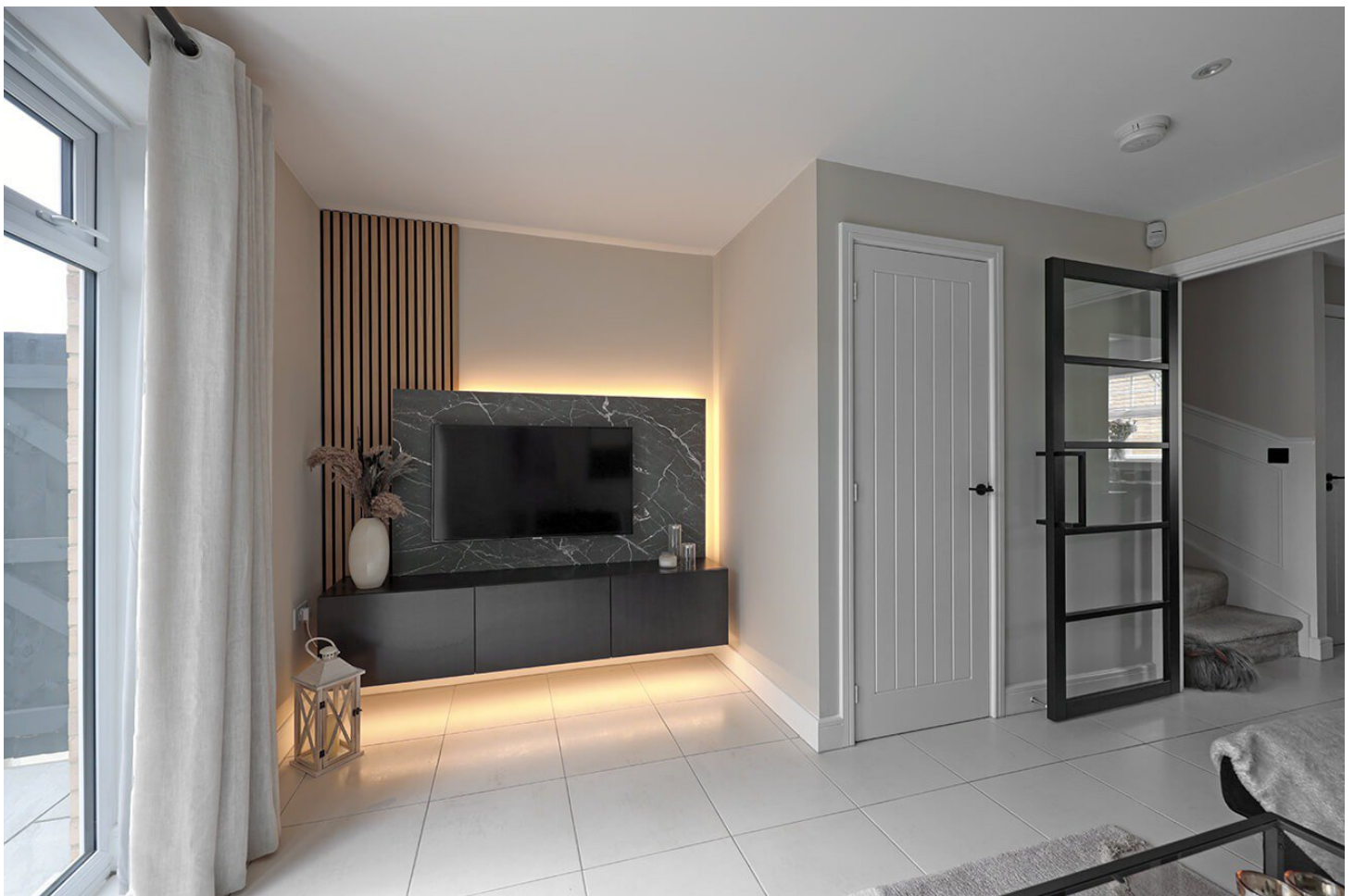


Property Details

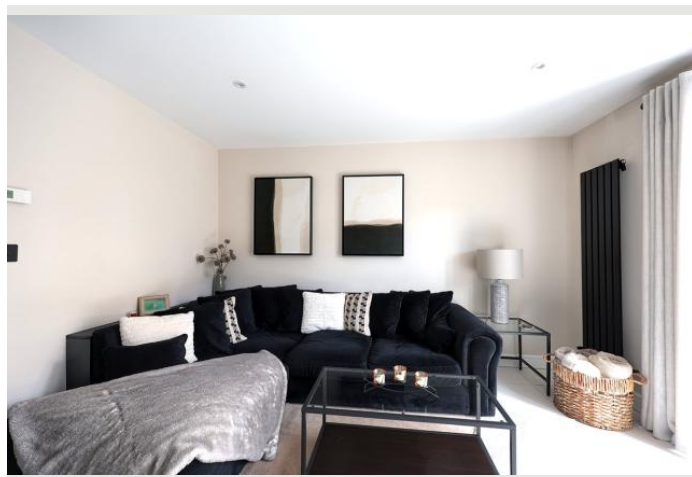
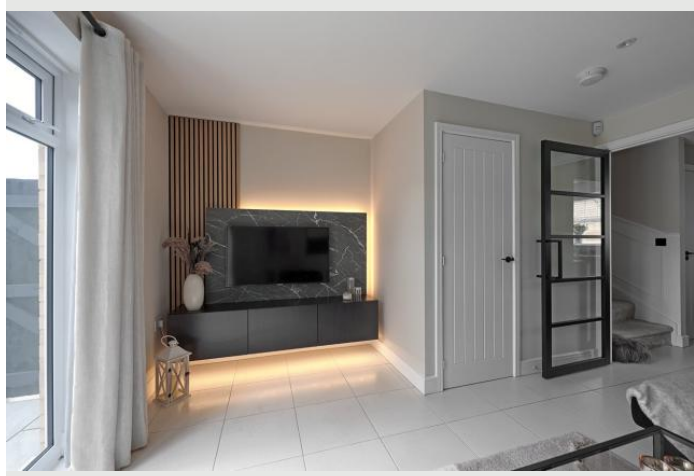
5 Tan Yard Court, Longridge,
