

# Property Details

16 Betula Drive, Longridge,  
Preston, Lancashire, PR3 3DF

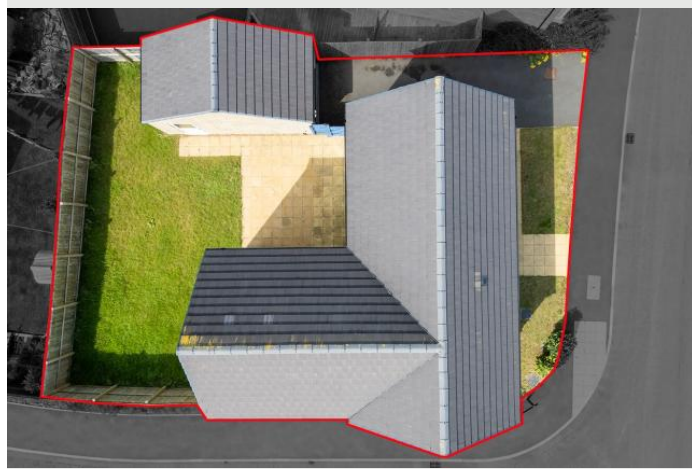
OIRO **£333,000**





# Property Photos

16 Betula Drive, Longridge, Preston, Lancashire, PR3 3DF

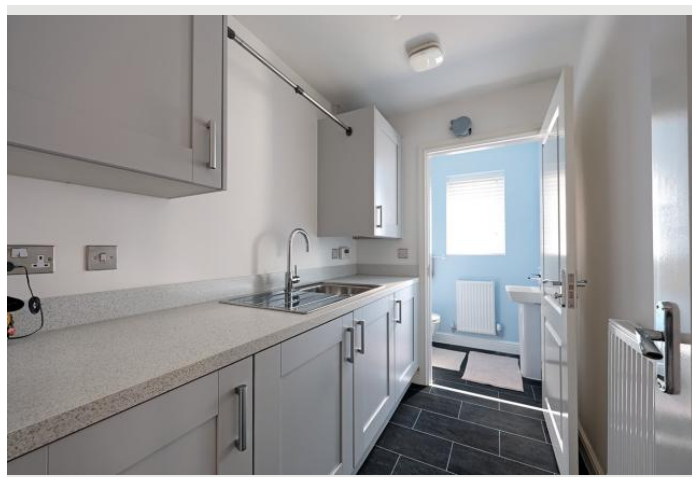
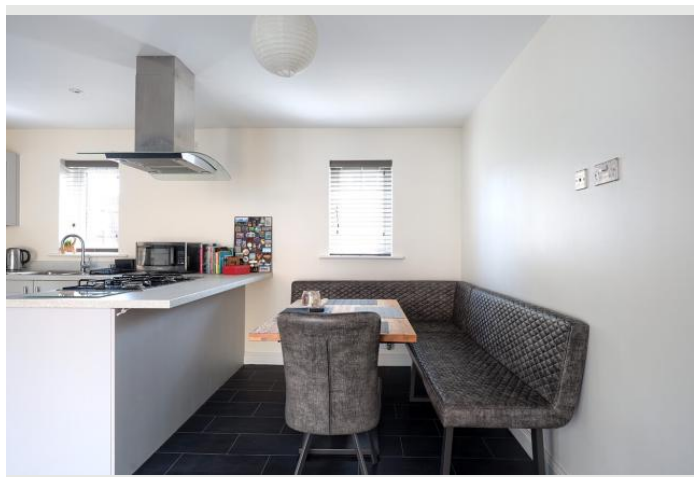
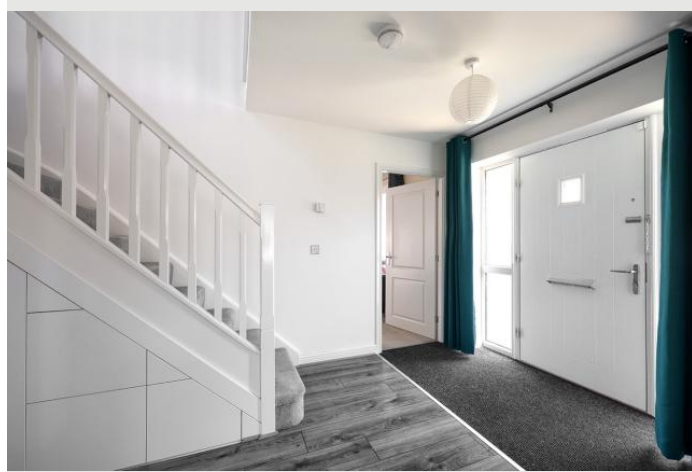


