



## Osbert Croft, Longton, Preston

Offers Over £300,000

Ben Rose Estate Agents are pleased to present to market this substantial and versatile five bedroom semi-detached dormer bungalow, set within a quiet cul-de-sac in the heart of the ever-popular village of Longton, Preston. This well-loved home offers generous and flexible accommodation across two floors, making it perfectly suited to growing families or couples seeking space, comfort and long-term potential. Longton is known for its friendly community atmosphere and village charm, while still benefiting from excellent nearby amenities including local shops, supermarkets, cafés and well-regarded schools. Preston city centre is just a short drive away, offering a wider range of shopping, leisure and employment opportunities. Excellent transport links are close at hand, with regular bus routes, Preston Train Station providing direct connections to Manchester, Liverpool and London, and convenient access to the M55, M6 and M61 motorways for commuters.

Stepping into the property, you are welcomed into an entrance hall offering ample storage for coats, shoes and everyday essentials. From here, the spacious lounge provides a warm and inviting living space, centred around a feature fireplace and offering plenty of room for multiple seating arrangements. Moving further through the home, you arrive at the true heart of the property: a very large kitchen diner fitted with modern cabinetry, a striking Belfast sink and a superb range of integrated appliances including a large induction hob, oven, American-style fridge freezer and separate wine fridge — an ideal space for both everyday family life and entertaining. Off the kitchen is a further entrance to the property, currently utilised as a practical utility room. The ground floor continues to impress with a generous inner hallway providing access to two additional bedrooms. One double with fitted wardrobes currently used as a playroom, and a single bedroom presently arranged as a sewing and craft room.

A bright garden room enjoys double doors opening onto the rear garden this room also houses the boiler, creating a versatile space ideal for relaxing, working from home or enjoying the garden outlook. Completing the ground floor is a convenient shower room with WC and wash basin.

Rising to the first floor, the property offers three further bedrooms. Two impressive master-sized rooms both benefit from windows, skylights and useful eaves storage, each comfortably accommodating double beds, with one featuring a charming den-style space and the other currently arranged with a dedicated wardrobe area. The third first-floor bedroom also benefits from a skylight and, while presently housing a single bed, offers the potential to accommodate a double. Serving this level is a particularly spacious and modern family bathroom, finished to a bright and contemporary standard and comprising a large walk-in shower, separate bath, WC and wash basin a fantastic and highly practical family space.

Externally, the property continues to deliver. To the front is a small garden alongside a generous driveway providing off-road parking for two vehicles, with space suitable for a car and caravan combination. The rear garden is a true highlight, offering a large and private outdoor space with a variety of lawned and patio areas, established bushes and dedicated play zones — ideal for families and outdoor entertaining alike. Also located to side of the property is a large garage with electric doors, along with a bright and well-proportioned workshop fitted with electrics, perfect for hobbies, storage or potential conversion subject to permissions. This is a home that has clearly been cherished by two generations of the same family, offers warmth, space and exceptional future potential, including existing planning permission to extend to the side. Early viewing is strongly recommended to fully appreciate the size, flexibility and opportunity this wonderful Longton home provides.





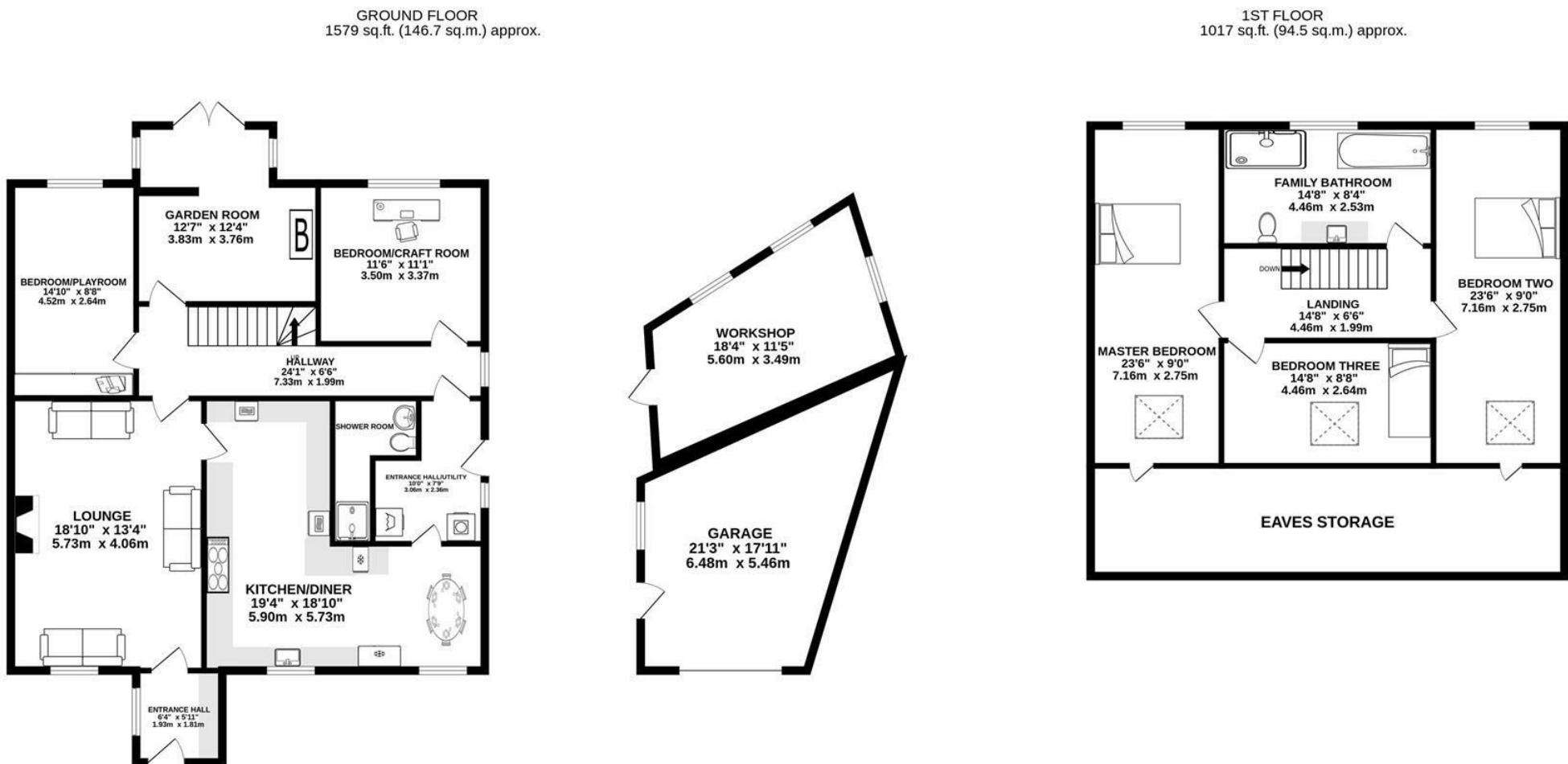








# BEN ROSE



TOTAL FLOOR AREA : 2597 sq.ft. (241.2 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)	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			
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

