



Partridge Close, Longton, Preston

Offers Over £529,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, positioned within a peaceful cul-de-sac in one of Longton's most sought-after residential locations and also enjoys the added benefit of being NO ONWARDS CHAIN. Offering generous and versatile living accommodation throughout, this impressive home has been thoughtfully designed to suit modern family life, with multiple reception rooms, spacious double bedrooms and a stunning orangery overlooking the private rear garden. Ideally situated within walking distance of Longton's charming village centre, residents can enjoy a fantastic selection of local shops, cafés, restaurants and everyday amenities. Excellent schooling options are also nearby, making this an ideal choice for growing families. The property benefits from superb transport links, with regular bus routes close by, easy access to the A59 and M6 motorway network, and convenient rail services available from nearby Preston and Leyland stations, providing direct connections to Manchester, Liverpool and London. Preston city centre is also just a short drive away, offering an extensive range of shopping, leisure and entertainment facilities.

Stepping through the front door, you are welcomed into an inviting reception hall where the staircase rises to the first floor and a modern two-piece WC is conveniently located. To the left sits the spacious lounge, beautifully enhanced by a feature fireplace and an attractive bay-fronted window that fills the room with natural light. French doors open seamlessly into the separate family dining room, offering ample space for a large dining table and creating an ideal setting for both everyday meals and entertaining guests. Also accessed from the hallway is a versatile study, perfect for those working from home or as a playroom. To the rear of the property lies the impressive open-plan kitchen/breakfast room, fitted with a comprehensive range of integrated appliances including a double oven, Quooker tap, induction hob, dishwasher and large family fridge, alongside a useful walk-in pantry providing excellent additional storage. Additionally, the kitchen has convenient access to the double integrated garage, which offers a huge amount of potential to be converted into another reception room. A separate utility room offers further practicality and provides access to the side of the home. Completing the ground floor is the stunning orangery, a bright and spacious addition that offers exceptional versatility as a second sitting room, garden room or entertaining space, with direct access out to the beautifully maintained rear garden.

The first floor opens onto an attractive galleried landing which leads to four generously proportioned double bedrooms. The impressive principal suite benefits from its own walk-in dressing room complete with fitted wardrobes, together with a stylish three-piece en-suite shower room. Bedroom two also enjoys the convenience of a modern three-piece en-suite, making it ideal for guests or older children. The remaining bedrooms are all well-sized doubles and are served by a contemporary four-piece family bathroom featuring both a bath and separate shower, perfectly suited to busy family living.

Externally, the property continues to impress with a driveway providing off-road parking for up to two vehicles, leading to the double integrated garage, while a well-maintained front garden creates an attractive first impression. To the rear is a secluded and beautifully presented garden, bordered by mature trees to provide a wonderful sense of privacy. An ornate flagged patio offers the perfect space for outdoor dining and entertaining before leading onto a generous lawn, with additional space to the side of the property providing an ideal location for a garden shed. Combining spacious accommodation, flexible living spaces and a highly desirable village setting, this exceptional family home presents a fantastic opportunity for buyers seeking a property ready to enjoy for years to come.