Creation Date

24/11/2025

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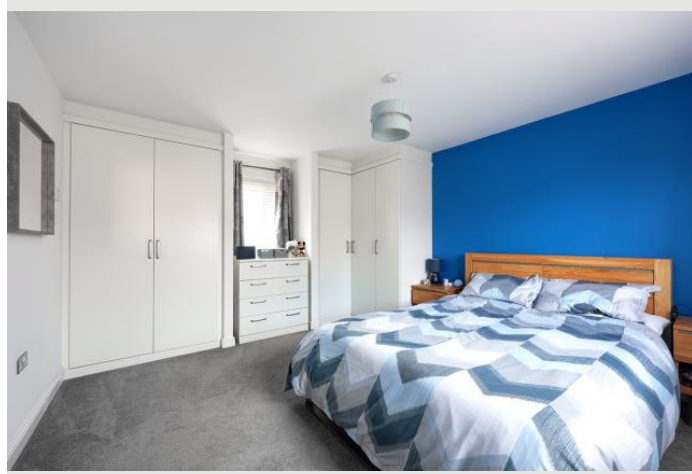
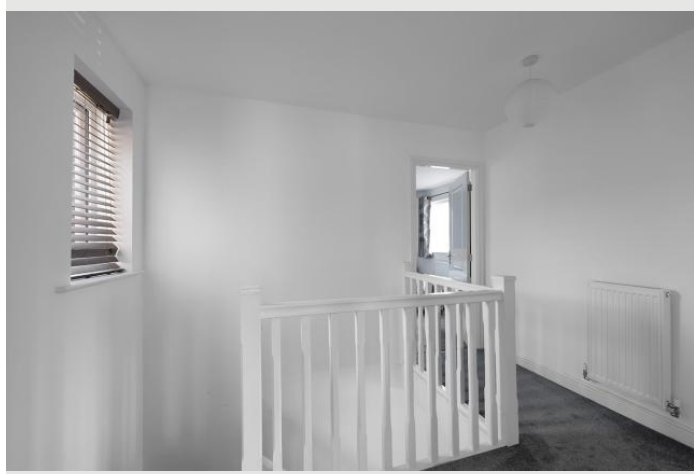