Preston, Lancashire, PR3 3UU

OIRO £219,950



Property Photos

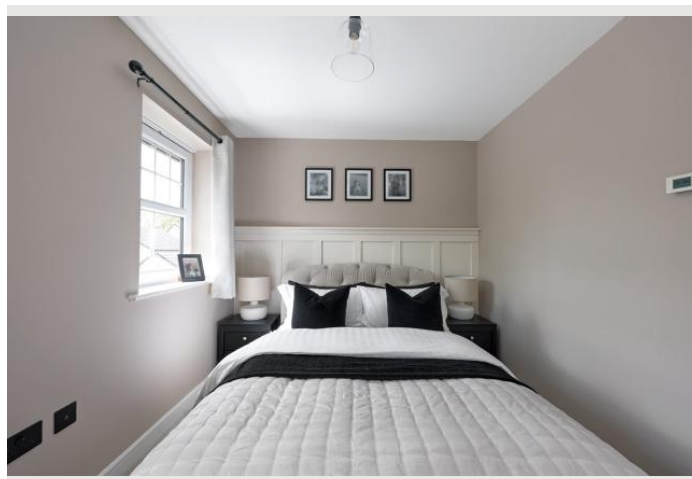
5 Tan Yard Court, Longridge, Preston, Lancashire, PR3 3UU



