

Property Details

23, Mosses Farm Road, Longridge,
Preston, Lancashire, PR3 2BG

Guide Price **£425,000**



Property Photos

23, Mosses Farm Road, Longridge, Preston, Lancashire, PR3 2BG



Creation Date

03/06/2025

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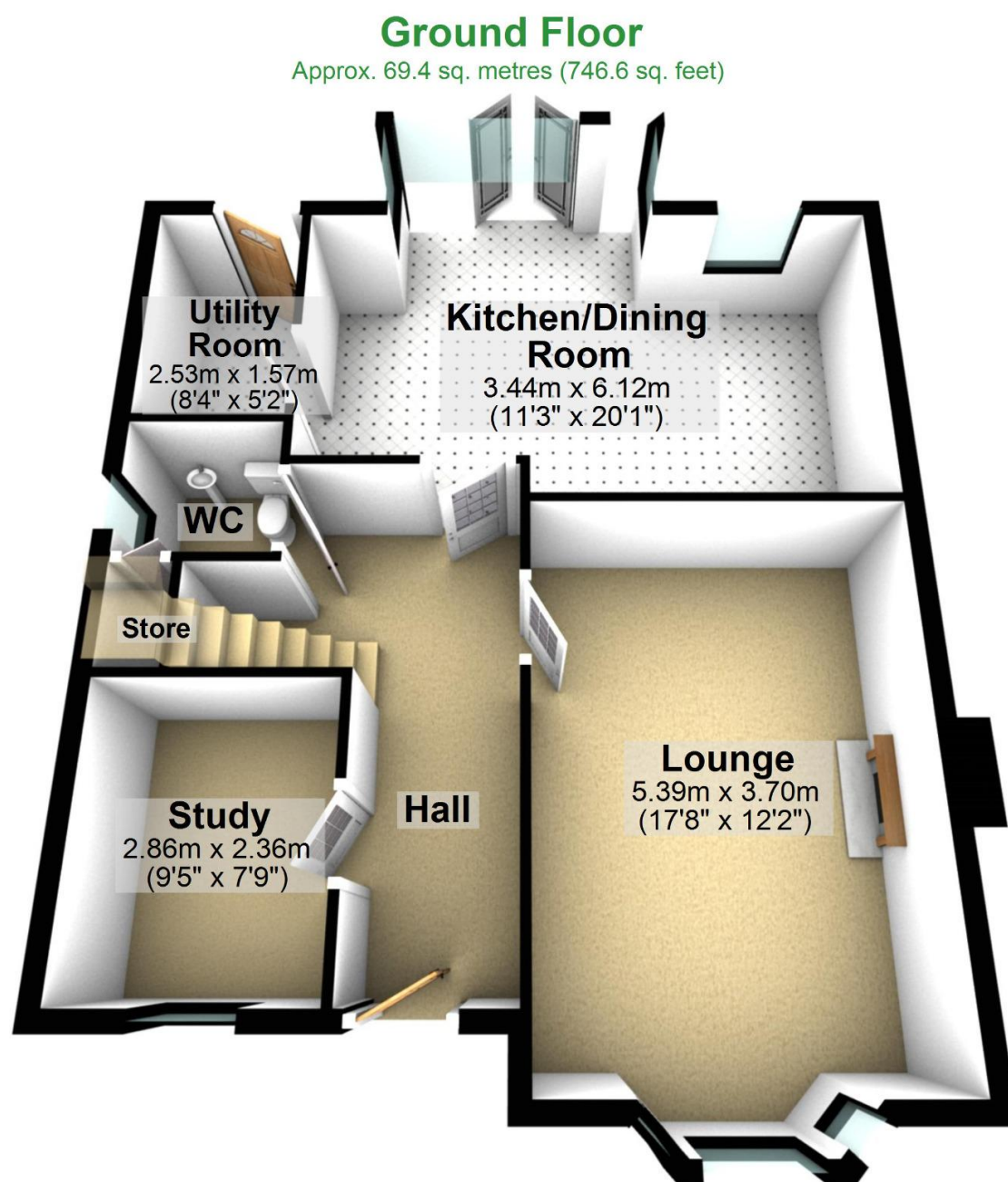


