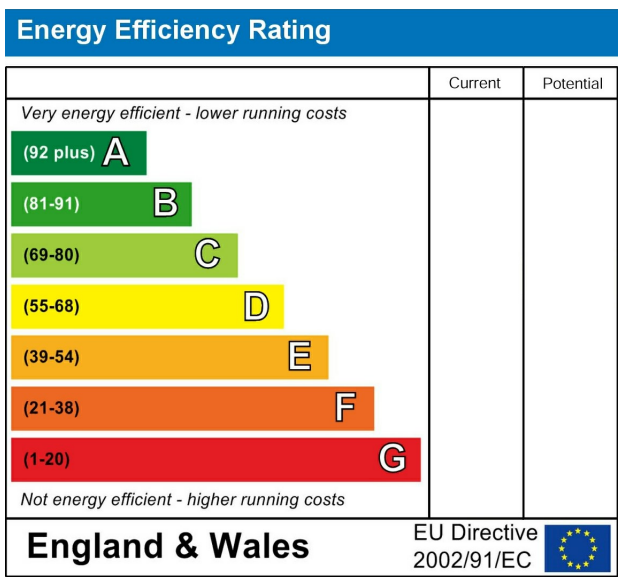
1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.

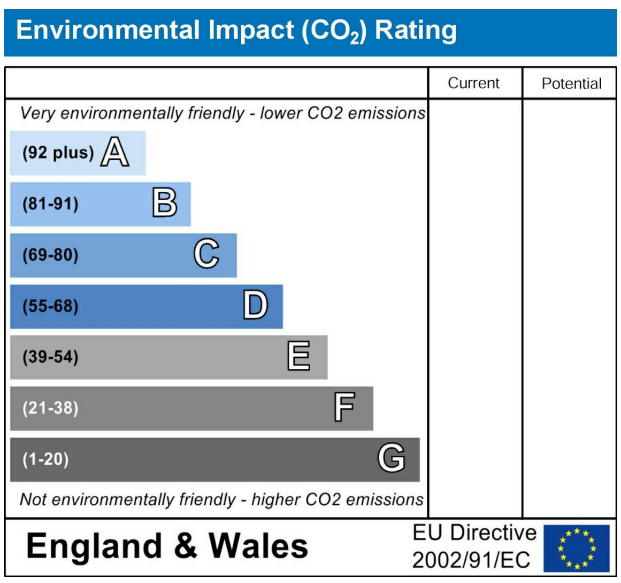


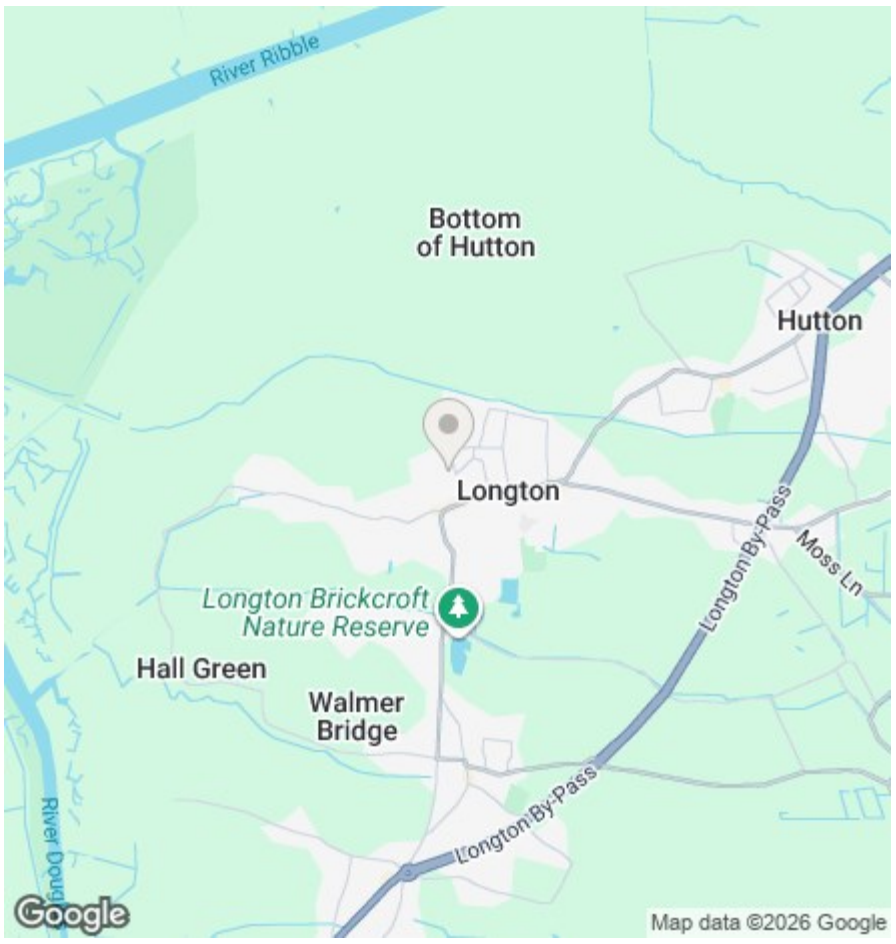
TOTAL FLOOR AREA : 1394 sq.ft. (129.5 sq.m.) approx.

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.







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