Creation Date
14/05/2025

Property Photos

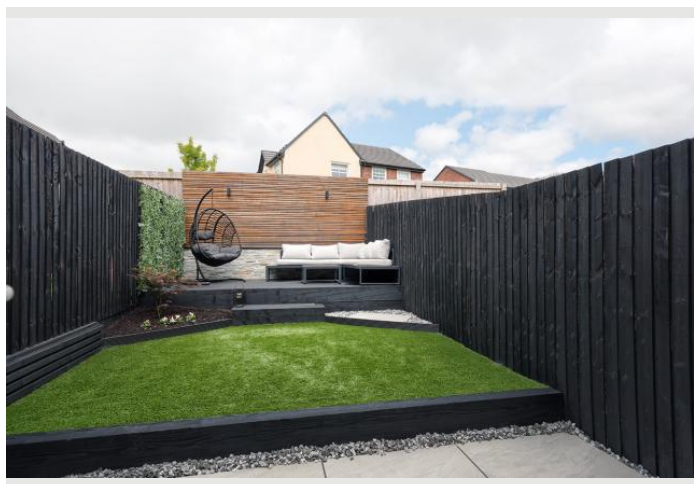
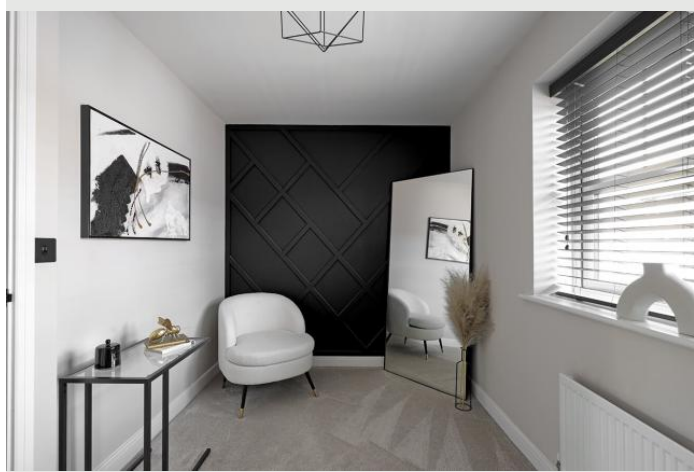
5 Tan Yard Court, Longridge, Preston, Lancashire, PR3 3UU



