



Park Avenue, New Longton, Preston

Offers Over £549,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented five-bedroom home, offered with NO ONWARD CHAIN and set across three spacious floors. Tucked away on a quiet cul-de-sac in the highly sought-after village of New Longton, this property perfectly blends traditional character with modern living. The area is well-catered for families, offering excellent local schools, village amenities, and scenic green spaces. For commuters, New Longton enjoys superb travel links, with Preston and Leyland just a short drive away, access to the M6 and M65 motorways within easy reach, and nearby train stations providing direct connections to Manchester, Liverpool, and beyond.

Stepping inside, you are greeted by a welcoming vestibule showcasing original tiled flooring, which opens into a grand reception hall where the staircase elegantly rises to the first floor. To the front lies a gorgeous and spacious lounge, complete with a bay-fronted window that floods the room with natural light and a charming fireplace housing a log burner. Moving through, the heart of the home is revealed in the open plan kitchen/diner, boasting a sleek modern kitchen with a range of integrated appliances, a pantry cupboard, and a breakfast bar. This space flows seamlessly into the bright and sizeable orangery at the rear, fitted with large bi-folding doors that frame and open onto the rear garden. Underfloor heating runs throughout the kitchen/diner and orangery, while a convenient utility room provides further practicality with internal access to the garage.

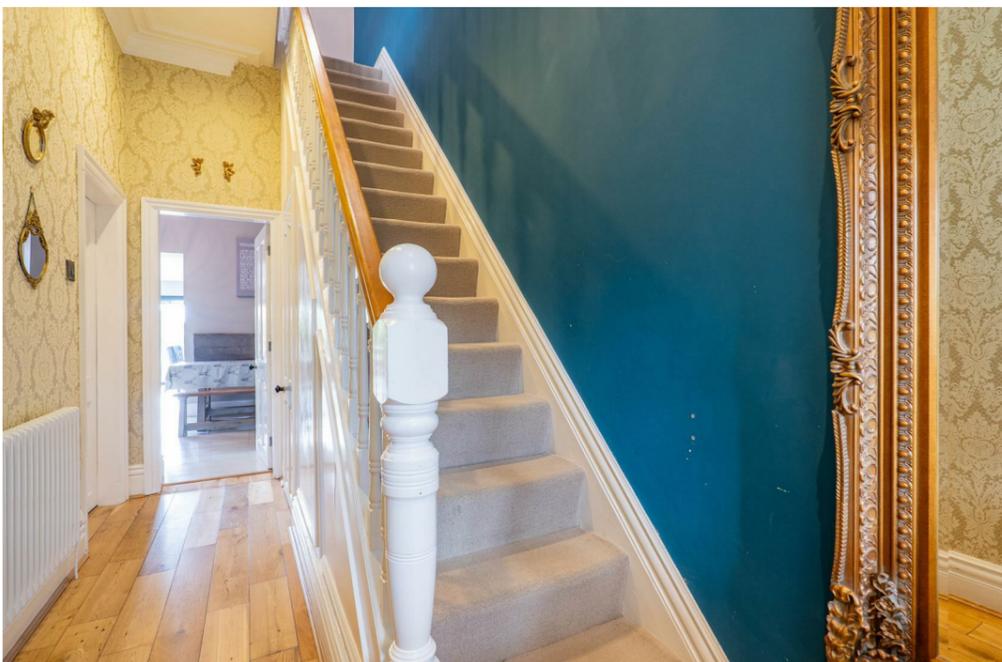
The first floor unveils an open gallery landing leading to three of the home's five bedrooms. The luxurious master suite stands out with its Juliette balcony, a private en-suite, and a dressing room. Two further well-proportioned bedrooms can be found on this floor, alongside a stylish three-piece family bathroom finished in a period style.

Ascending to the second floor, you'll find two additional bedrooms, one of which is currently being utilised as a study – perfect for those working from home. An unfinished shower room also resides here, offering an exciting opportunity for the new owners to add their own personal touch to the home.

Externally, the property is equally impressive. To the front, a large driveway provides parking for up to five vehicles, while additional options are available with the large integrated garage. To the rear, a stunning and generously sized garden awaits, beginning with a spacious decked seating area ideal for entertaining or relaxing that is conveniently located via the orangery. This flows onto an expansive lawn that is immaculately presented, with open green spaces beyond offering a tranquil backdrop.

Altogether, this is a wonderful family home that effortlessly combines character, modern comforts, and a desirable village location.













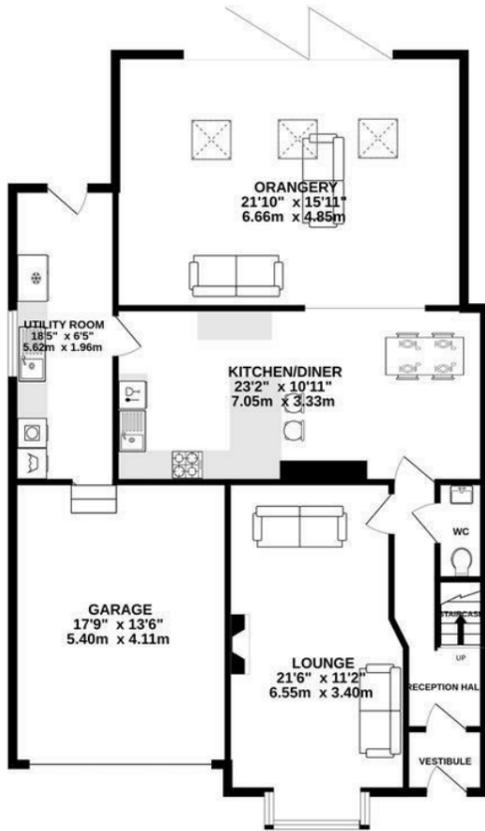








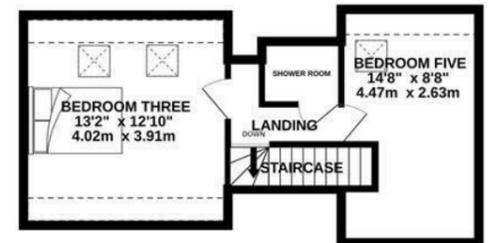
GROUND FLOOR
1272 sq.ft. (118.2 sq.m.) approx.



1ST FLOOR
874 sq.ft. (81.2 sq.m.) approx.



2ND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 2505 sq.ft. (232.7 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		
	69	73
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