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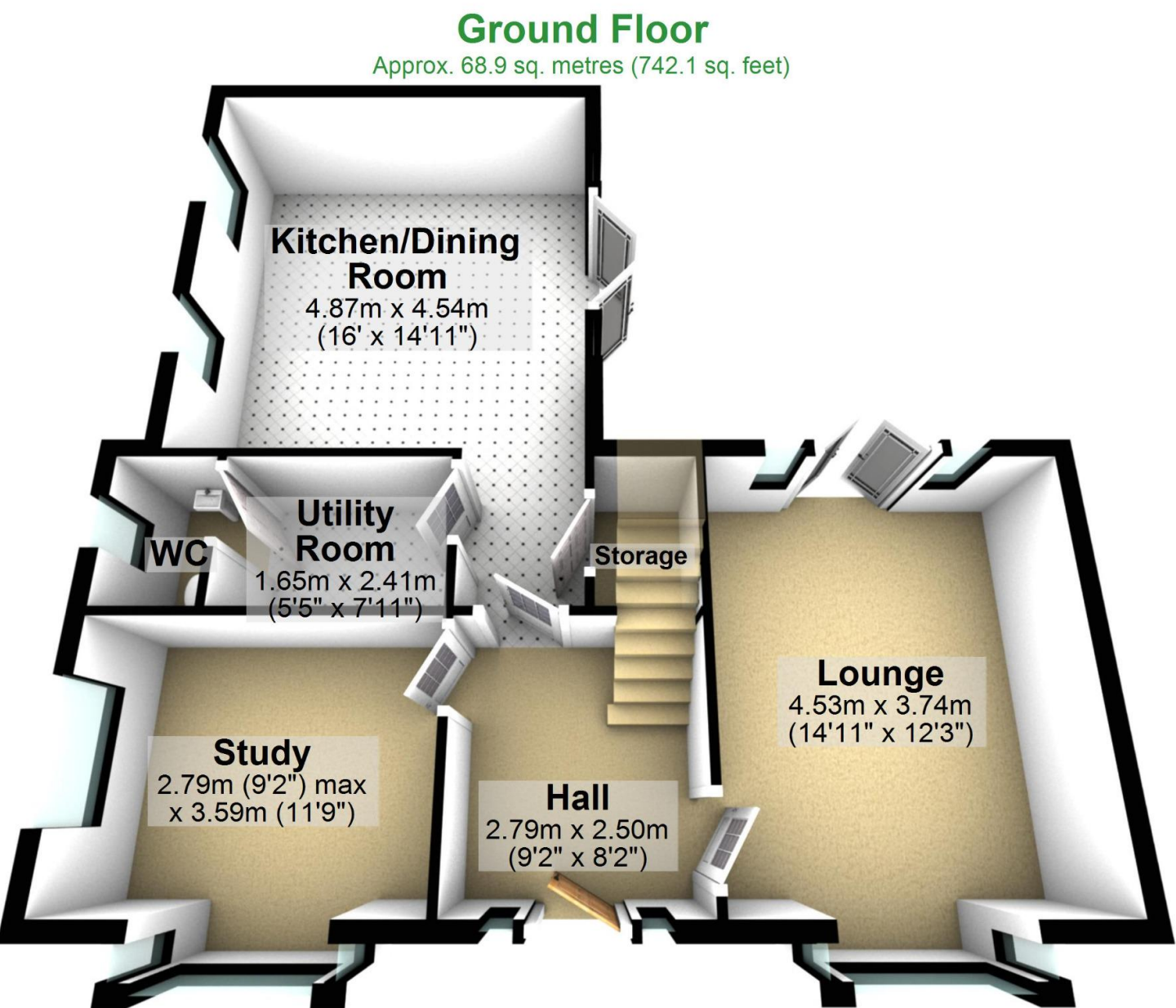


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# Property Floor Plans

16 Betula Drive, Longridge, Preston, Lancashire, PR3 3DF



Total area: approx. 138.7 sq. metres (1493.1 sq. feet)



