

# Property Details

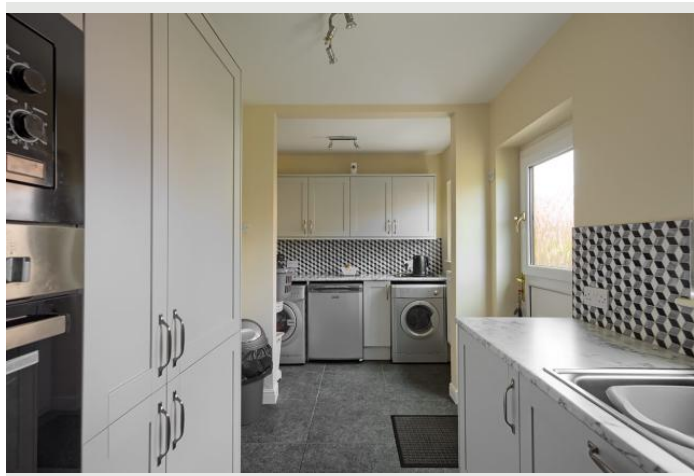
3 Springs Road, Longridge,  
Preston, Lancashire, PR3 3TE

OIRO **£225,000**



# Property Photos

3 Springs Road, Longridge, Preston, Lancashire, PR3 3TE

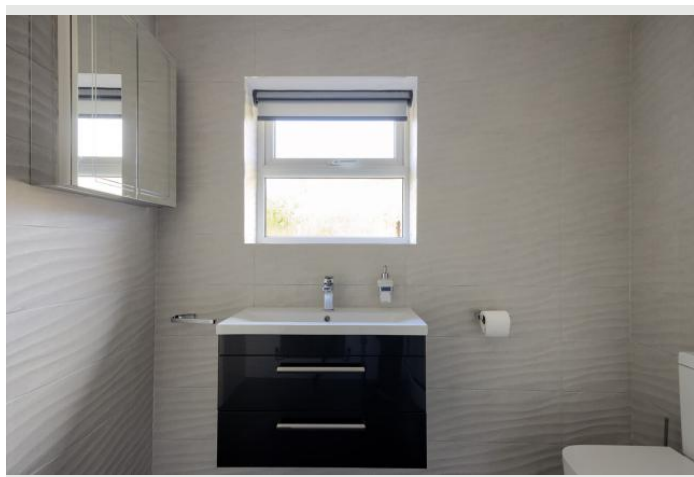
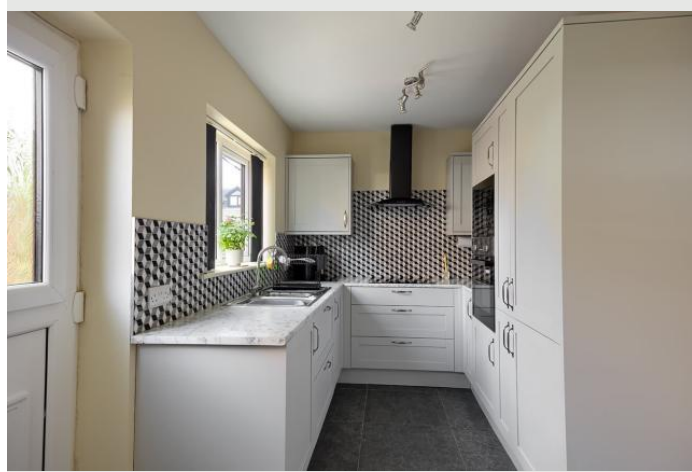


