



## River View Court, Longton, Preston

**Offers Over £484,950**

Ben Rose Estate Agents are pleased to present to market this immaculately presented four-bedroom detached home, perfectly positioned on an enviable end plot within a quiet cul-de-sac in the highly sought-after village of Longton. This superb family home offers a wonderful blend of modern living and everyday practicality, with beautifully finished interiors and a spacious layout ideal for growing families. Longton itself is renowned for its welcoming community, excellent schools, and convenient access to a range of amenities including boutique shops, cafés, supermarkets, and local parks. For commuters, the property is well placed for travel links, with nearby stations in Preston and Leyland providing regular rail services, strong bus connections running through the village, and easy access to major motorway networks including the M6 and M65 for journeys to Manchester, Liverpool, and beyond.

Stepping into the home, you are greeted by an inviting open reception hall that sets the tone for the quality found throughout. Positioned to the front is the spacious lounge, complete with a charming bay-fronted window that fills the room with natural light. Following the flow of the reception hall towards the rear, you enter the stunning open-plan kitchen and dining area — the true heart of the home. This impressive space is finished with modern cabinetry, integrated appliances, and a stylish central island that makes both everyday family life and entertaining effortless. Just off the kitchen is a versatile dining or snug area, complemented beautifully by the large bi-folding doors that open directly out to the rear garden. The ground floor is completed by a well-presented WC and a cleverly concealed utility space housing the washer and dryer.

Ascending to the first floor, an open landing provides access to four well-proportioned bedrooms, three of which are generous doubles. The master bedroom benefits from a luxurious en-suite shower room, finished to an excellent standard. The additional bedrooms offer flexibility for family living, home working, or guest accommodation, while the beautiful family bathroom serves the household with an over-the-bath shower and contemporary finishes.

Externally, the home continues to impress. To the front, a generous driveway offers parking for up to five vehicles and leads to the single detached garage, with a neatly maintained frontage enhancing the kerb appeal. To the rear, you will find a beautifully private and well-presented garden, perfect for families and those who enjoy outdoor living. A patio seating area sits directly off the home and flows onto the well-kept lawn, bordered by attractive planted beds that add colour and charm. A further seating area positioned at the far end of the garden provides an ideal spot for relaxing or entertaining in the warmer months.

Altogether, this is an exceptional family home that offers style, space, and an excellent location — a property not to be missed.



































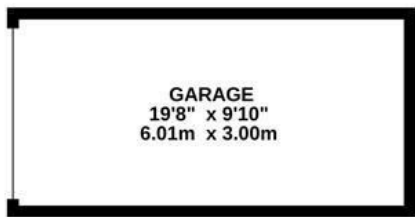
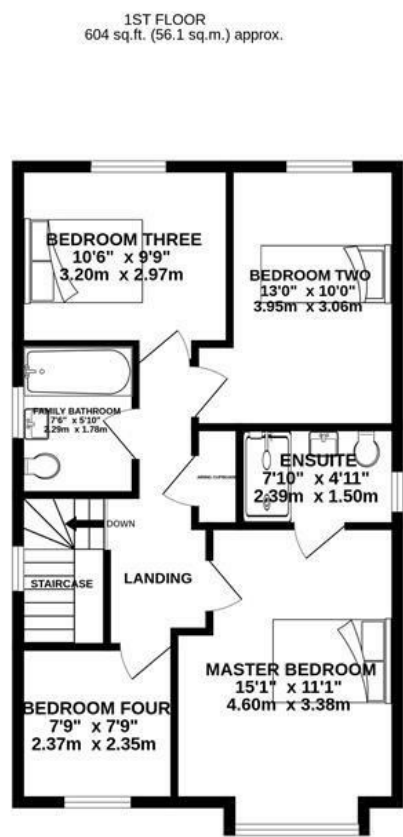








# BEN ROSE



TOTAL FLOOR AREA: 1412 sq.ft. (131.2 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>89</b>	<b>90</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>		
<i>Not energy efficient - higher running costs</i>		
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 