



## Franklands, Longton, Preston

**Offers Over £500,000**

Ben Rose Estate Agents are delighted to present to market this well-presented five-bedroom detached property, nestled in the highly sought-after village of Longton, Lancashire. This charming home offers an idyllic setting for families, combining peaceful countryside surroundings with convenient access to local amenities. The village of Longton features a fantastic range of independent shops, restaurants, and highly regarded schools. For commuters, the property benefits from excellent transport links, including easy access to the M6 and M65 motorways, frequent bus services, and Preston train station just a short drive away.

Entering the house, you are greeted by a spacious hallway leading to most of the ground floor rooms. There are handy storage solutions located here providing a great place for coats and boots. To the left of the house is a separate kitchen equipped with fitted appliances such as a sink, cooker, and washing machine. Access to the storage area / half garage can be found here as well. Moving through you will find a large versatile space that is currently set up as the master bedroom with an en-suite. The room boasts ample wardrobe spaces as well as a large bay window flooding the room with natural light. The en-suite has a large walk in shower for easy access. To the rear of the house is another lounge with a feature fireplace as well as sliding doors that open up onto the garden. Adjacent is the main kitchen with ample worktop space and integrated appliances. Completing the ground floor is the dining room / family room. With a large front facing window keeping the space well lit and provides an ideal space for dining and socialising.

Moving to the first floor you will find four impressive bedrooms. On the landing there is both a shower room as well as a family bathroom offering ample practicality for the household.

Externally, to the rear resides an impressive and beautifully maintained garden. An abundance of shrubbery and plants create a wonderful environment for relaxing. A covered patio area provides an ideal spot for outdoor furniture to entertain or just to sit and enjoy the garden. To the front is a sizable driveway with off the road parking for several cars.

Overall this impressive versatile home offers an ideal opportunity for large families looking to live in a highly desirable and peaceful area.





