Creation Date

15/09/2025

# Property Photos

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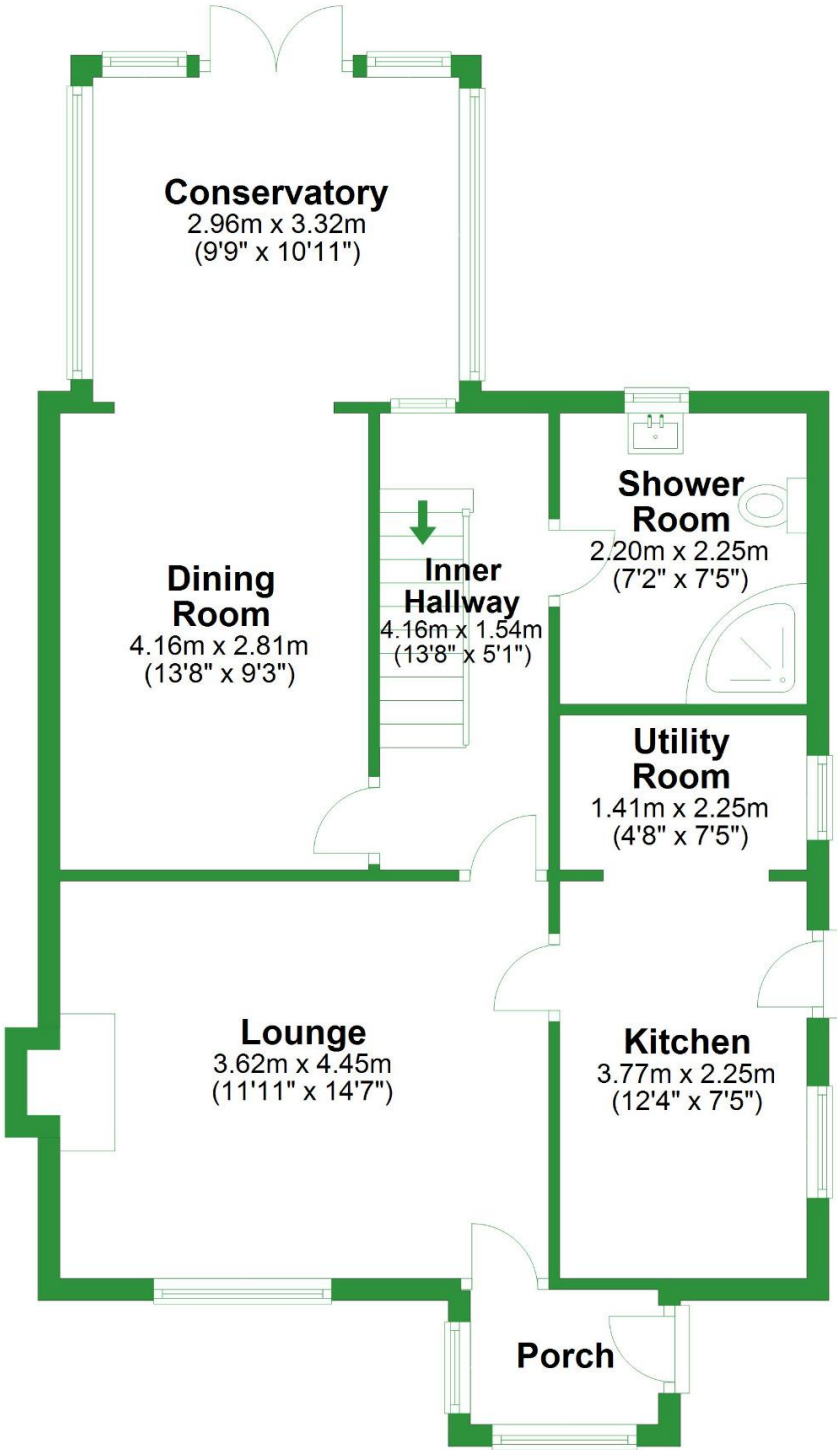
15/09/2025

# Property Floor Plans

3 Springs Road, Longridge, Preston, Lancashire, PR3 3TE

## Ground Floor

Approx. 66.4 sq. metres (714.3 sq. feet)



Total area: approx. 99.5 sq. metres (1071.4 sq. feet)

