



## Aspendale Close, Longton, Preston

Offers Over £199,950

Ben Rose Estate Agents are pleased to present to market this well-presented semi-detached home, ideally suited to families and couples alike. Positioned within a sought-after area of Longton, Lancashire, the property offers a comfortable and practical layout complemented by a convenient village setting. Longton village centre is just a short distance away, providing a range of independent shops, supermarkets, popular bars, restaurants, pubs and well-regarded schools. Excellent bus links offer easy access to Preston and Southport, while commuters will also benefit from close proximity to the M6, M65 and M61 motorways, making travel across the North West straightforward and efficient.

Upon entering the property, you are welcomed through a porch which leads into a spacious lounge, providing a warm and inviting space ideal for relaxing or entertaining. To the rear, the kitchen/dining room enjoys pleasant views over the garden and features a fitted kitchen with ample storage and worktop space. Sliding doors open directly onto the rear garden, allowing plenty of natural light and creating a seamless connection between indoor and outdoor living.

The first floor continues to impress, offering a generous master bedroom double and a second double bedroom, both well-proportioned and ideal for family living or guest accommodation. Completing this level is a three-piece family bathroom, finished in a neutral style and designed for everyday convenience.

Externally, the property boasts a front garden alongside a driveway providing off-road parking for up to three cars. To the rear, the garden is thoughtfully arranged with a paved patio area, lawned section and wooden decking, offering versatile outdoor space. Overall, this is a fantastic opportunity to purchase a lovely home in a highly desirable location.







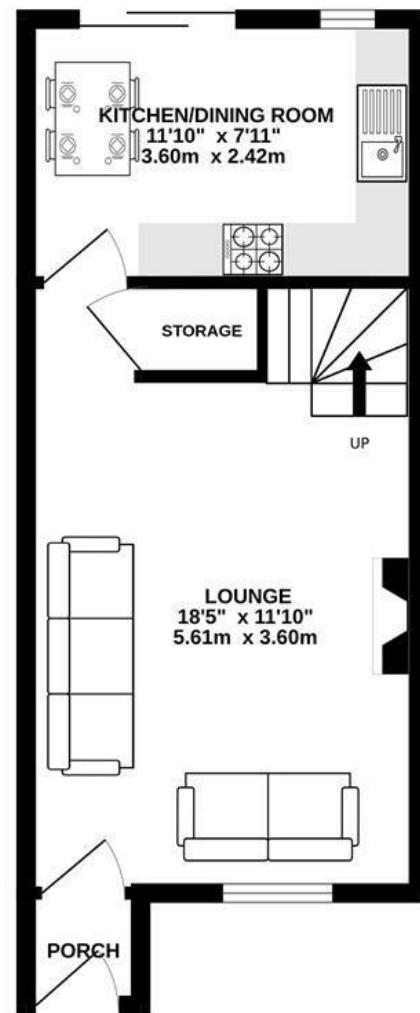




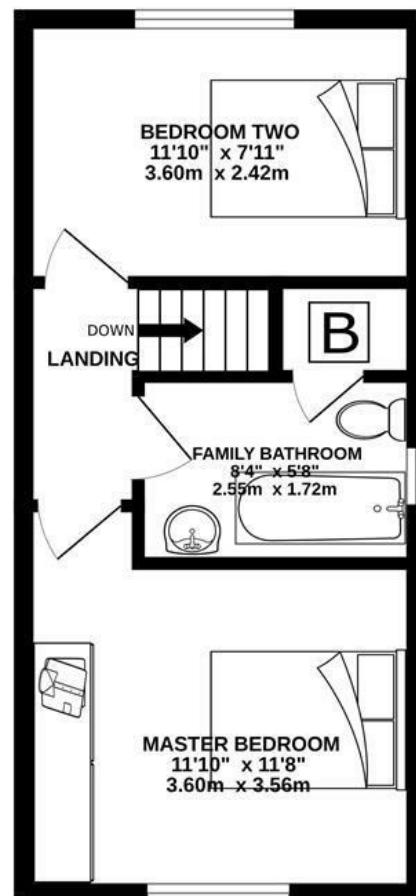


# BEN ROSE

GROUND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

