BEN ROSE



Hall Carr Lane, Longton, Preston

Offers Over £349,950

Ben Rose Estate Agents are pleased to present to the market a rare opportunity to acquire a modern detached family home in the much sought-after village of Longton. Offering generous and versatile living accommodation throughout, this impressive property is ideal for families seeking a spacious and well-connected home in a desirable location.

Longton village centre is within easy reach and provides a fantastic range of amenities, including charming independent shops, a supermarket, cafés, bars, restaurants, pubs, and well-regarded schools. The location also benefits from excellent transport links, with regular bus services to Preston and Southport, along with convenient access to the M6, M61, and M65 motorways, making it ideal for commuters.

Stepping into the property, you are welcomed into the entrance hallway, where a convenient WC is located as well as the staircase leading to the upper level. To the left, you will find the spacious lounge, which features a charming central fireplace and a large window overlooking the front aspect, allowing plenty of natural light to fill the room. On the opposite side of the hallway is the dining room, which offers ample space for a large family dining table and provides access to both the kitchen and conservatory.

The bright and airy conservatory offers versatile additional living space, with double patio doors opening onto the rear garden. The contemporary fitted kitchen provides ample wall and base units with an integrated oven and hob, along with additional space for freestanding appliances. A single door from the kitchen also leads out to the rear garden.

Moving upstairs, you will find three well-proportioned double bedrooms, with the master bedroom benefiting from fitted wardrobes and a private en-suite bathroom. Completing this level is a modern three-piece family bathroom.

Externally, the front of the property features a well-maintained garden alongside a generous paved driveway, providing off-road parking for multiple vehicles and leading to the attached single garage. The garage benefits from an electrically operated up-and-over door, a convenient pedestrian door from the rear garden, and is equipped with power and lighting.

To the rear is a generously sized, low-maintenance patio garden, enjoying a private and secluded position with no overlooking properties, creating the perfect space for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.





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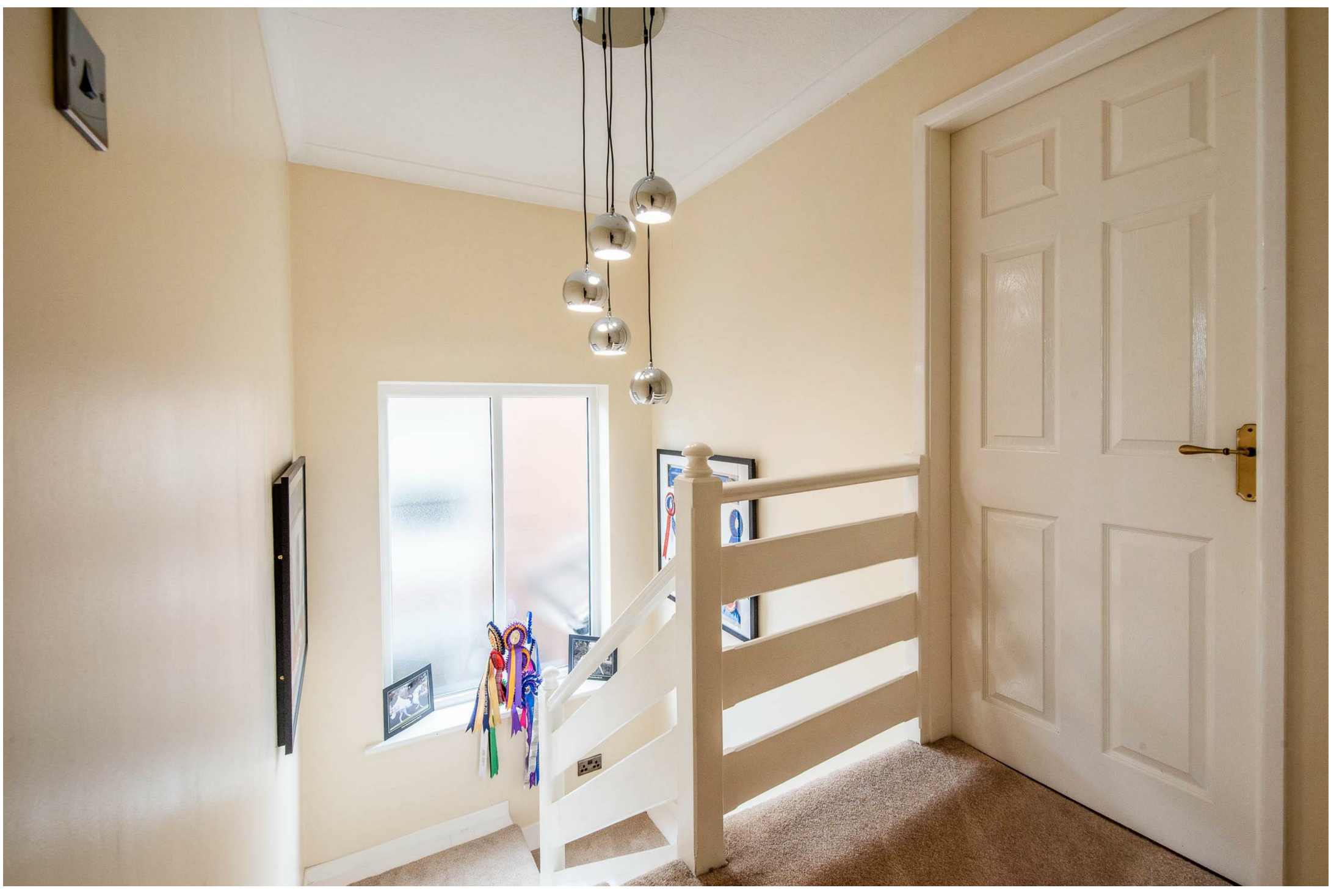


