



Marsh Lane, Longton, Preston

Offers Over £499,950

Ben Rose Estate Agents are pleased to present to the market this deceptively spacious and beautifully extended family home, situated in the picturesque village of Longton, Lancashire. Offered with no onward chain, this property is ideal for families looking for a straightforward move, combining generous living space with privacy and rural charm. The home is perfectly positioned for commuting, with excellent access to the M6 and M65 motorways, as well as Preston city centre just a short drive away. Longton itself offers a charming village atmosphere, with well-regarded schools, shops, eateries, and recreational facilities, while nearby train stations in Preston and Croston provide convenient connections across the North West.

Stepping into the property through the welcoming porch, you are led into the main hallway, where a staircase leads to the upper level. To the left, you will find the bright and spacious lounge, featuring a central fireplace and a beautiful bay window overlooking the front aspect, allowing plenty of natural light to fill the room. Moving through, you will next enter the dining room, which features a charming log burner and offers ample space for a large family dining table, along with access to convenient understairs storage. This space flows seamlessly into the impressive open-plan kitchen/diner/family room at the rear. Recently extended, this fantastic area incorporates a spacious fitted kitchen offering ample storage, integrated appliances, and a large central island with breakfast seating for up to six people. Underfloor heating runs throughout this space, enhancing comfort, while there is also room for an additional sitting area. Bifold doors open out onto the rear garden, creating a seamless indoor-outdoor living space.

Moving to the first floor, you will find three well-proportioned bedrooms, two of which are doubles. A modern three-piece family shower room completes this level.

To the second floor is the impressive master suite, which features a beautiful Juliet balcony overlooking the rear garden. The room also benefits from an integrated wardrobe and a private en-suite shower room.

Externally, to the front of the property is a sizeable driveway providing off-road parking for multiple vehicles. The driveway extends through double gates to the rear, offering additional secure parking and access to the garden.

The rear garden is generously sized, featuring a stone patio and a well-maintained lawn, creating an ideal space for relaxing or entertaining. To the rear, you will also find a detached workshop. This standout addition offers versatile space suitable for a variety of uses, including a workshop, garage, gym, or potential conversion into additional living accommodation. The space is equipped with mains electric, water, and a plumbed utility area.

Early viewing is highly recommended to fully appreciate the space and quality of this lovely home.















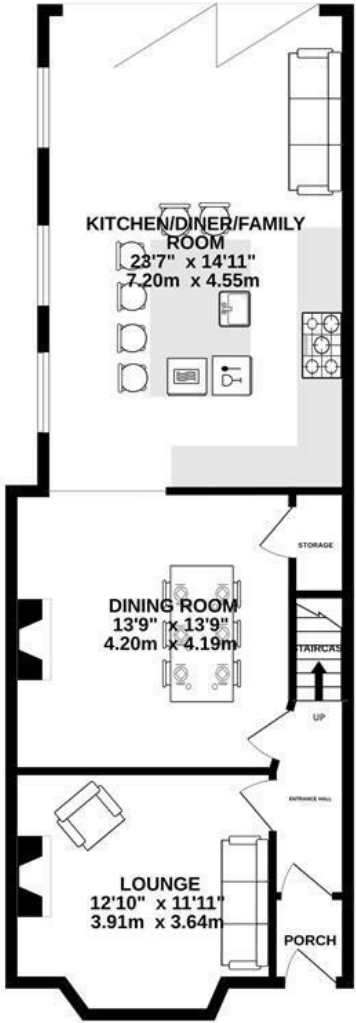




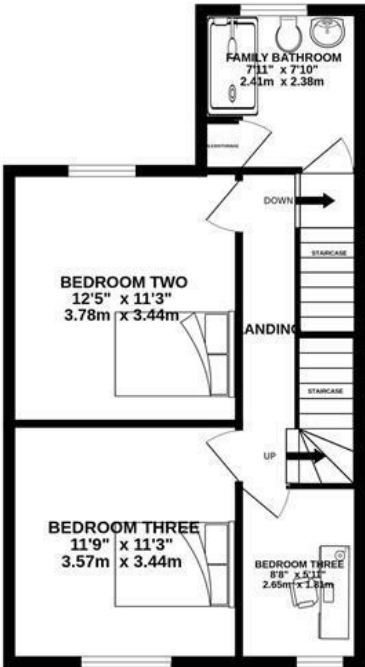


BEN ROSE

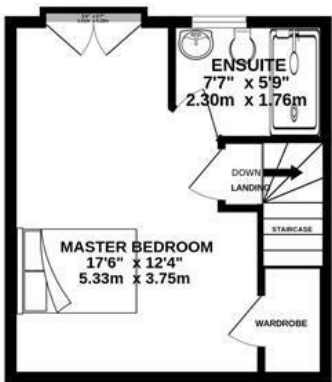
GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



2ND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
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 	