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Property Floor Plans

23, Mosses Farm Road, Longridge, Preston, Lancashire, PR3 2BG



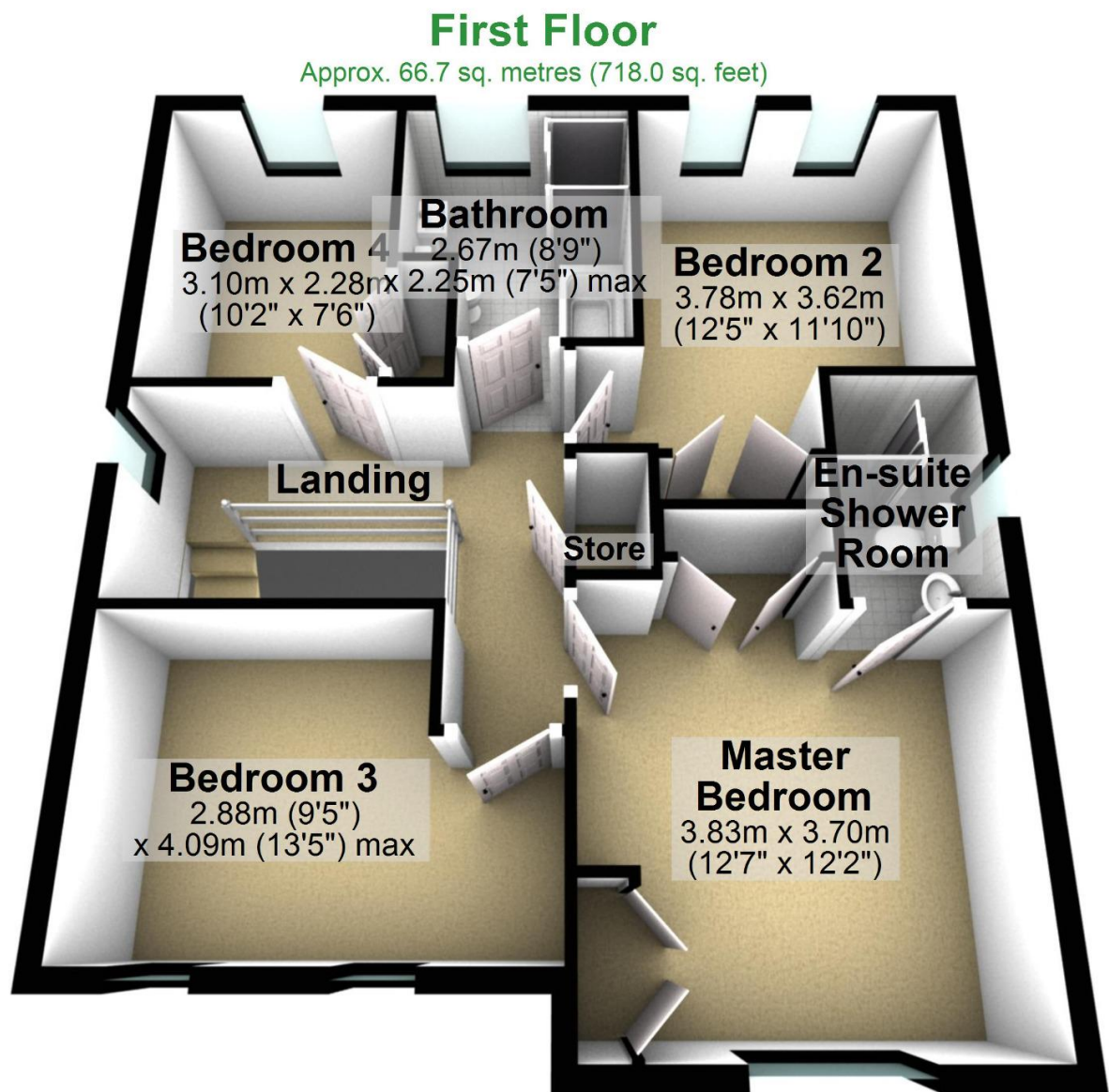
Total area: approx. 136.1 sq. metres (1464.6 sq. feet)