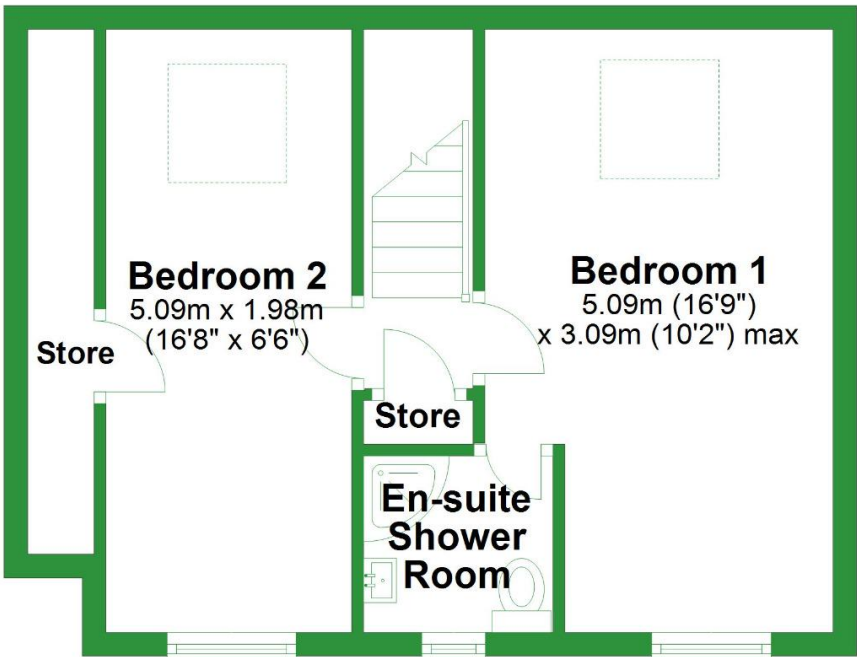
For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

# Property Floor Plans

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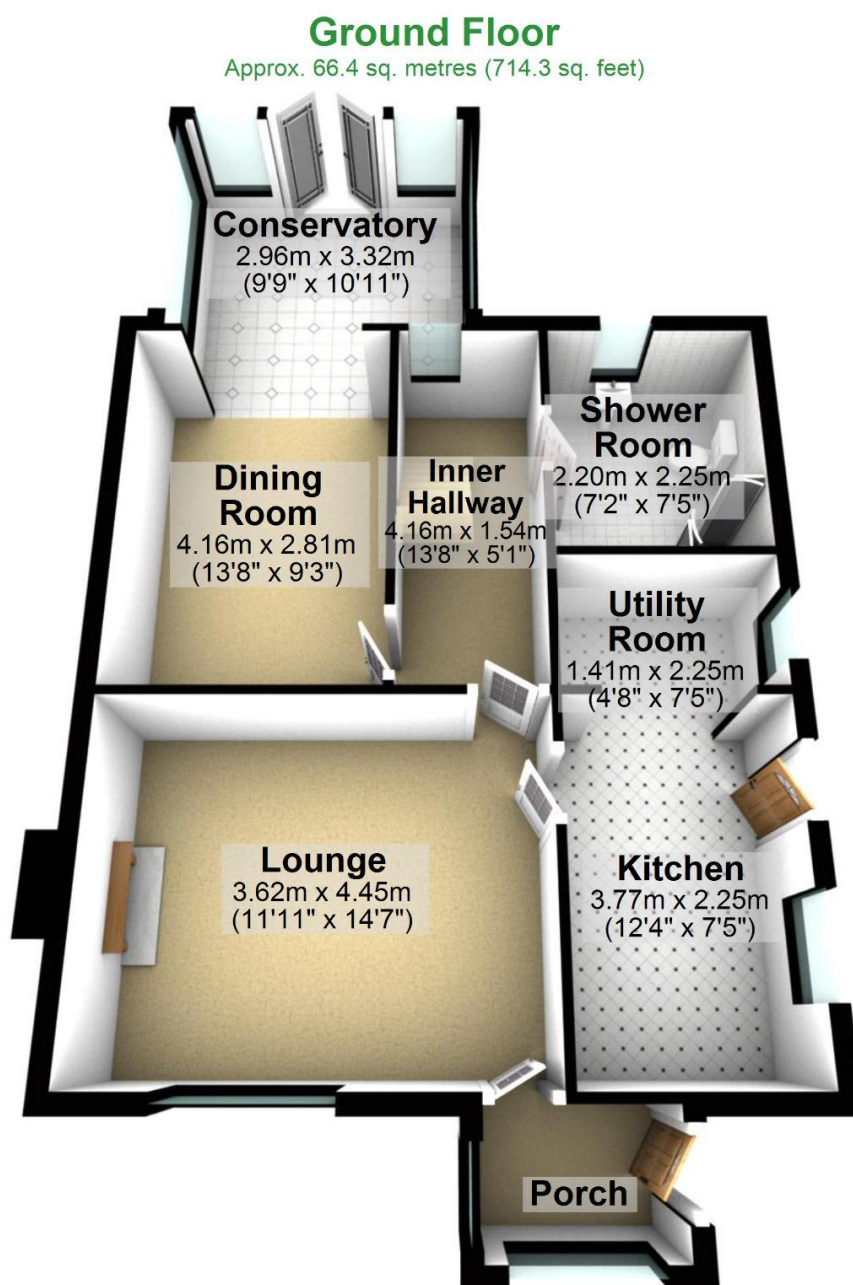
## First Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



