



River View Court, Longton, Preston

Offers Over £439,950

Ben Rose Estate Agents are pleased to present to market this stunning three-bedroom detached property, situated on an exclusive development in the highly sought-after village of Longton. This bespoke home, named Alila, was built by a locally renowned developer Kneen Homes. Originally designed as a four-bedroom home, the current owners have converted it into a spacious three-bedroom, which can easily be reverted back to a four bed if required. This turn-key ready property is only a short walk from the village centre, offering supermarkets, bakeries, and restaurants right on the doorstep. With easy access to Preston and Southport, this home is perfectly located for both convenience and connectivity.

Upon entering the ground floor, you are welcomed by a vestibule with internal access to the garage. The spacious front lounge features a bay fronted window, providing an inviting space to relax. Moving towards the rear, the gorgeous open-plan kitchen/dining room/snug area is immaculate throughout. The kitchen boasts integrated Neff appliances, a wine cooler, Quartz worktops, and a central island with a breakfast bar for two. The dining area accommodates a large family dining table, adjacent to the open staircase with a glass balustrade. The snug, currently used as a seating area, features a lantern roof creating a bright and airy feel, with bi-folding doors leading to the garden, perfect for social gatherings or enjoying the indoor/outdoor living. Additional amenities on the ground floor include a convenient utility room with through access to a WC and underfloor heating throughout the entire floor.

The first floor features an open landing leading to three double bedrooms. The master bedroom is generously sized, with fitted wardrobes and a private en-suite. The modern three-piece family bathroom includes an over-the-bath shower, catering to all your family's needs.

Externally, the property offers a driveway with space for two cars, leading up to an integrated garage with an electric up-and-over door and an EV charging point. The rear of the property boasts solar panels on the roof to keep energy costs down for added peace of mind. The beautiful, south-facing garden that benefits from not being overlooked and is immaculately presented with a lawn, patio seating areas, and even a hot tub area, perfect for enjoying all year round.

This exceptional property in Longton is the perfect blend of modern living, convenience, and style. Don't miss the opportunity to make this beautiful house your new home.



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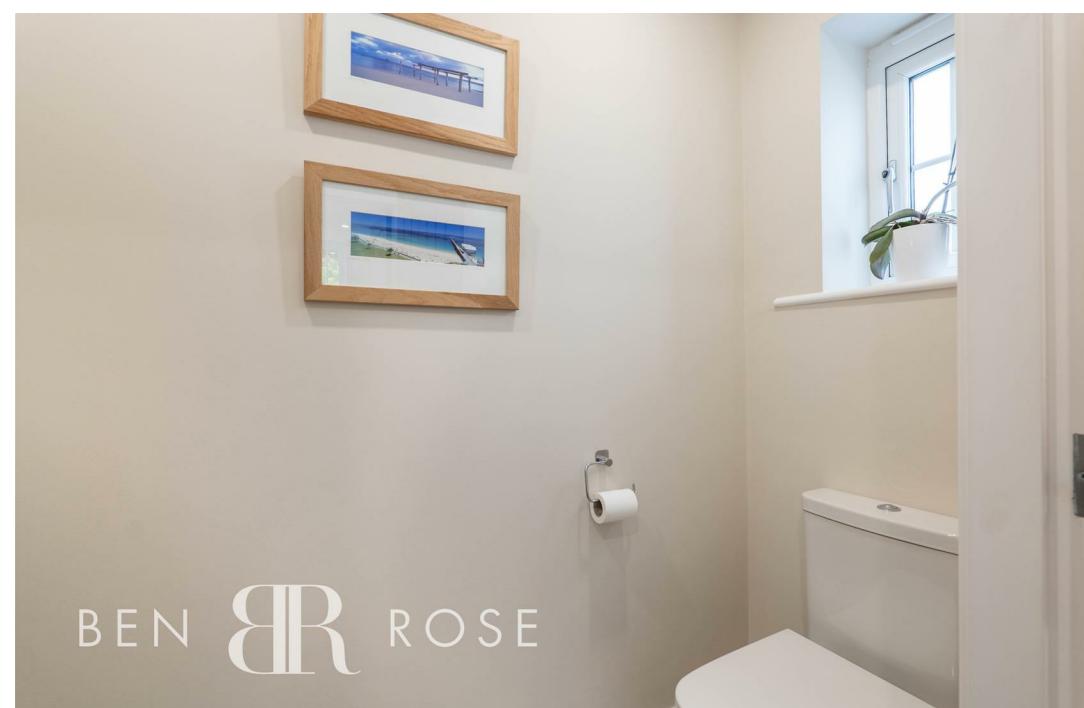
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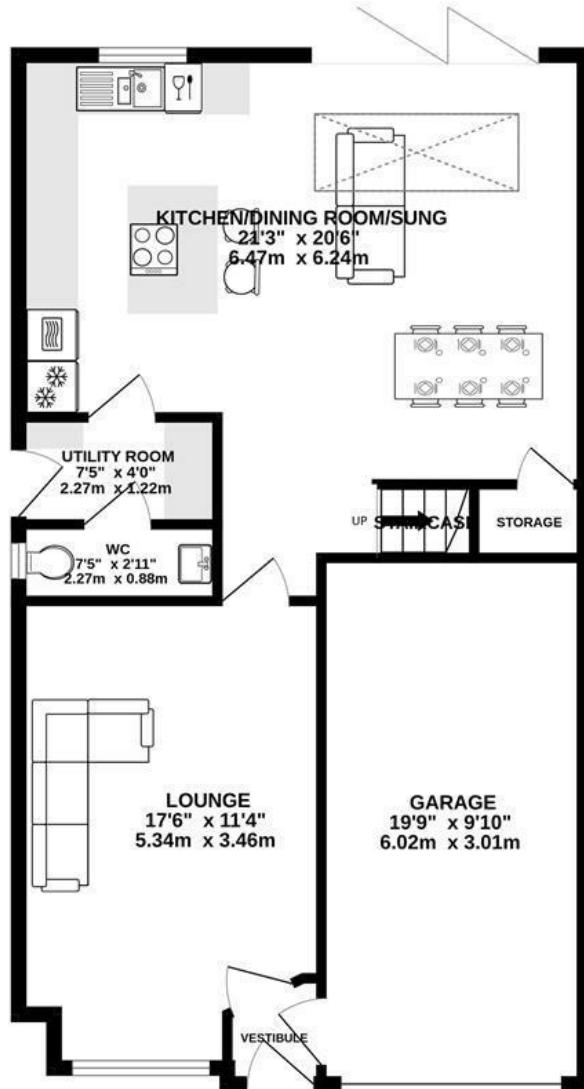
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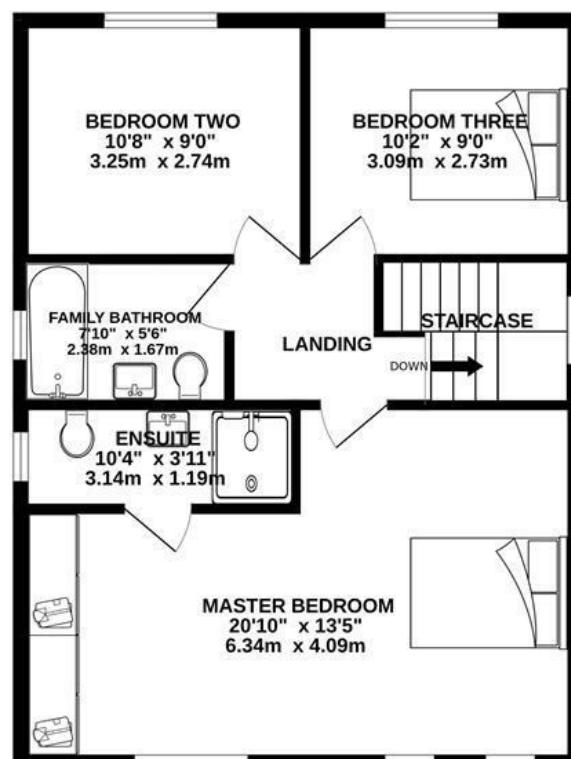