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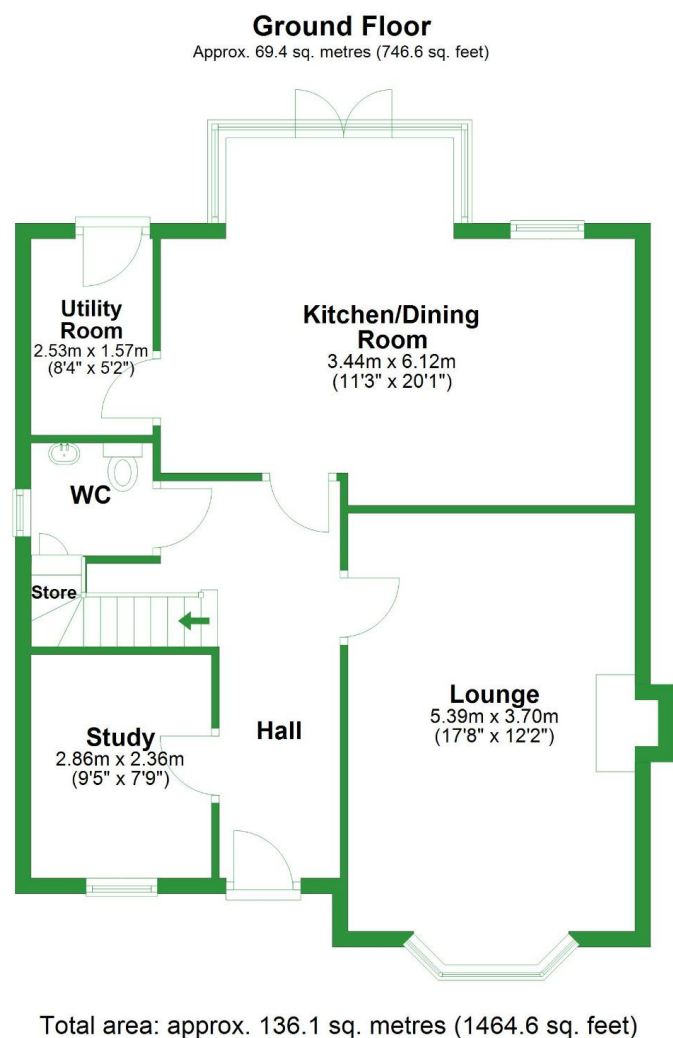
Property Floor Plans

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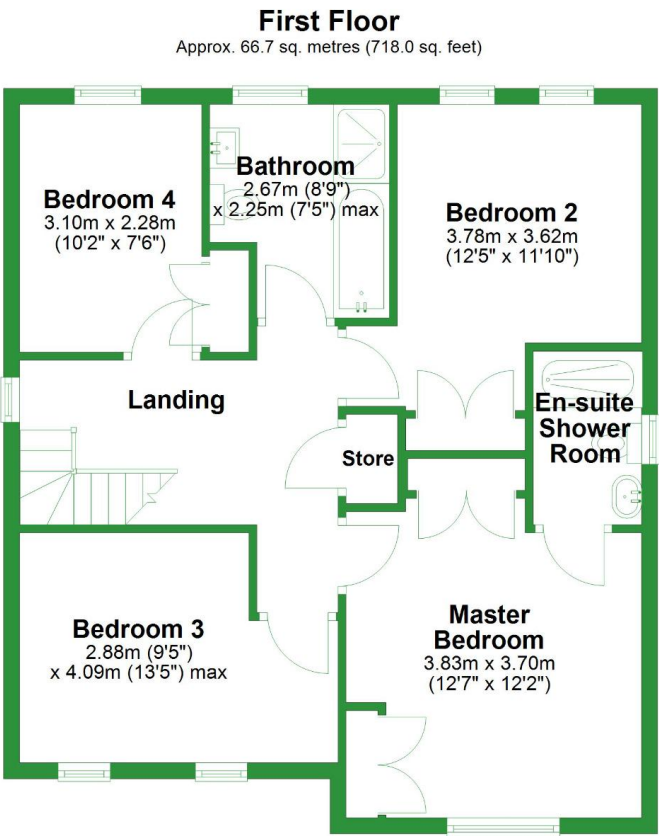
Property Floor Plans

