



Hawthorn Close, New Longton, Preston

Offers Over £239,950

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached home, located in the highly sought-after village of New Longton. Perfect for families, this newly renovated property offers comfortable, modern living throughout. Situated in a quiet residential area, the home is within close proximity of local shops, highly regarded schools, and a range of village amenities. Excellent transport links are also close by, with easy access to the M6 and M65 motorways, as well as nearby train stations in Preston and Leyland.

The property has been completely refurbished throughout, resulting in a move-in ready home. Upgrades include a newly fitted kitchen and bathroom, a new roof, a full electrical rewire, and numerous other enhancements.

Upon entering, you are welcomed by a bright entrance hallway with a staircase leading to the upper level. To the left is a spacious lounge with a feature fireplace and a large window overlooking the front aspect. The lounge flows seamlessly into the open-plan kitchen/diner, which boasts a contemporary fitted kitchen with stylish media wall and integrated appliances, including a fridge, freezer, oven, hob, dishwasher, and washing machine. There's ample space for a family dining table, along with convenient access to understairs storage. A single side door provides access to the side of the property, while double patio doors open onto the rear garden.

Upstairs, you'll find three well-proportioned bedrooms and a modern three-piece shower room. The property also benefits from a fully boarded loft with a pull-down ladder, offering additional storage. The loft has been re-insulated, and the property also has a brand new boiler, providing improved energy efficiency.

Externally, the front of the property offers a large driveway with off-road parking for multiple vehicles. To the rear is a lovely garden with a well-maintained lawn and established borders. A single detached garage at the rear offers additional storage space.

Early viewing is highly recommended to avoid disappointment.











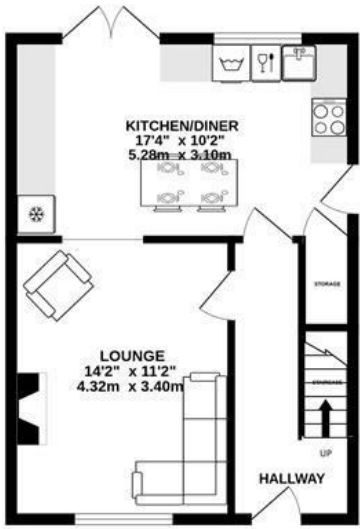
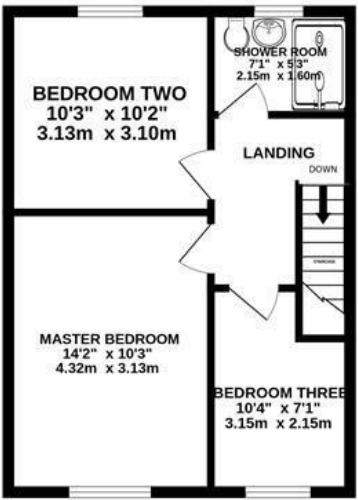


BEN ROSE

GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.




TOTAL FLOOR AREA : 1065 sq.ft. (99.0 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		
	67	79
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 