# Property Floor Plans

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Total area: approx. 99.5 sq. metres (1071.4 sq. feet)

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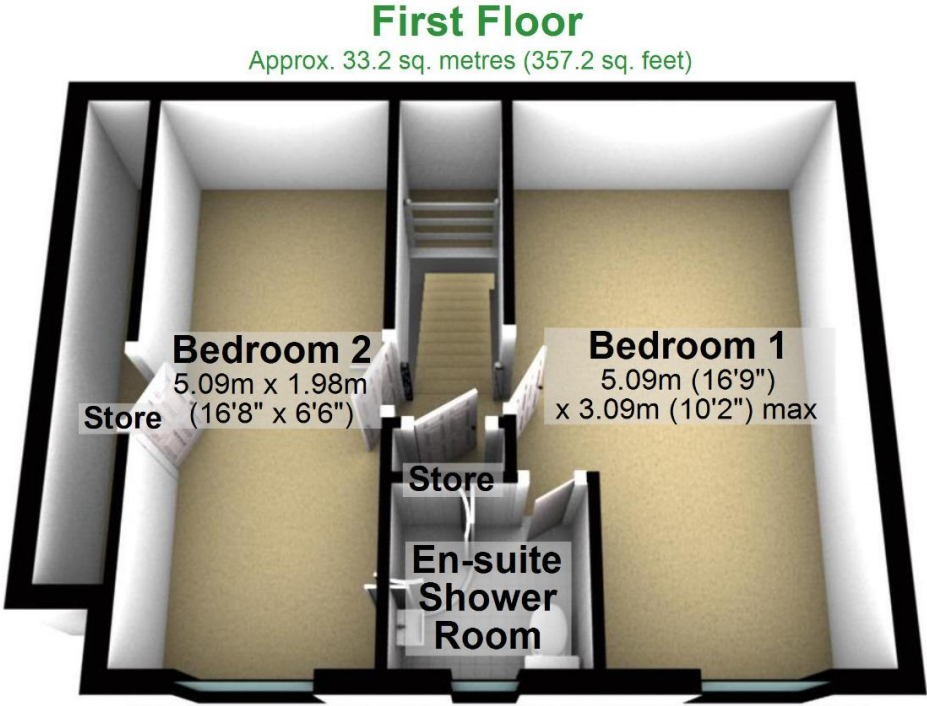
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# Property Floor Plans

3 Springs Road, Longridge, Preston, Lancashire, PR3 3TE



# Property EPC

3 Springs Road, Longridge, Preston, Lancashire, PR3 3TE

17/06/2024, 10:25

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

|                                                    |                           |                                                                           |
|----------------------------------------------------|---------------------------|---------------------------------------------------------------------------|
| 3, Springs Road<br>Longridge<br>PRESTON<br>PR3 3TE | Energy rating<br><b>D</b> | Valid until: 26 July 2026<br>Certificate number: 2858-2028-7243-4986-2914 |
|----------------------------------------------------|---------------------------|---------------------------------------------------------------------------|

|                  |                        |
|------------------|------------------------|
| Property type    | Semi-detached bungalow |
| Total floor area | 104 square metres      |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 46 D    | 60 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