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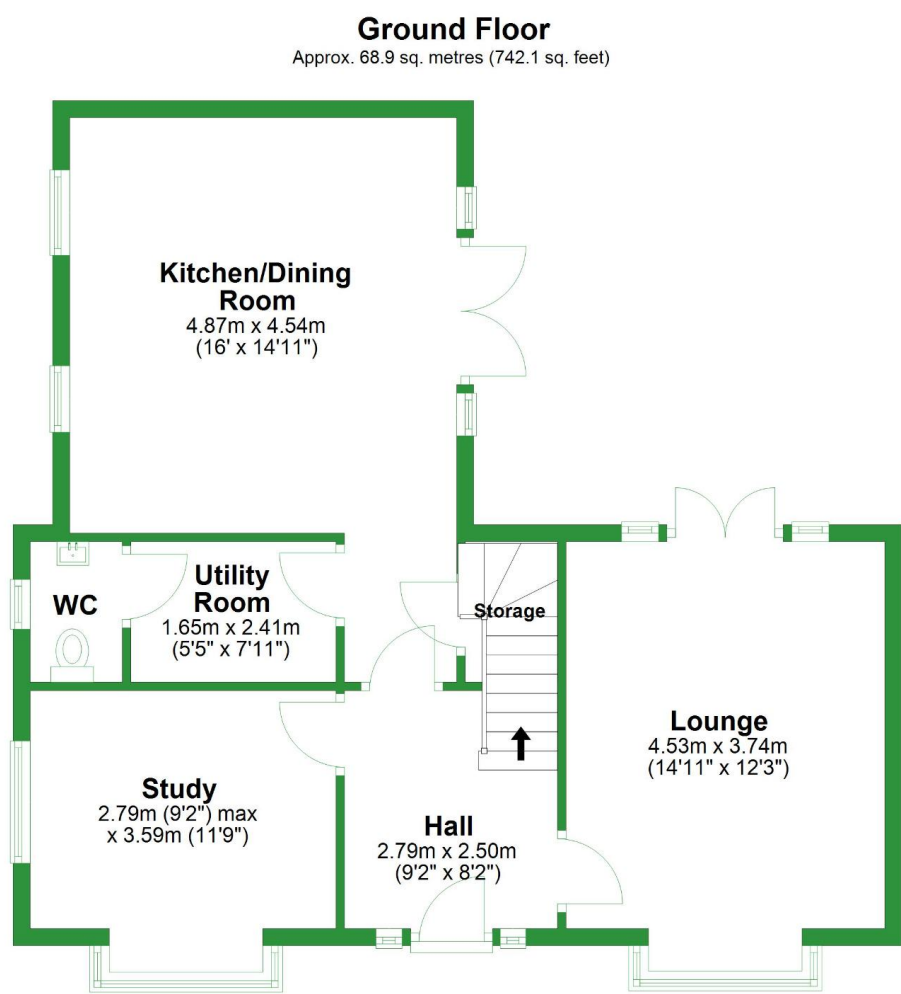
## First Floor

Approx. 69.8 sq. metres (750.9 sq. feet)



# Property Floor Plans

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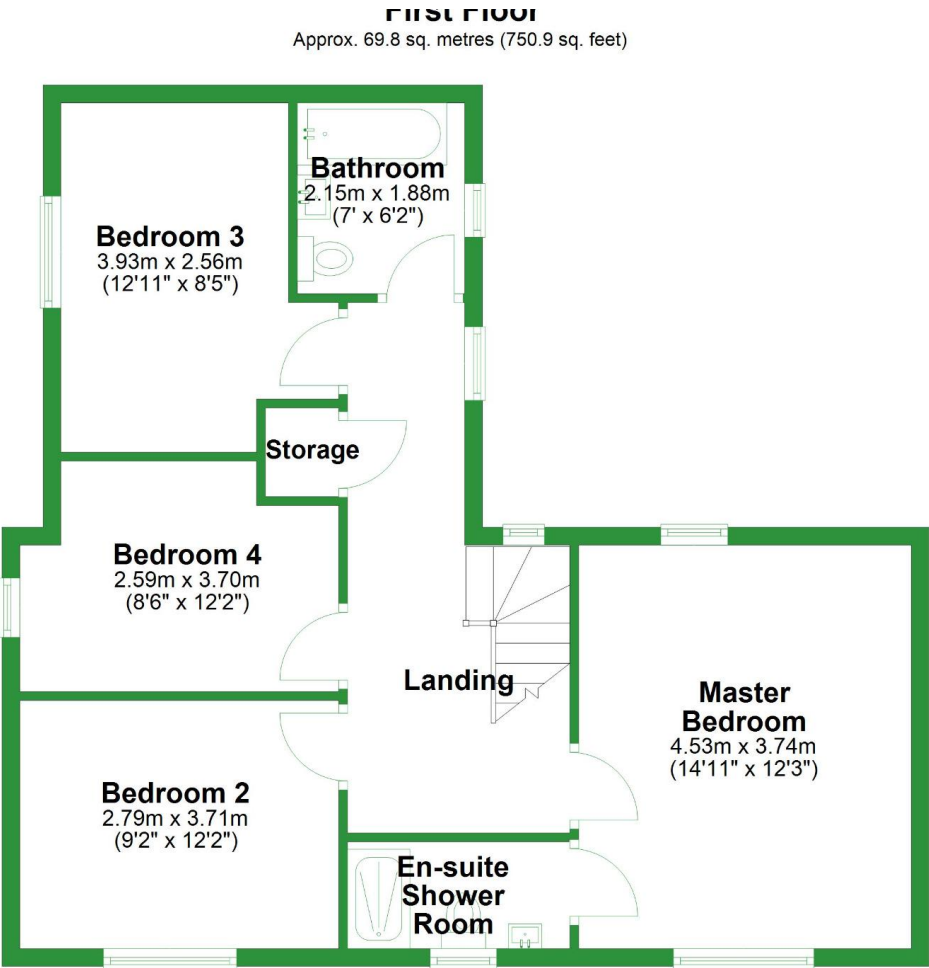