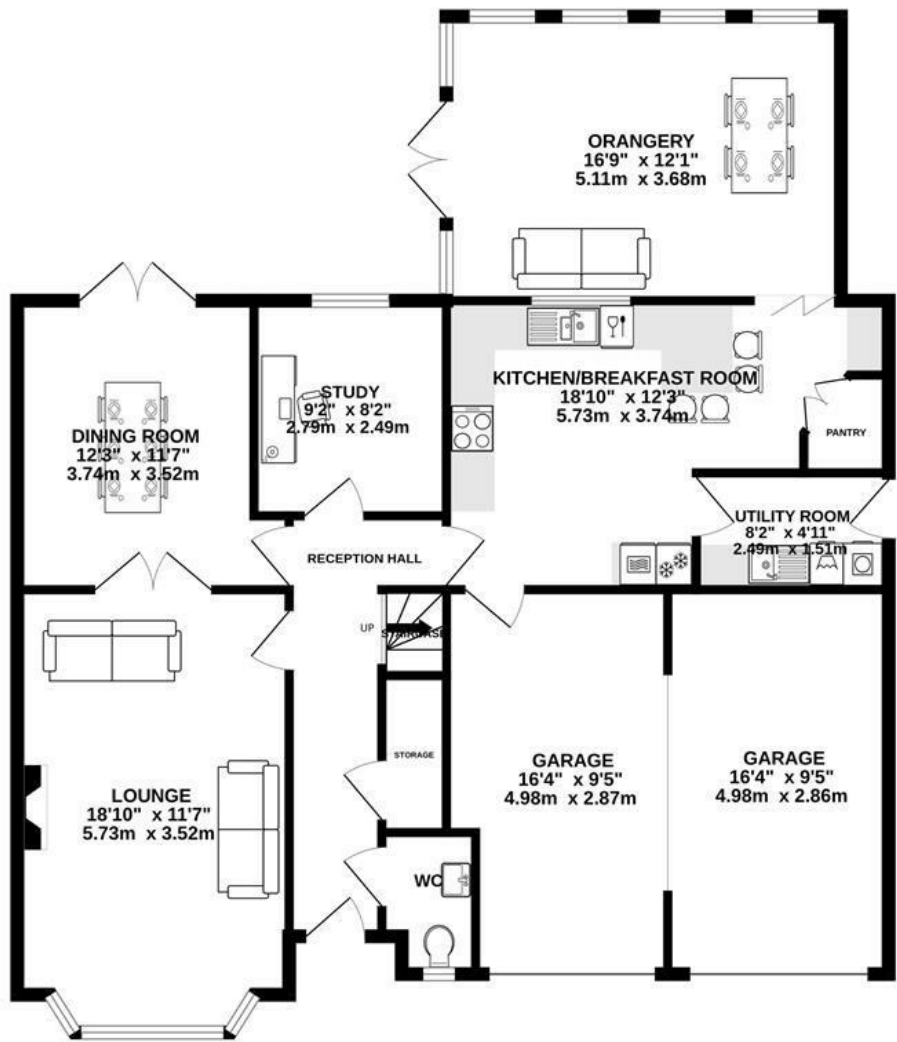




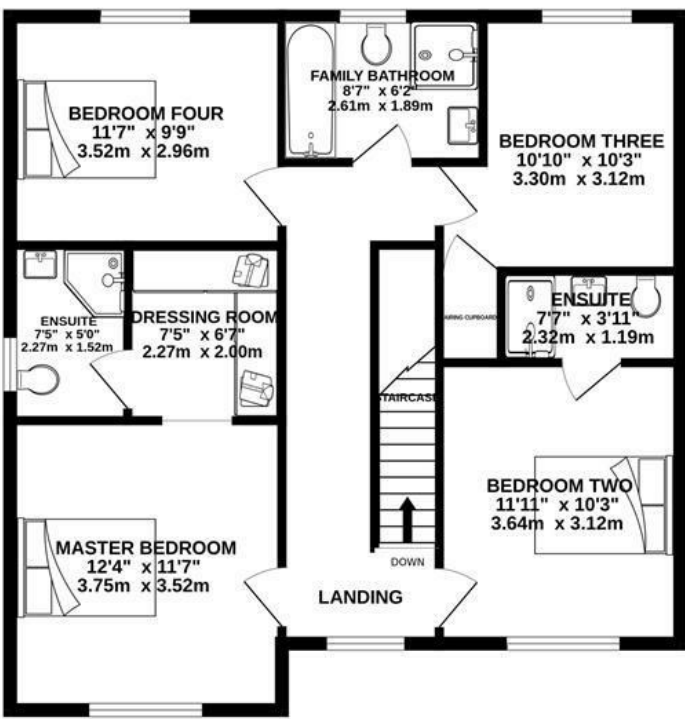


BEN ROSE

GROUND FLOOR
1273 sq.ft. (118.3 sq.m.) approx.



1ST FLOOR
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 2065 sq.ft. (191.8 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		
	78	81
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	

