



## Hall Carr Lane, Longton, Preston

**Offers Over £229,950**

Ben Rose Estate Agents are pleased to present to market this semi-detached home, situated in the sought-after village of Longton. Offering generous living space and excellent potential, this property is ideal for families and couples looking to modernise and create a home to their own taste. Longton village centre is within easy reach and provides a range of independent shops, a supermarket, cafés, bars, restaurants, pubs and well-regarded schools. The location also benefits from excellent bus links to Preston and Southport, along with convenient access to the M6, M61 and M65 motorways, making it ideal for commuters.

Entering the property through the porch and into the entrance hall, you are led to the principal ground floor rooms. The spacious front lounge features a bay window that allows plenty of natural light to fill the room, creating a bright and welcoming atmosphere. To the rear is a separate dining room overlooking the garden, offering an ideal space for family meals and entertaining. The fitted kitchen provides access to the conservatory, which in turn opens out to the rear garden, extending the living space. A three-piece family shower room completes the ground floor accommodation.

The first floor offers two well-proportioned double bedrooms, with the master bedroom providing comfortable space for furnishings. The second bedroom benefits from useful eaves storage, adding to the practicality of the layout. Completing this level is a three-piece family bathroom, also with additional eaves storage.

Externally, the property features a front garden and a driveway providing parking for up to three cars, leading to a detached garage. To the rear is a large garden with a paved patio seating area that leads down to a lawned section, offering excellent outdoor space. In conclusion, this property presents a fantastic opportunity to modernise and add value in a highly desirable Longton location.