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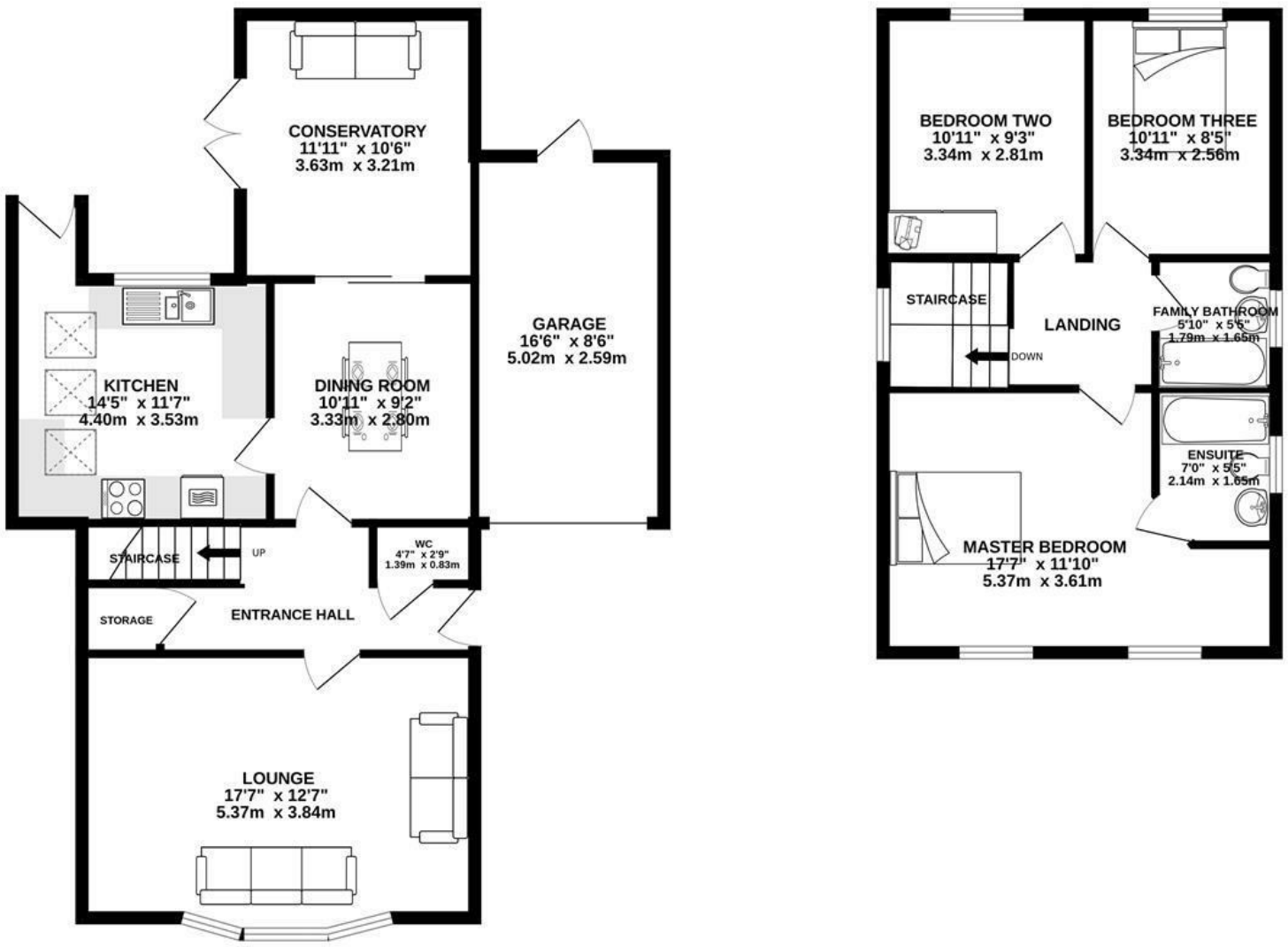


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GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.

