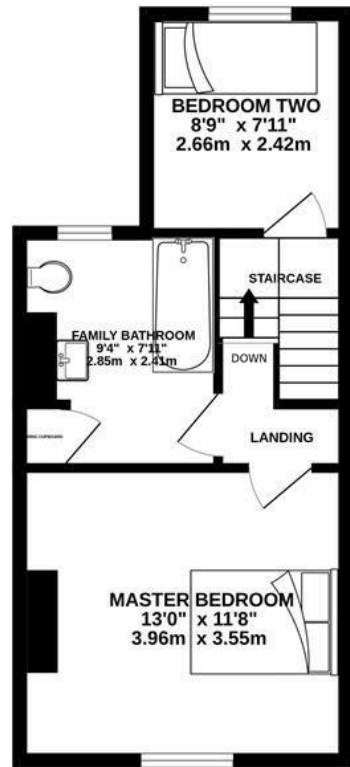
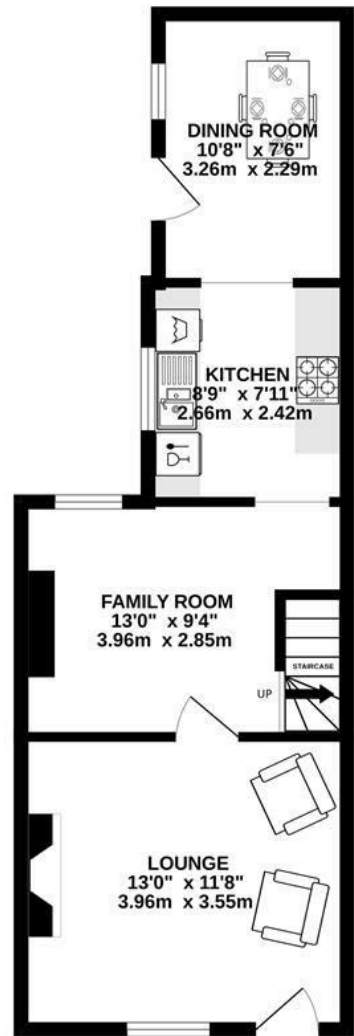


GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.

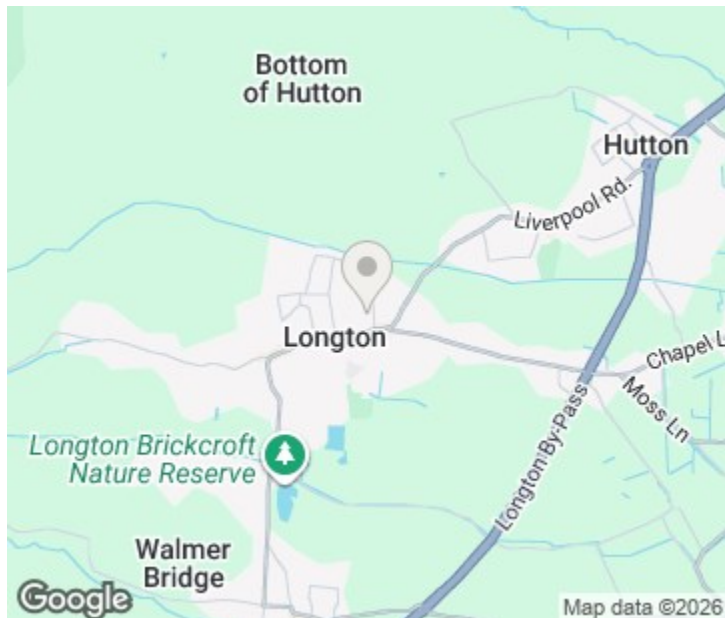
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	
61	76
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	



BEN  ROSE



Franklands Fold, Longton, Preston

Offers Over £179,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom end-terrace cottage, nestled in a secluded position within the highly sought-after village of Longton. Brimming with character and traditional charm, this delightful home perfectly combines period features with modern comforts, making it an ideal purchase for first-time buyers looking for something truly special. Tucked away at the end of a row of terraces and surrounded by mature trees, the property enjoys a peaceful setting whilst remaining within walking distance of the village centre and its range of local shops, cafés, pubs and everyday amenities. Excellent travel links are close by, with regular bus routes, easy access to the A59 and nearby connections to the M6 and M55 motorway networks, making commuting throughout Lancashire and beyond straightforward. Preston city centre is only a short drive away, whilst nearby train stations in Preston and Lostock Hall provide convenient rail links to Manchester, Liverpool and London. The area also benefits from scenic countryside walks, local leisure facilities and a strong sense of community, making it an attractive location for first-time buyers. Further benefits include a HIVE smart thermostat and a recently installed combi boiler, providing efficient and convenient heating throughout the home.