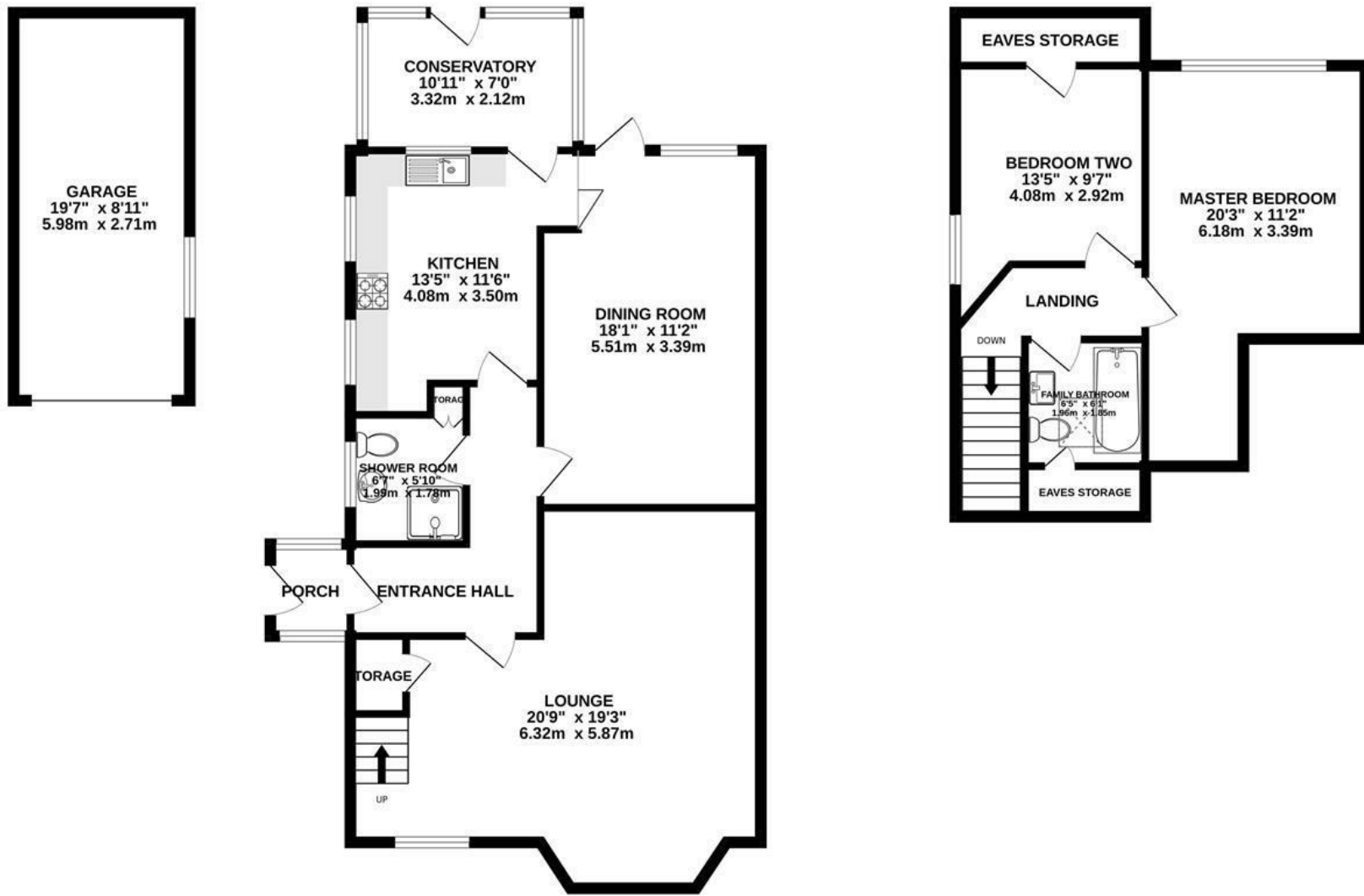




# BEN ROSE

GROUND FLOOR  
1013 sq.ft. (94.1 sq.m.) approx.

1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

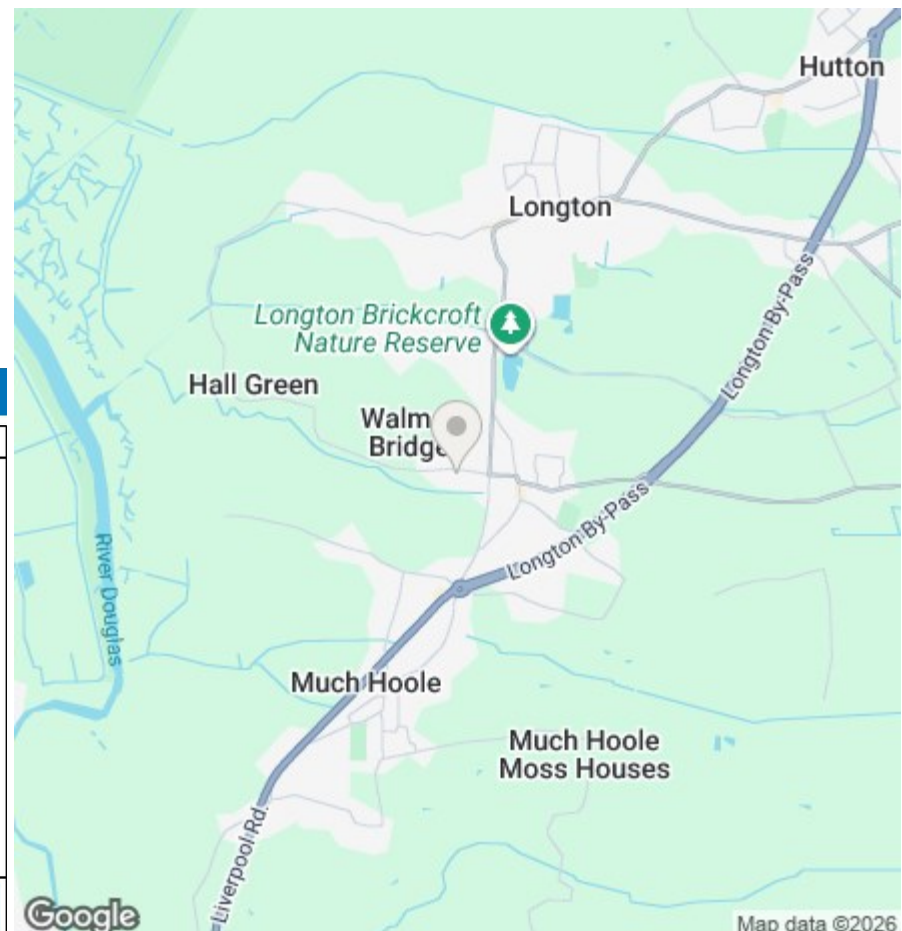


TOTAL FLOOR AREA: 1444 sq.ft. (134.1 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	