



## Dale Avenue, Longton, Preston

**Offers Over £249,950**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached property, nestled on a quiet cul-de-sac in the sought-after village of Longton, Preston. Ideal for families, the home is offered with no onward chain and is located just a short walk from Longton High Street. The property is within close proximity to Preston city centre and is surrounded by superb local schools, shops, and amenities, with fantastic travel links to nearby towns and cities via local bus routes and the M6 and M61 motorways.

Stepping into the property, you will find yourself in the welcoming entrance hallway where a staircase leads to the upper level. To the right, you will enter the spacious lounge, which features a central fireplace and a large window overlooking the front aspect. Moving through, you will enter the dining room, which offers ample space for a large family dining table and benefits from access to a spacious understairs pantry. From the dining room, there is also access to the four-piece family shower room, which features a recently installed walk-in shower. Moving back through the dining room, you will enter the modern kitchen, which offers ample storage and includes integrated appliances including a double oven, hob, fridge, and dishwasher. A convenient outhouse, previously used as an office, connects the kitchen to the utility room, which provides additional storage and space for freestanding appliances. Completing the ground floor is the bright conservatory to the rear, a versatile space ideal as an additional sitting room, with double patio doors opening onto the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom and bedroom two benefiting from integrated storage. The master bedroom also features a convenient ensuite WC.

Externally, the front of the home includes a recently laid resin driveway providing off-road parking for two vehicles. To the rear is an impressively sized garden with a flagged patio area and an extensive lawn, offering excellent seclusion and creating a perfect space for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.





































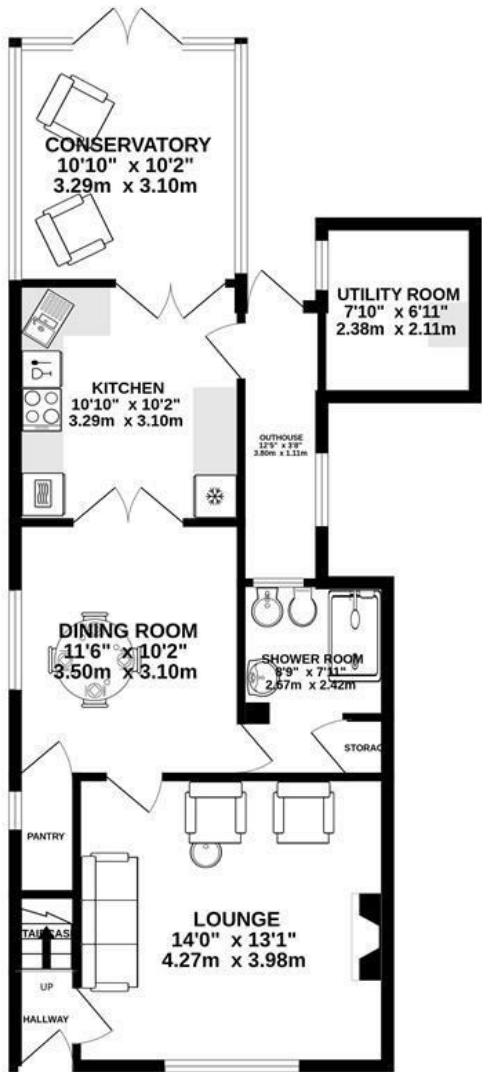




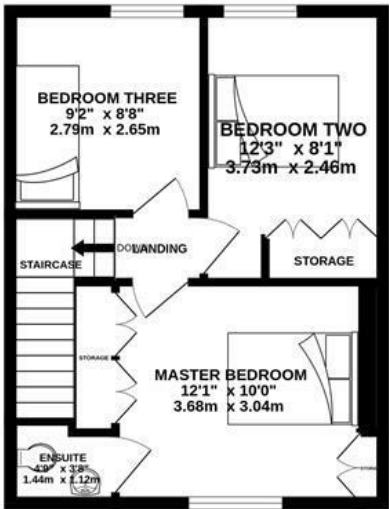


# BEN ROSE

GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 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.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	74
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