Creation Date
14/05/2025

Property Photos

5 Tan Yard Court, Longridge, Preston, Lancashire, PR3 3UU



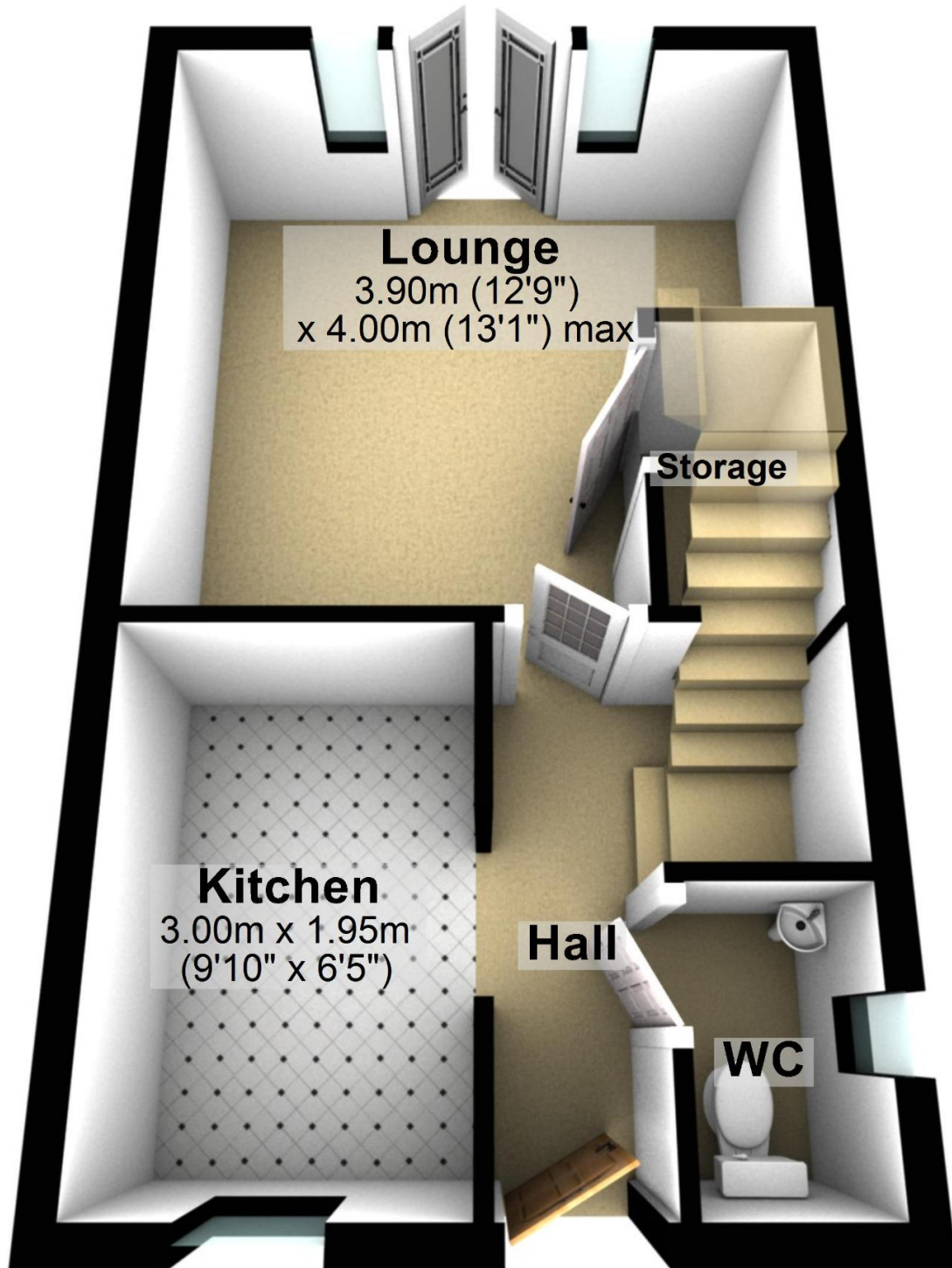
Creation Date
14/05/2025

Property Floor Plans

5 Tan Yard Court, Longridge, Preston, Lancashire, PR3 3UU

Ground Floor

Approx. 28.0 sq. metres (300.9 sq. feet)



Total area: approx. 55.9 sq. metres (601.8 sq. feet)

