



Tranmoor, Longton, Preston

Offers Over £274,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented semi-detached bungalow, situated on a peaceful cul-de-sac in the highly desirable village of Longton, Preston. Occupying a generous corner plot with wrap around space, this charming home offers spacious and versatile accommodation throughout, perfectly suited to retirees seeking a quiet yet well-connected location. The property enjoys a wonderful setting with views towards Longton Brickcroft Nature Reserve and surrounding fields, creating a tranquil atmosphere both inside and out. Longton itself offers a fantastic range of nearby amenities including independent shops, cafés, supermarkets, medical facilities and popular eateries, whilst larger shopping and leisure facilities can be found in nearby Preston city centre. Excellent transport links are close by, with convenient access to the M6 and M55 motorways, regular local bus routes and Preston train station offering direct rail services across the region. The home further benefits from a gas combi boiler and an alarm system for added comfort and peace of mind.

Entering this beautifully maintained bungalow, you are welcomed into the entrance hall which leads through to the impressively sized lounge. This inviting living space benefits from a wall mounted electric fire, creating a cosy focal point, whilst offering ample room for comfortable seating and entertaining. The lounge continues through to an internal hallway which provides access to the remaining ground floor accommodation. The modern fitted kitchen is well equipped with contemporary units and granite work surfaces, with enough space to accommodate a small dining table, all whilst overlooking the rear garden. Also located on this floor is the second bedroom, a generous double room complete with multiple built-in wardrobes providing excellent storage. Completing the ground floor is the stylish four-piece family bathroom along with stairs leading to the first floor.

Heading upstairs, the staircase opens directly into the expansive master bedroom. This wonderfully bright and airy room is flooded with natural light from both its windows and skylight, creating a relaxing retreat. The bedroom also benefits from multiple built-in wardrobes along with substantial low clearance storage to either side, offering an abundance of practical storage space. From here, there are delightful elevated views over Longton Brickcroft Nature Reserve, further enhancing the peaceful feel of the property.

Externally, this home truly stands out. To the front, a spacious driveway provides off-road parking and access to the large garage, complete with an electric up and over door. The front of the property is attractively landscaped with surrounding hedges, well maintained pebbled areas and paved walkways, creating excellent kerb appeal. To the side of the home is an additional garage with a further electric up and over door and its own driveway, with both garages benefitting from electricity and plumbing, making them highly versatile spaces for storage, workshops or hobbies. The rear garden is equally well cared for, featuring paved walkways, raised flowerbeds and a paved seating area ideal for outdoor furniture and enjoying the warmer months. Backing onto open fields, the garden offers a superb degree of privacy and tranquillity. Combining spacious living accommodation, versatile outdoor space and a peaceful village setting, this exceptional bungalow presents a fantastic opportunity for those looking to downsize without compromise.









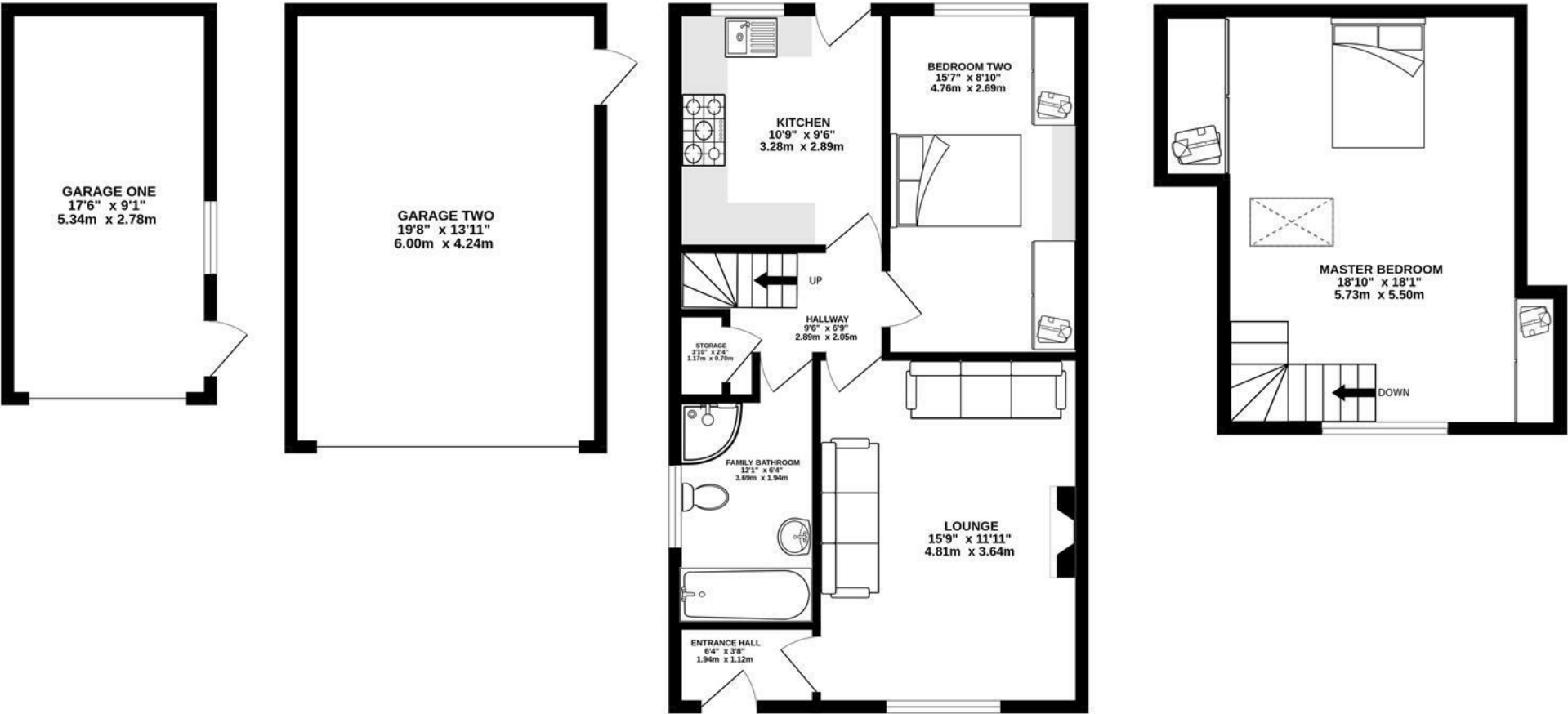




BEN ROSE

GROUND FLOOR
1004 sq.ft. (93.2 sq.m.) approx.

1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

