



Franklands Fold, Longton, Preston

Offers Over £179,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom end-terrace cottage, nestled in a secluded position within the highly sought-after village of Longton. Brimming with character and traditional charm, this delightful home perfectly combines period features with modern comforts, making it an ideal purchase for first-time buyers looking for something truly special. Tucked away at the end of a row of terraces and surrounded by mature trees, the property enjoys a peaceful setting whilst remaining within walking distance of the village centre and its range of local shops, cafés, pubs and everyday amenities. Excellent travel links are close by, with regular bus routes, easy access to the A59 and nearby connections to the M6 and M55 motorway networks, making commuting throughout Lancashire and beyond straightforward. Preston city centre is only a short drive away, whilst nearby train stations in Preston and Lostock Hall provide convenient rail links to Manchester, Liverpool and London. The area also benefits from scenic countryside walks, local leisure facilities and a strong sense of community, making it an attractive location for first-time buyers. Further benefits include a HIVE smart thermostat and a recently installed combi boiler, providing efficient and convenient heating throughout the home.

Stepping through the storm-proof front door, you are welcomed into a beautiful lounge full of warmth and character. A stunning brick fireplace housing a multi-fuel stove creates an attractive focal point, while the elegant Georgian sliding sash windows frame picturesque views of the trees in the front garden. Amtico parquet flooring flows seamlessly through into the versatile family room, where the staircase is located, offering flexibility as a second reception room, home office or hobby space. Continuing towards the rear of the home, the kitchen provides ample worktop space and storage, making it practical for everyday living. The kitchen then opens into the dining room, creating an ideal space for entertaining and family meals, with access through a storm-proof rear door to the garden beyond.

To the first floor, a beautiful landing with a sweeping handrail adds to the cottage character and charm. There are two well-presented bedrooms, both offering comfortable accommodation. The generous principal bedroom benefits from the same attractive Georgian sliding sash windows found on the ground floor, allowing plenty of natural light to flood the room. Completing the first-floor accommodation is a stunning period-style family bathroom, thoughtfully designed to blend timeless aesthetics with modern convenience, featuring an over-the-bath shower, luxury vinyl flooring and quality fixtures throughout.

Externally, the property continues to impress. A pathway leads through the attractive front garden, with the home enjoying a tranquil and secluded approach beneath mature trees. Outdoor sensor lighting to the side and rear enhances both convenience and security. To the rear, a good-sized garden provides plenty of scope for landscaping and personalisation, while also offering potential for a future extension, subject to the necessary planning permissions. Beyond the garden, a secure gate leads to private rear parking for two vehicles. Combining character, modern features, a desirable location and exciting future potential, this charming cottage presents an excellent opportunity for first-time buyers seeking a unique home in the heart of Longton.













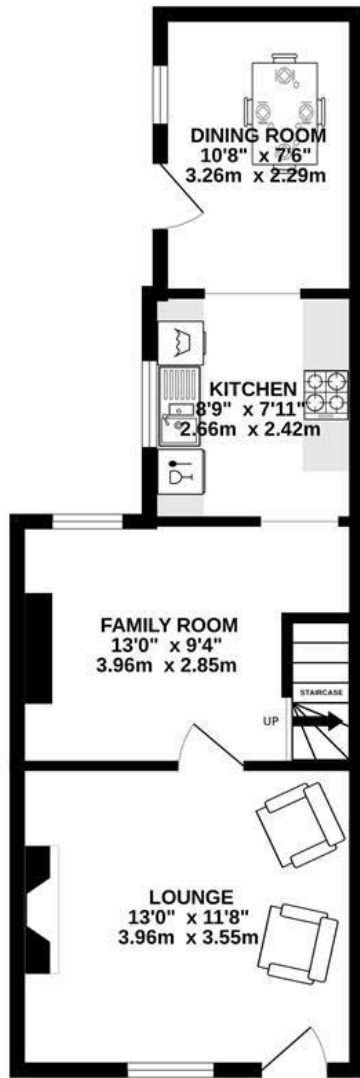








GROUND FLOOR
412 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.

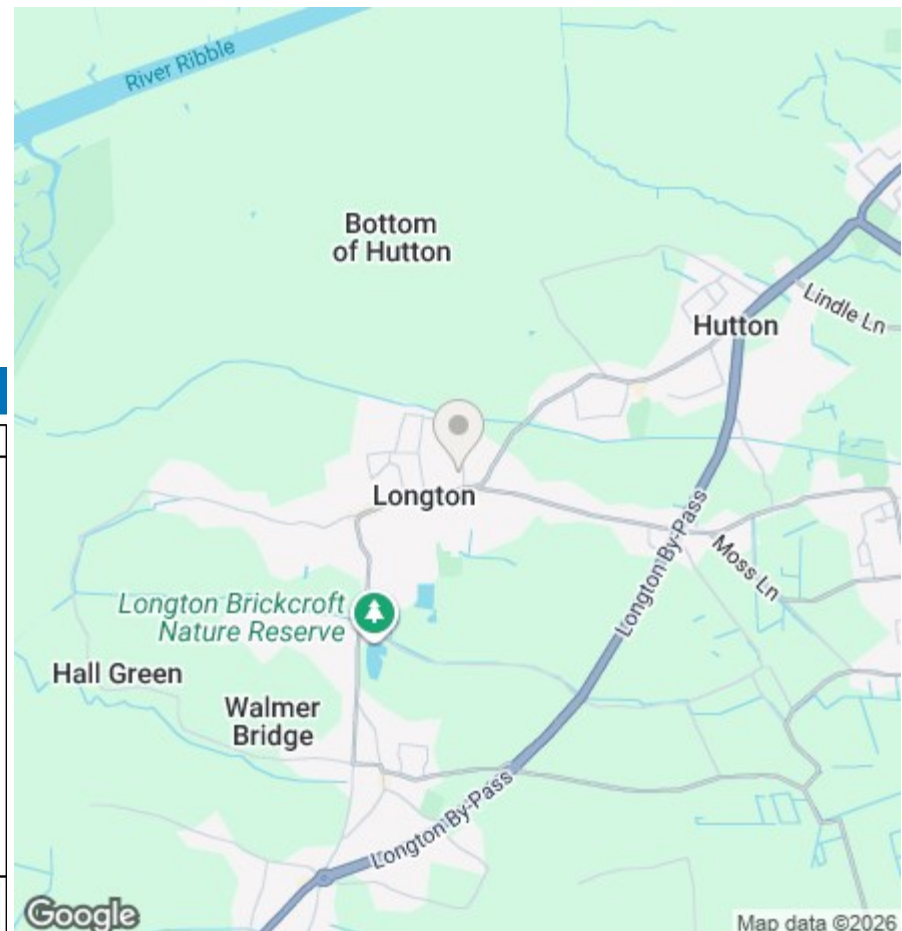


TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	