



Hugh Barn Lane, New Longton, Preston

Offers Over £249,950

Ben Rose Estate Agents are delighted to bring to market this beautifully maintained three-bedroom semi-detached bungalow, ideally situated in the highly desirable area of New Longton. This charming home is offered with no onward chain, making it an ideal opportunity for small families or those looking to downsize without compromising on space or comfort. The property boasts a flexible layout with generously sized rooms throughout and is perfectly positioned just a short drive from Preston City Centre. It enjoys easy access to excellent local schools, a range of shops, and everyday amenities, as well as superb travel links via the M6 and M61, connecting you effortlessly to nearby towns and cities.

Upon entering, you're welcomed into a spacious entrance hall that provides access to the majority of rooms. At the front of the property, the lounge offers a warm and inviting space, featuring a large south-facing window that fills the room with natural light and a charming fireplace that adds a cosy focal point. Moving through the home, you'll find three well-sized bedrooms. The master bedroom and the third bedroom are both suitable for double beds, while the second bedroom benefits from an en-suite WC and a convenient built-in storage cupboard. An additional storage cupboard can be found just off the hallway, offering practical space for household essentials.

Moving through, the kitchen is modern in design, fitted with an integrated hob and oven, with ample space for freestanding appliances. From here, you step into the conservatory, a bright and versatile space that enjoys lovely views over the garden and opens directly onto it. This room offers flexibility to suit various needs—whether as a dining area, a playroom, or simply a peaceful spot to relax. Completing the interior of this delightful home is a three piece family bathroom with bath.

Outside, the property continues to impress with a large rear garden that is predominantly laid to lawn, offering plenty of space for outdoor enjoyment. There is also a single detached garage and a gated carport for additional covered parking. At the front, a generous driveway provides off-road parking for multiple vehicles and is bordered by a mature hedge, offering privacy.













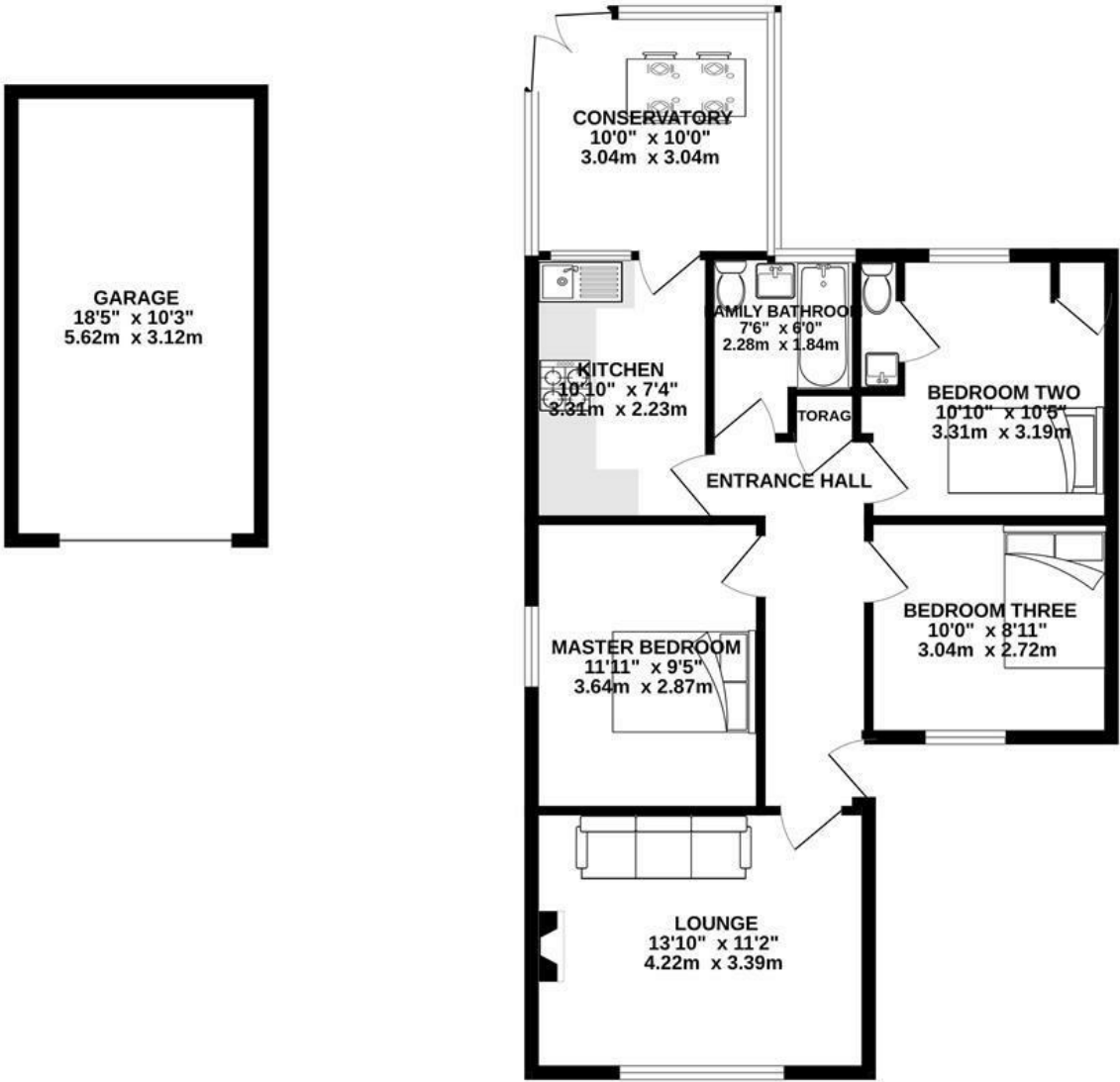








GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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	65	84
(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	

