



Gill Lane, Longton, Preston

Offers Over £269,950

Ben Rose Estate Agents are pleased to present to market this beautiful three-bedroom semi-detached character family home, situated in the highly sought-after village of Longton. Bursting with charm and original features throughout, this delightful home effortlessly combines traditional character with practical family living, whilst also benefiting from an impressive plot of additional land to the rear. Ideally suited to families, the property enjoys a convenient location close to a range of everyday amenities including well-regarded schools, local shops, supermarkets, cafés and pubs. Excellent transport links are also within easy reach, with regular bus routes serving the surrounding areas, nearby train stations in Preston and Leyland offering direct rail connections, and convenient access to the A59, M6 and M55, making commuting to Preston, Southport, Blackburn and beyond straightforward.

Stepping through the entrance porch, you are welcomed into a small entrance hall which provides access to the principal ground floor accommodation. To the front of the home is the spacious lounge, featuring a beautiful bay-fronted window that fills the room with natural light, alongside a traditional brick fireplace complete with a charming log burner, creating a warm and inviting focal point. Straight ahead, the dining room continues the property's characterful appeal with polished wooden flooring, an attractive timber beamed ceiling and an impressive exposed brick chimney breast with integrated storage. The staircase, which is located in the front corner also benefits from built-in storage cupboards and a separate vestibule leads conveniently to the downstairs WC. A large opening leads through to the generously proportioned kitchen diner, offering ample space for family dining and entertaining. The rustic shaker-style fitted kitchen is well-equipped with a range of integrated appliances, including a Belfast sink and a double Rangemaster oven. Glazed double doors and a rear-facing window overlook and provide access to the garden, allowing plenty of natural light into the space.

To the first floor, the property offers three well-proportioned bedrooms, each retaining the home's character with attractive exposed timber lintels above the windows. The spacious principal bedroom is further enhanced by a timber beamed ceiling and benefits from integrated storage shelving, with the second bedroom also offering built-in shelving. Completing the first floor is the three-piece family bathroom, finished with stylish vinyl plank flooring and featuring useful tiled shelving compartments seamlessly integrated into one of the walls, providing both practicality and a modern finish.

Externally, the property enjoys excellent outdoor space to both the front and rear. A gravelled driveway provides off-road parking for two vehicles at the front (with additional parking for another vehicle at the rear) and is bordered by mature hedges, shrubs and established planting, creating an attractive first impression. To the rear the generous south facing lawned garden offers an excellent space for families to enjoy, complemented by mature hedging, timber fencing, a paved seating area and a pathway leading to a substantial detached outbuilding. This versatile building is divided into two sections, comprising a large playroom to the front and a practical tool shed to the rear, making it ideal for a variety of uses. Beyond this, the property benefits from an additional narrow plot of land bordered by mature hedges, before returning at a right angle to a gated access point directly off the main road. Offering an abundance of character, generous living accommodation, extensive outdoor space and a highly desirable village location, this wonderful family home presents a fantastic opportunity for buyers seeking a property with both charm and versatility.























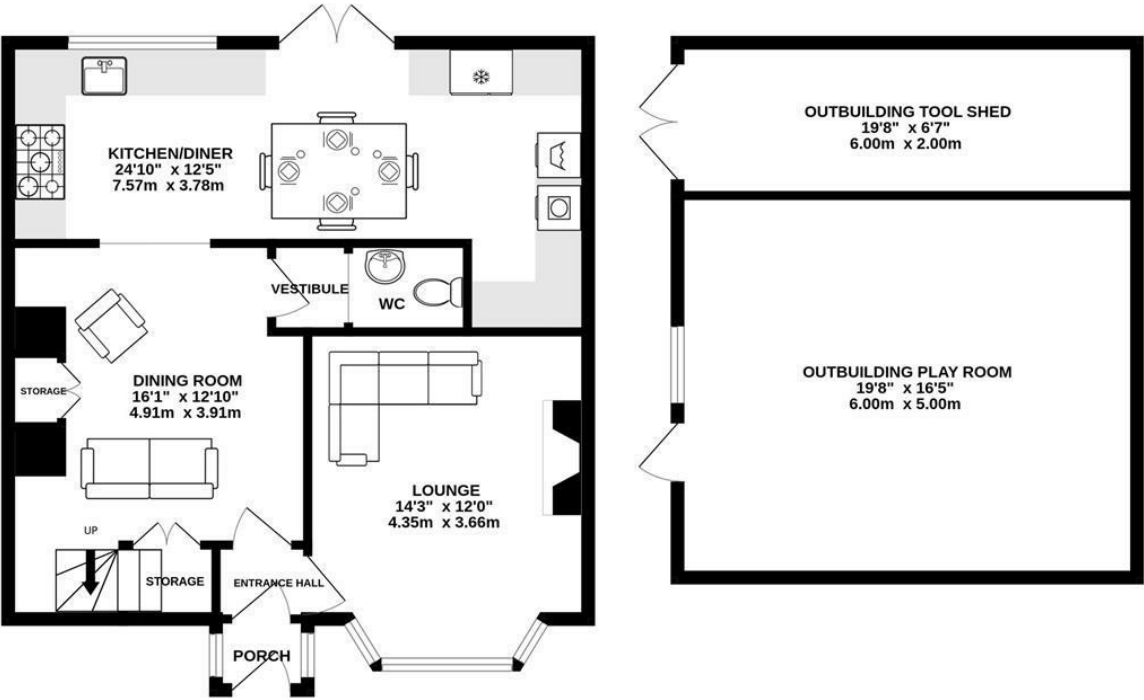




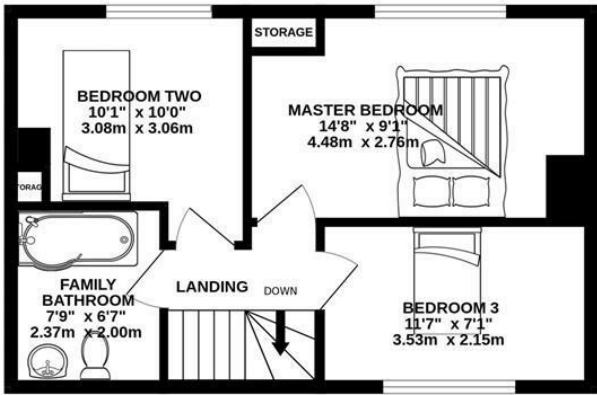


BEN ROSE

GROUND FLOOR
1075 sq.ft. (99.9 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1468 sq.ft. (136.4 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	82
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	