Creation Date

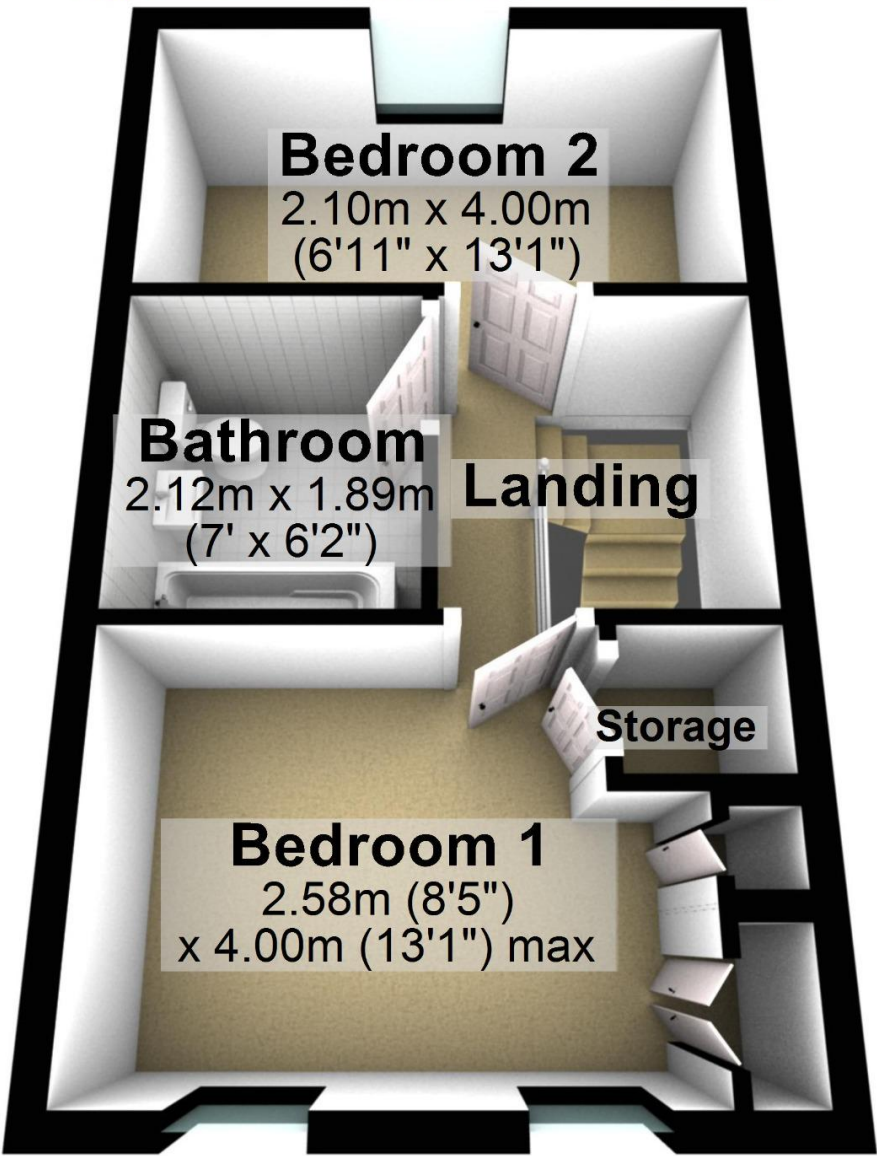
14/05/2025

Property Floor Plans

5 Tan Yard Court, Longridge, Preston, Lancashire, PR3 3UU

First Floor

Approx. 28.0 sq. metres (300.9 sq. feet)

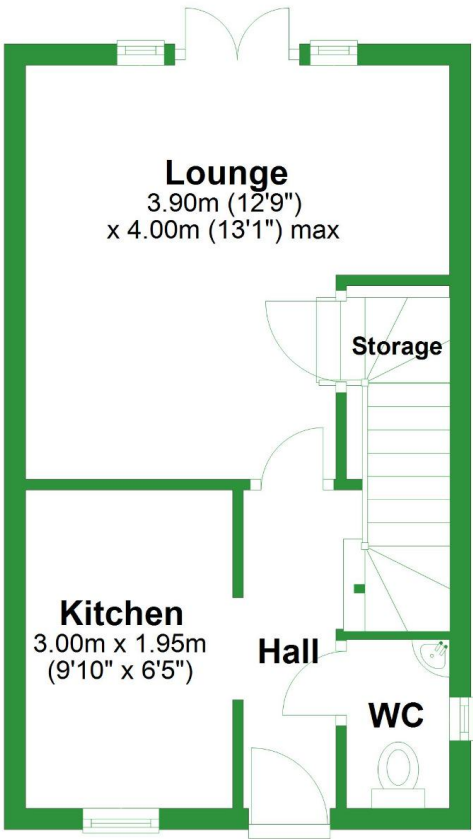


Property Floor Plans

5 Tan Yard Court, Longridge, Preston, Lancashire, PR3 3UU

Ground Floor

Approx. 28.0 sq. metres (300.9 sq. feet)



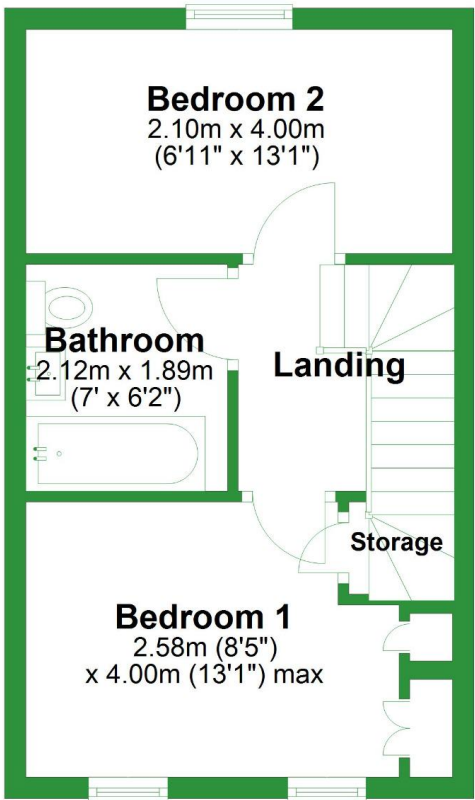
Total area: approx. 55.9 sq. metres (601.8 sq. feet)