# Property Info

3 Springs Road, Longridge, Preston, Lancashire, PR3 3TE

| Property Type  |
|----------------|
| House          |
| Property Style |
| Semi-Detached  |
| Bedrooms       |
| 2              |
| Bathroom       |
| 2              |
| Receptions     |
| 2              |
| Tenure Type    |
| Freehold       |
| Floor Area     |
| 1071.4         |
| Agency Type    |
| Sole           |
| Parking        |
| Drive          |
| Type           |
| Sales          |
| Electricity    |
| Mains Supply   |

# Property Info

3 Springs Road, Longridge, Preston, Lancashire, PR3 3TE

|                            |
|----------------------------|
| Water Supply               |
| Mains                      |
| Sewerage                   |
| Mains Supply               |
| Heating                    |
| Gas Central                |
| Broadband                  |
| FTTC, FTTP                 |
| Accessibility              |
| -                          |
| Restrictions               |
| -                          |
| Condition                  |
| Some work needed           |
| Flooded In Last Five Years |
| No                         |
| Current Annual Ground Rent |
| -                          |
| Current Service Charge     |
| -                          |
| Rent Review Period (Year)  |
| -                          |

# Property Info

3 Springs Road, Longridge, Preston, Lancashire, PR3 3TE

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£225,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

# Property Features

3 Springs Road, Longridge, Preston, Lancashire, PR3 3TE

## Feature 1

Two Bedrooms

## Feature 2

Semi-detached

## Feature 3

Quiet Cul-de-sac

## Feature 4

Conservatory

## Feature 5

En-suite

## Feature 6

Downstairs Shower Room

## Feature 7

Workshop

## Feature 8

Driveway With Ample Parking

## Feature 9

Close To Local Amenities

## Feature 10

Chain Free

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# Property Description

3 Springs Road, Longridge, Preston, Lancashire, PR3 3TE

## **A beautiful home in the perfect location.**

Delightful Two-Bedroom Semi-Detached Home in Longridge

Nestled in a peaceful cul-de-sac just a short stroll from Longridge town centre, this inviting two-bedroom semi-detached home offers a wonderful blend of comfort, convenience, and charm. With spacious living areas and thoughtful features throughout, it's the perfect choice for first-time buyers, downsizers, or anyone seeking a cosy home in the heart of the Ribble Valley.

### Key Features

- Peaceful cul-de-sac location close to Longridge town centre
- Spacious lounge and separate dining room
- Conservatory overlooking the garden
- Modern kitchen with plenty of storage
- Master bedroom with en-suite fitted furniture
- Generous-sized second double bedroom
- Downstairs shower room for added convenience
- Workshop within the garage

### Agents Perspective

The ground floor boasts a bright and welcoming lounge, a separate dining room perfect for hosting family meals, and a modern kitchen with plenty of storage. A conservatory at the rear offers a tranquil space to enjoy garden views all year round. The convenient downstairs shower room adds a practical touch.

Upstairs, the master bedroom is a true retreat, complete with en-suite and fitted furniture for a sleek and organised space. The second double bedroom is generously sized, ideal for guests, family members, or a home office. Outside, the property benefits from a workshop, a well-maintained garden, perfect for relaxing or entertaining, along with a driveway providing ample parking.

### About the Location

Situated in the vibrant market town of Longridge, this home offers the best of both worlds: a peaceful setting within easy reach of local amenities. Longridge boasts a fantastic

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array of independent shops, cafes, and restaurants, as well as well-regarded schools, making it an ideal choice for families and professionals alike.

The Ribble Valley, renowned for its stunning countryside and picturesque walking trails, is right on your doorstep, offering endless opportunities to explore the great outdoors. For those who enjoy nature, the nearby Forest of Bowland, an Area of Outstanding Natural Beauty, is just a short drive away.

Transport links are excellent, with easy access to Preston, Clitheroe, and the wider Lancashire area. Major road networks, including the M6, make commuting simple and convenient.

This lovely home is the perfect place to enjoy all that Longridge and the Ribble Valley have to offer.

Dont miss the opportunity to make it yours contact us today to arrange a viewing!