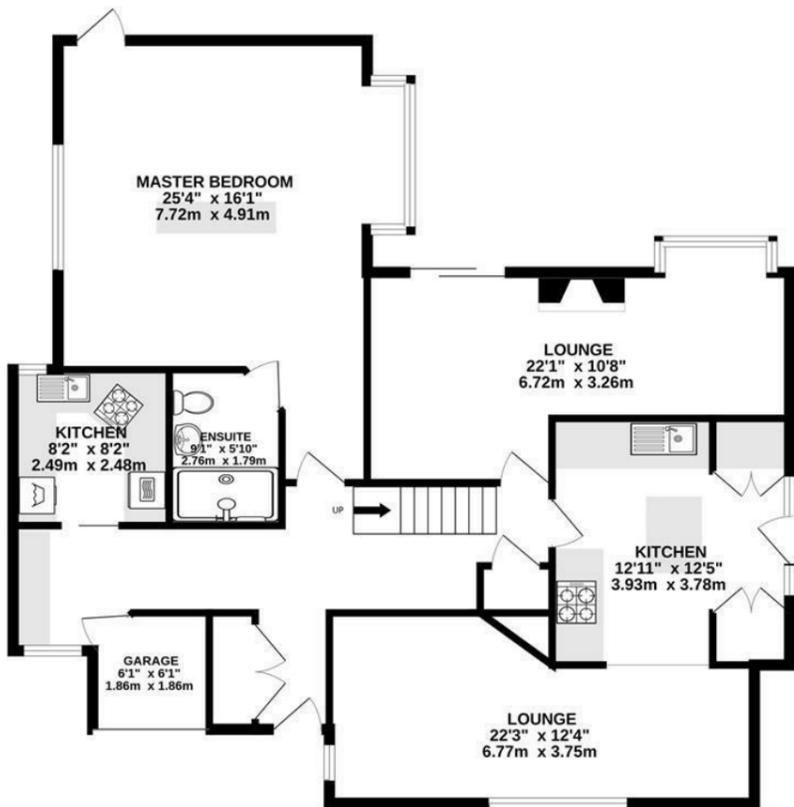




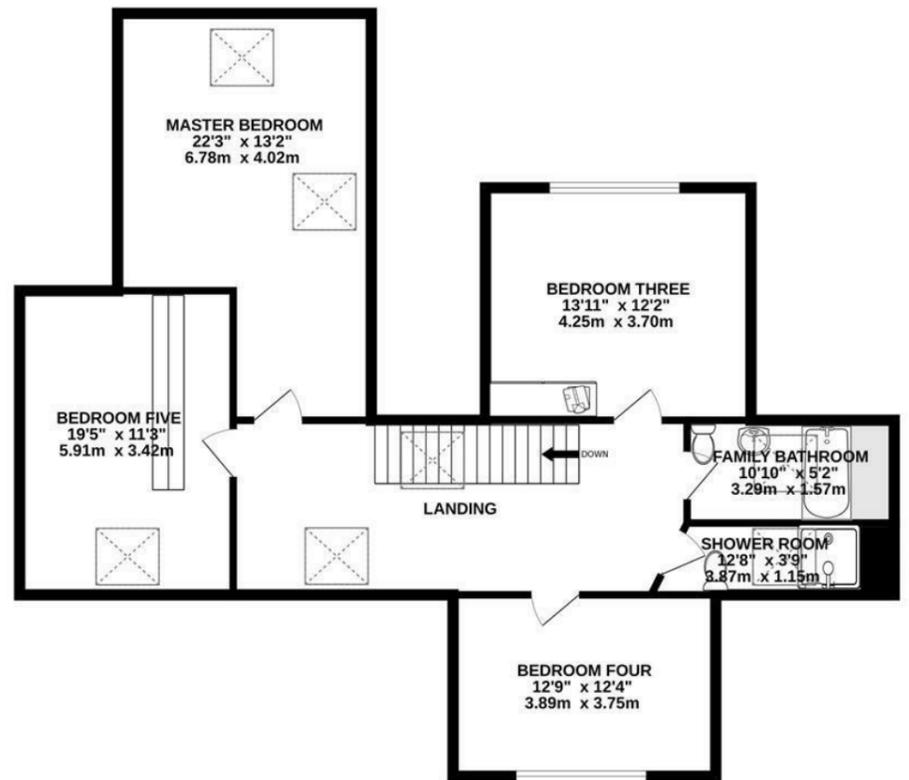




GROUND FLOOR  
1235 sq.ft. (114.7 sq.m.) approx.



1ST FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.

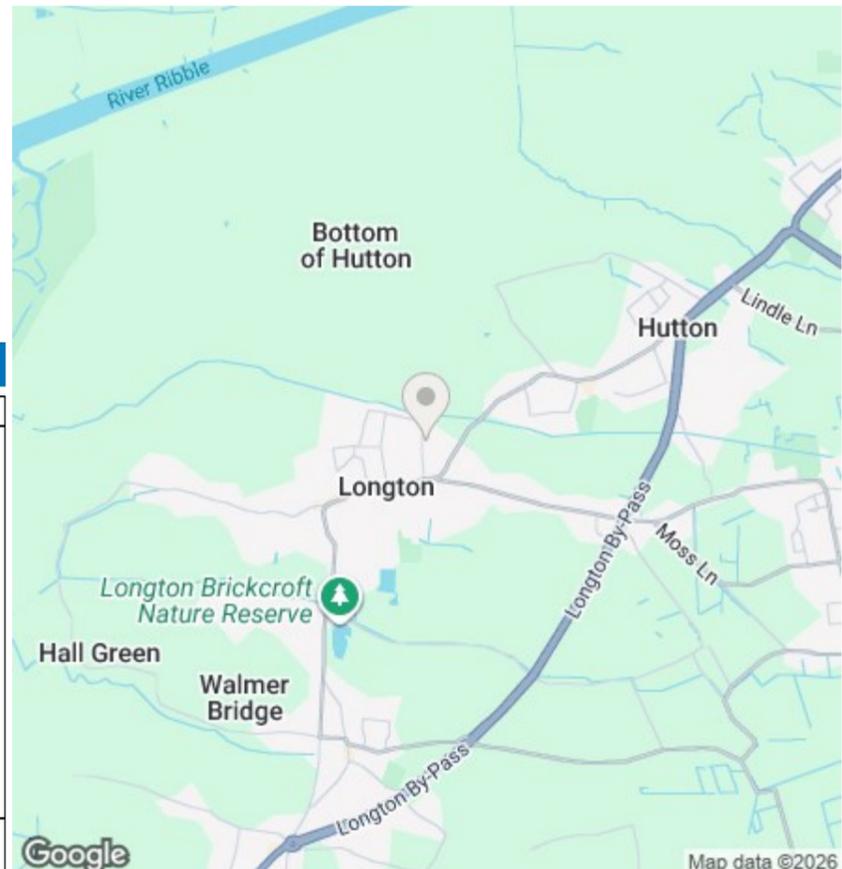


TOTAL FLOOR AREA : 2262 sq.ft. (210.1 sq.m.) approx.

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	