



## Highfield Drive, Longton, Preston

**Offers Over £269,950**

Ben Rose Estate Agents are pleased to present to market this charming semi-detached bungalow, situated in the highly sought-after village of Longton, Preston. This delightful home offers a comfortable and versatile living space, ideal for retirees looking to enjoy a peaceful and well-connected setting. Longton itself is a popular location, known for its welcoming community atmosphere, a range of local shops, cafés, and essential amenities, as well as excellent transport links. Nearby bus routes provide easy access into Preston city centre, while convenient access to the A59 and M6 motorway ensures straightforward travel further afield. The area also benefits from nearby medical facilities, scenic countryside walks, and popular local attractions, making it an excellent choice for those seeking both convenience and tranquillity.

Upon entering the home, you are welcomed into the entrance hall, which provides access to the main living areas. The spacious lounge is positioned to the front of the property and features a charming fireplace alongside a wide window that fills the room with natural light, creating a warm and inviting atmosphere. The well-equipped kitchen offers ample workspace and benefits from additional room for a dining table, making it perfect for both everyday living and entertaining. From here, both the lounge and kitchen lead through to an internal hallway at the rear of the home. This space provides access to a generously sized ground floor double bedroom, complete with double doors that open out onto the garden, allowing for a lovely indoor-outdoor flow. Also located on this level is the family bathroom, thoughtfully positioned for convenience, along with stairs leading to the first floor.

Moving upstairs, the landing leads to two further bedrooms. The master bedroom is a particularly attractive space, benefitting from multiple built-in wardrobes that offer excellent storage solutions. The second bedroom is also well-proportioned and includes additional storage, making it suitable for guests or as a hobby room or study. Completing this floor is a modern en suite bathroom, adding a further level of comfort and practicality to the home.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for multiple vehicles, alongside a well-maintained lawn bordered by attractive flower beds and access to the garage, which benefits from electricity. The rear garden is a true highlight, offering a beautifully maintained outdoor space with a generous lawn, mature planting, and a paved seating area ideal for outdoor dining or relaxing in the warmer months. There is also a useful shed, greenhouse and additional electricity supply to the garden. Overall, this is a wonderfully balanced home that combines comfort, practicality, and a desirable location, making it an excellent choice for those looking to enjoy a relaxed lifestyle in a well-connected village setting.







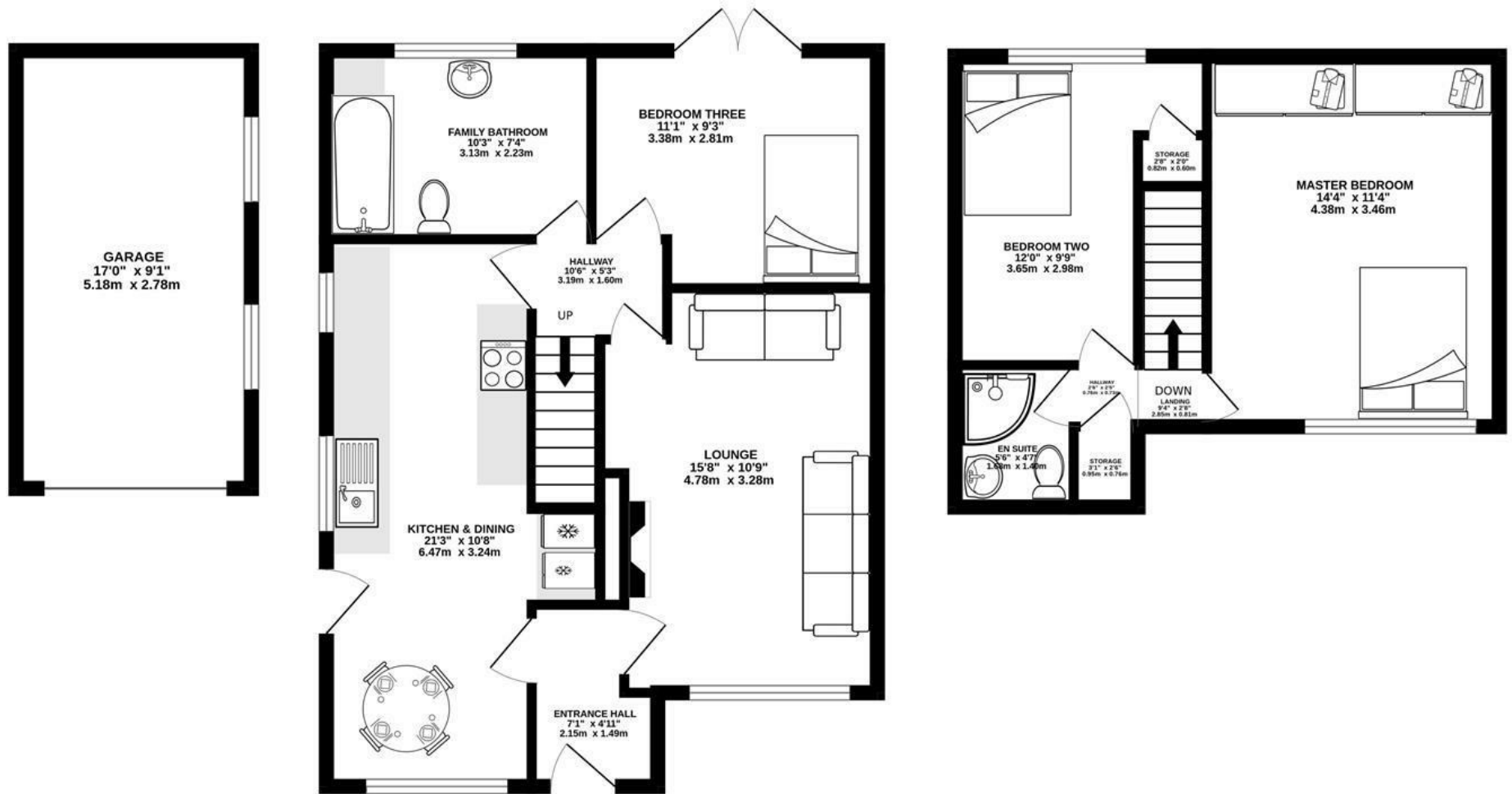






GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.

1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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.



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			
<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) <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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		