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Property EPC

23, Mosses Farm Road, Longridge, Preston, Lancashire, PR3 2BG

27/05/2025, 16:27

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

Energy performance certificate (EPC)

23, Mosses Farm Road
Longridge
PRESTON
PR3 2BG

Energy rating
B

Valid until: 26 November 2025
Certificate number: 8194-8934-8039-9027-3953

Property type
Detached house

Total floor area
143 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.

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

Score | Energy rating

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

Current

Potential

64 B

83 A

<https://find-energy-certificate.service.gov.uk/energy-certificate/8194-8934-8039-9027-3953?print=true>

1/4

Creation Date

03/06/2025

Page 11

Property Info

23, Mosses Farm Road, Longridge, Preston, Lancashire, PR3 2BG

Property Type
House
Property Style
Detached
Bedrooms
4
Bathroom
2
Receptions
2
Tenure Type
Freehold
Floor Area
1464.6
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

Property Info

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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

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Guide Price

Price

£425,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Property Features

23, Mosses Farm Road, Longridge, Preston, Lancashire, PR3 2BG

Feature 1

Detached Four Bedroom Property

Feature 2

Main Bedroom With En-suite

Feature 3

Utility Room And Downstairs Wc

Feature 4

Bright Open Plan Kitchen Dining Room With Double Doors Into The Garden

Feature 5

Large Private Rear Garden

Feature 6

Driveway For Multiple Cars

Feature 7

Garage

Feature 8

Close Location To Amenities

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Property Description

23, Mosses Farm Road, Longridge, Preston, Lancashire, PR3 2BG

A Bright and Spacious Family Home in Longridge

A Bright and Spacious Family Home in Longridge

Key Features

- Detached property
- Main bedroom with en-suite and fitted wardrobes
- Three further bedrooms
- Stylish and move-in ready throughout
- Bright open plan kitchen and dining room
- Two reception rooms
- Utility room and downstairs WC
- Large, private, well-stocked rear garden with patio and decked seating area
- Driveway and garage
- Quiet cul-de-sac location

This attractive detached property on Mosses Farm Road in Longridge offers generous space for modern family life. Set in a quiet cul-de-sac, it features a bright entrance hallway, a large lounge, and a separate study ideal for home working. The open plan kitchen and dining area is located at the rear of the house and opens out through double doors into the private back garden. It's a light and airy space that's also practical, with a utility room just off the dining kitchen and a handy downstairs WC.

Upstairs, the main bedroom includes an en-suite shower room and fitted wardrobes. Two of the three further bedrooms also benefit from built-in wardrobes. The family bathroom is a good size, with a walk-in shower and a separate bath. Outside, there is a lovely low maintenance, well-stocked garden featuring wisteria arch, a patio area, and a decked corner for seating. There's also a vegetable patch and an extra seating spot to the side of the house, offering privacy and shade.

From the Agent's Perspective:

This is a beautifully kept home in a quiet corner of Longridge. It offers an ideal balance of

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light, space, and practicality perfect for families or those needing adaptable living space. The layout flows effortlessly, and the garden offers both privacy and ease of upkeep.

From the Client's Perspective:

We've lived here for over nine years and have really loved it. The quiet location and lovely views have made it such a peaceful place to call home, yet we're still close to shops and have great transport links, which has been so convenient. Now we're moving to be nearer to family, but we'll definitely miss the calm surroundings and the friendly area. It's been a great place to live.

Additional information

Tenure - Freehold

Council tax band - E

Heating - Gas central heating

Electric - Mains

Drainage - Mains

Service Charge - 251.20

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