Property Floor Plans

5 Tan Yard Court, Longridge, Preston, Lancashire, PR3 3UU

First Floor

Approx. 28.0 sq. metres (300.9 sq. feet)



Property EPC

5 Tan Yard Court, Longridge, Preston, Lancashire, PR3 3UU

Energy performance certificate (EPC)

5, Tan Yard Court
Longridge
Preston
PR3 3UU

Energy rating
B

Valid until: 14 December 2031
Certificate number: 9358-3903-6302-5659-2204

Property type
Semi-detached house

Total floor area
56 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 B. It has the potential to be A.
[See how to improve this property's energy efficiency.](#)

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

Propertysee 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

Score | Energy rating

92+

A

89-91

B

85-88

C

82-84

D

78-81

E

74-77

F

69-73

G

Current

Potential

63

B

87

A

Creation Date
14/05/2025

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Property Info

5 Tan Yard Court, Longridge, Preston, Lancashire, PR3 3UU

Property Type
House
Property Style
Semi-Detached
Bedrooms
2
Bathroom
2
Receptions
1
Tenure Type
Freehold
Floor Area
601.8
Agency Type
Sole
Parking
Allocated Parking
Type
Sales
Electricity
Mains Supply

Property Info

5 Tan Yard Court, Longridge, Preston, Lancashire, PR3 3UU

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

Property Info

5 Tan Yard Court, Longridge, Preston, Lancashire, PR3 3UU

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£219,950

Land Size

-

Age of Property

Modern Minimalist

Year Built

2020

New Home

No

Property Features

5 Tan Yard Court, Longridge, Preston, Lancashire, PR3 3UU

Feature 1

Newly Built

Feature 2

Two Bedroom

Feature 3

Quality Finishes Throughout

Feature 4

Lounge With Media Wall

Feature 5

Kitchen With Intergrated Appliances

Feature 6

Fitted Bedroom Furniture

Feature 7

Landscaped Garden

Feature 8

Private Parking

Feature 9

Close To Major Transport Links

Feature 10

Walking Distance To Town Centre

Creation Date

14/05/2025

Property Description

5 Tan Yard Court, Longridge, Preston, Lancashire, PR3 3UU

Stunning Newly Built Two-Bedroom Home. High-Spec Finishes. Private Parking & Landscaped Garden.

Welcome to this beautifully presented, newly built two-bedroom home, thoughtfully designed and finished to an exceptional standard throughout. Offering a seamless blend of contemporary style and practical living, this property is perfect for modern lifestyles.

Key Features

- Newly built two-bedroom home
- Finished to a high specification throughout
- Modern kitchen with integrated appliances
- Stylish media wall in the lounge
- Fitted wardrobes and furniture in both bedrooms
- Contemporary four-piece bathroom
- Smart home features and elegant wall panelling
- Private off-road parking
- Landscaped rear garden
- Turnkey condition move-in ready

Agents Perspective

Step inside to discover a light-filled lounge featuring an impressive media wall, perfect for relaxing or entertaining, a sleek, fully fitted kitchen, complete with high-end integrated appliances and stylish cabinetry. The property boasts two generously sized bedrooms, both benefiting from bespoke fitted furniture, providing ample storage while maintaining clean, uncluttered lines. A four-piece bathroom suite completes the interior, offering both a bathtub and shower for added convenience.

Additional highlights include smart home features, sophisticated wall panelling, private off-road parking, and a beautifully landscaped garden across three levels ideal for outdoor living.

This turnkey home is the perfect combination of comfort, technology, and elegant design ready for you to move straight in.

Creation Date

14/05/2025

Property Description

5 Tan Yard Court, Longridge, Preston, Lancashire, PR3 3UU

Clients Perspective

I have loved living at Tan Yard Court. It's a quiet, safe estate with a great community feel. There are some lovely walks around the area and the reservoir. Its convenient location to the high street is ideal for a walk in and has good links to local transport. I will miss living here but it's time for a change for me personally.

Creation Date

14/05/2025