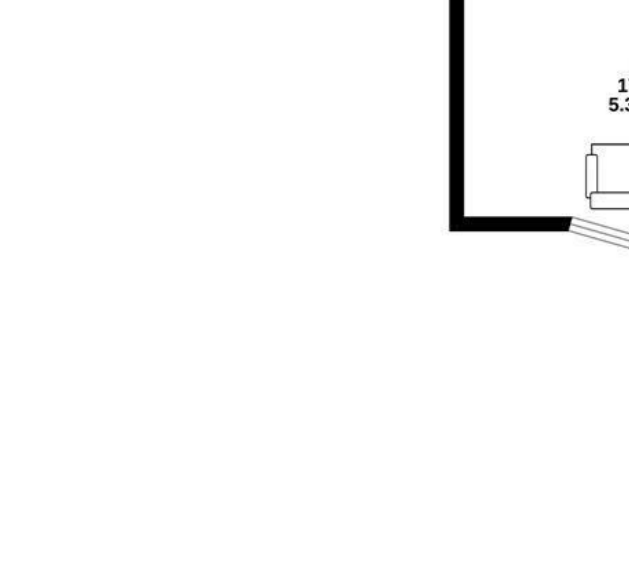
1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.

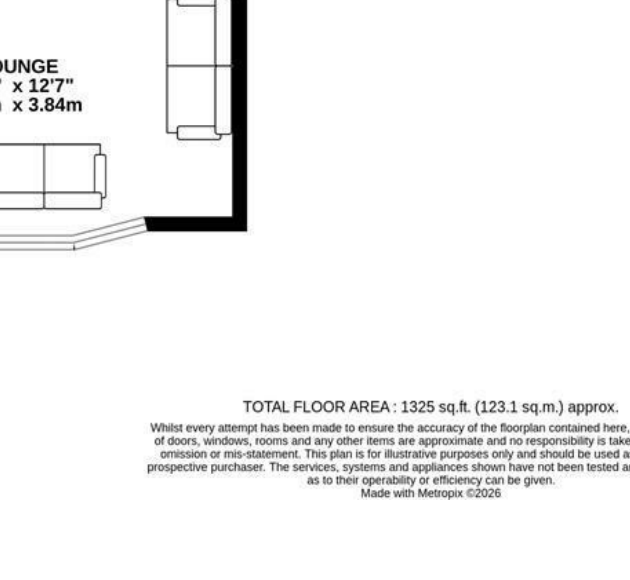


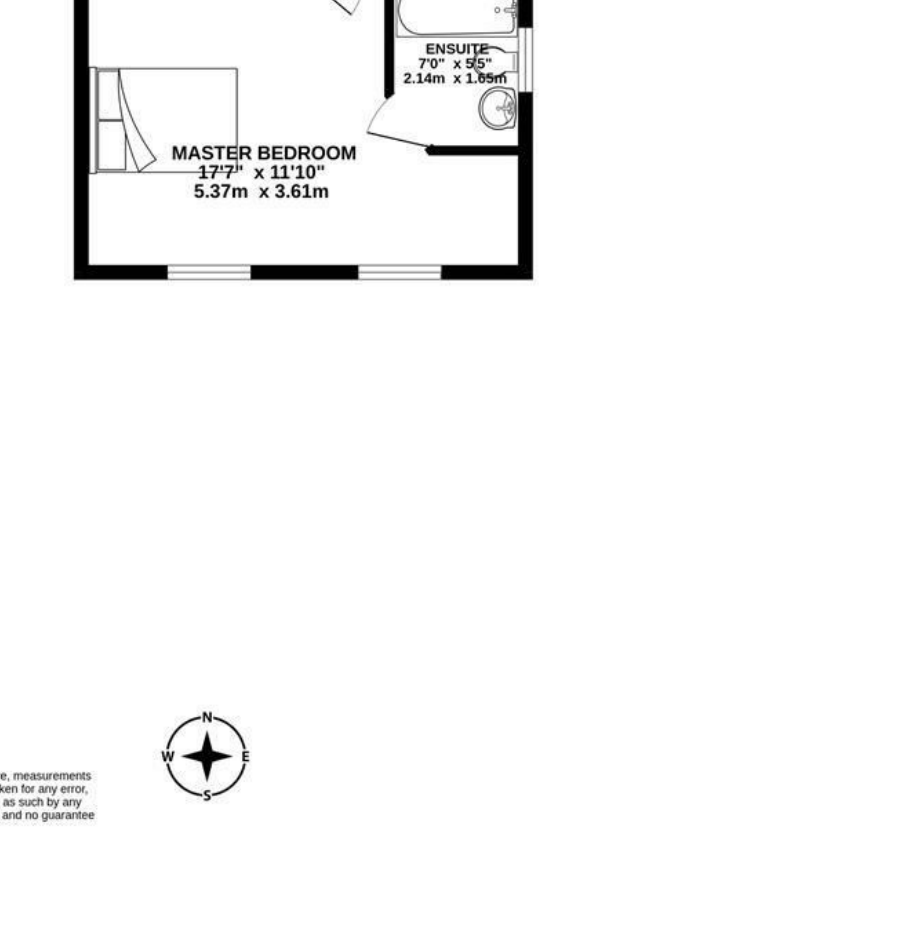
TOTAL FLOOR AREA : 1325 sq.ft. (123.1 sq.m.) approx.

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.







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