



## Manor Court, Longton, Preston

**£475,000**

Ben Rose Estate Agents are pleased to present to the market this beautifully presented five-bedroom detached family home, situated in the highly desirable village of Longton, Lancashire. Nestled on a quiet cul-de-sac, this impressive property has been finished to a high standard throughout, offering spacious and contemporary living accommodation that is ideal for modern family life.

The village of Longton offers an excellent range of local amenities, including shops, cafés, and highly regarded schools. For commuters, the property benefits from superb transport links with easy access to the M6 and M65 motorways, regular bus services to surrounding towns and cities, and the nearby A59 providing convenient routes to both Preston city centre and Southport.

Stepping into the property, you are welcomed into the spacious entrance hallway, where the staircase leads to the upper level and a convenient W.C. is located. To the left, you will find the generous lounge, featuring a stylish media wall with integrated storage and dual-aspect windows to the front and side, allowing plenty of natural light.

On the opposite side of the home, you will enter the impressive open-plan kitchen/dining/family room. This fantastic space incorporates a contemporary fitted kitchen offering ample storage and a full range of integrated appliances. The room flows seamlessly into the beautiful orangery, which provides ample space for both family dining and additional seating, creating the perfect hub for everyday living and entertaining. Just off the kitchen is a practical utility room, offering additional storage and space for freestanding appliances, with a single door providing access to the side of the property.

Moving to the first floor, you will find two generously sized bedrooms, both spanning the full width of the home and benefiting from fitted wardrobes. The master bedroom also boasts a modern en-suite shower room.

Continuing to the second floor, you will find a further three well-proportioned bedrooms, with the fifth currently utilised as a bespoke fitted home office, perfect for remote working. A contemporary three-piece family bathroom featuring an over-the-bath shower completes this level.

Externally, the property benefits from a private driveway providing off-road parking for multiple vehicles. The gated driveway leads to the detached single garage, offering additional parking and storage.

The home also boasts a well maintained wraparound garden, extending around the front and side of the property. Featuring a lawn, raised decking area, and spacious patio, this private outdoor space provides the perfect setting for children to play, outdoor dining, relaxing, or entertaining guests.

Early viewing is highly recommended to fully appreciate the space and quality this exceptional family home has to offer.

















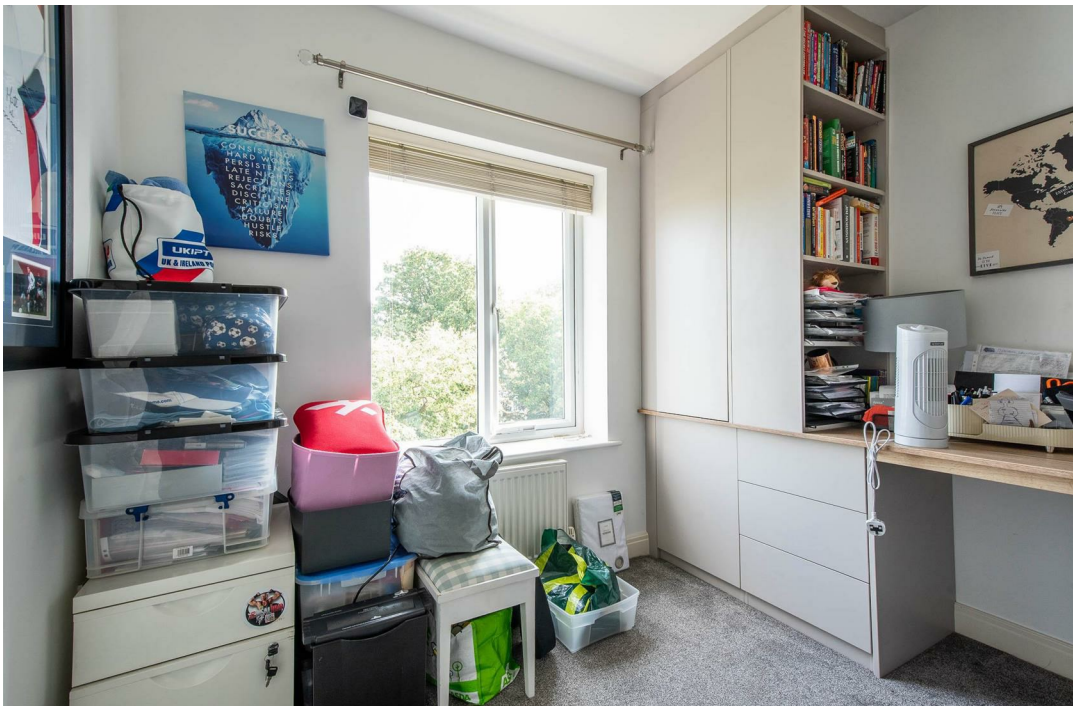
























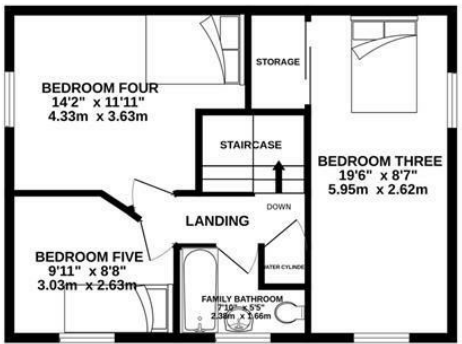
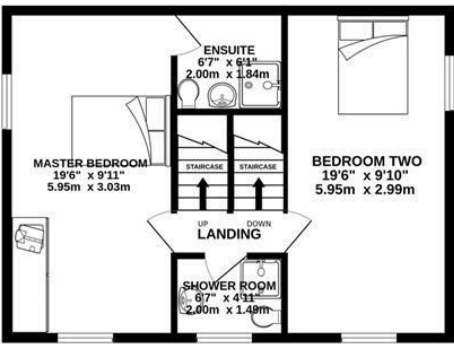
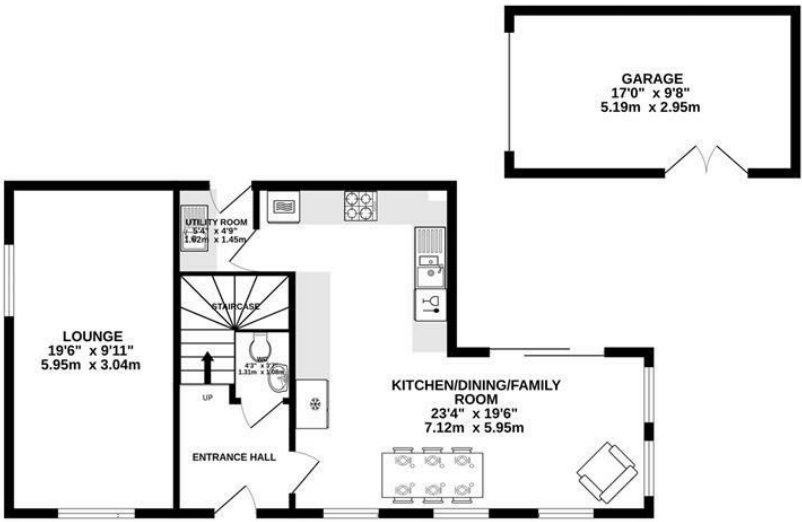


# BEN ROSE

GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.

1ST FLOOR  
514 sq.ft. (47.8 sq.m.) approx.

2ND FLOOR  
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1820 sq.ft. (169.0 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 |                                                                                                             |           |
|                                             | 76                                                                                                          | 79        |
| 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  |           |