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GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.



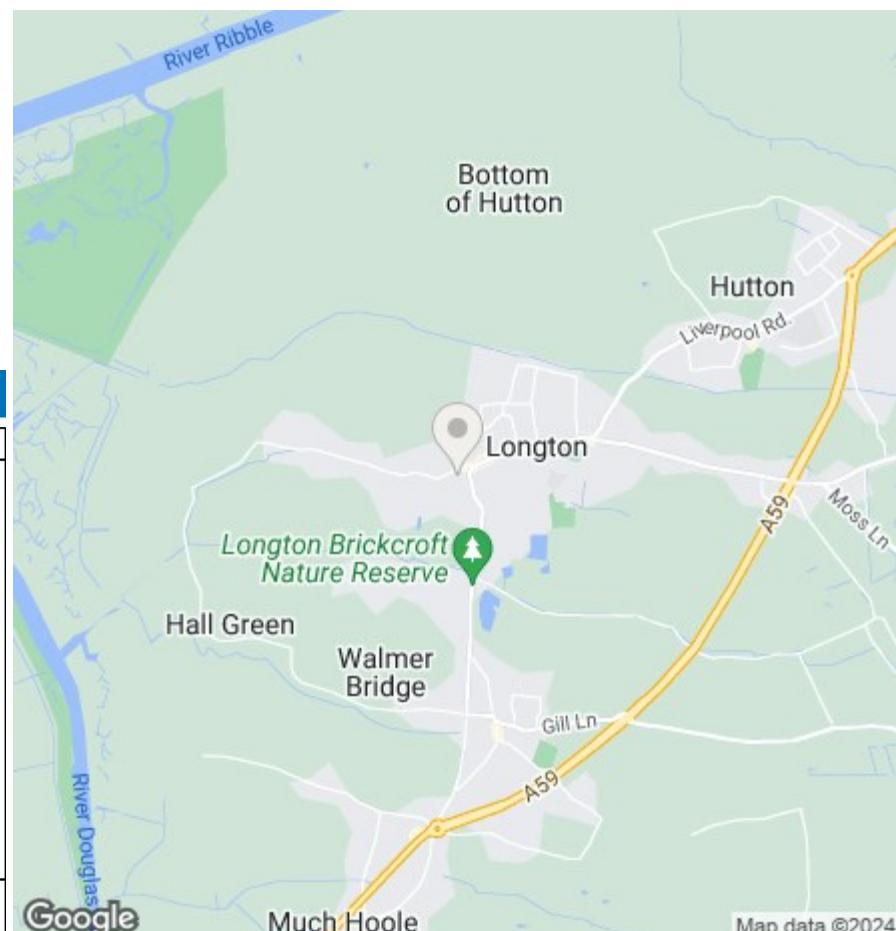
1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1392 sq.ft. (129.3 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	