Total area: approx. 138.7 sq. metres (1493.1 sq. feet)



# Property Floor Plans

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# Property EPC

16 Betula Drive, Longridge, Preston, Lancashire, PR3 3DF

14/07/2025, 12:58

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

Energy performance certificate (EPC)

16, Betula Drive Longridge PRESTON PR3 3DF	Energy rating <b>B</b>	Valid until: 26 August 2030 Certificate number: 2438-6008-7348-7610-7280
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Property type	Detached house
Total floor area	140 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	83 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Property owners 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

16 Betula Drive, Longridge, Preston, Lancashire, PR3 3DF

Property Type
House
Property Style
Detached
Bedrooms
4
Bathroom
2
Receptions
2
Tenure Type
Freehold
Floor Area
1493.1
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply

# Property Info

16 Betula Drive, Longridge, Preston, Lancashire, PR3 3DF

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
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
OIRO
Price
£333,000
Land Size
-
Age of Property
-
Year Built
2020
New Home
No

# Property Features

16 Betula Drive, Longridge, Preston, Lancashire, PR3 3DF

## Feature 1

Four Bedroom Detached

## Feature 2

Two Reception Rooms

## Feature 3

Kitchen Diner

## Feature 4

Utility And Wc

## Feature 5

Master Bedroom With Fitted Furniture And Ensuite

## Feature 6

Family Bathroom With Rainfall Shower

## Feature 7

Well-maintained Rear Garden

## Feature 8

Driveway And Garage

## Feature 9

Sought After Location

## Feature 10

Close To Major Transport Links

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# Property Description

16 Betula Drive, Longridge, Preston, Lancashire, PR3 3DF

## Spacious Four Bedroom Detached Home in Sought-After Longridge

A quality four-bedroom detached house in Longridge, offering two reception rooms, a kitchen diner, and close to major transport links.

This property represents a significant opportunity to acquire a substantial family home in a popular Lancashire location. It is a straightforward purchase, offering a well-maintained and spacious environment. The layout is practical, and the features are designed for comfortable living.

### Key Features

FOUR BEDROOM DETACHED

TWO RECEPTION ROOMS

KITCHEN DINER

UTILITY AND WC

MASTER BEDROOM WITH FITTED FURNITURE AND ENSUITE

FAMILY BATHROOM WITH RAINFALL SHOWER

WELL-MAINTAINED REAR GARDEN

DRIVEWAY AND GARAGE

SOUGHT AFTER LOCATION

CLOSE TO MAJOR TRANSPORT LINKS

### Agent's Perspective

This house provides ample living space, featuring two reception rooms that offer flexibility for family life or entertaining. The kitchen diner is a central hub, designed for modern living, with garden access and is complemented by a separate utility room and a ground floor WC, adding to the practicality of the home.

Upstairs, the property boasts four well-proportioned bedrooms. The master bedroom is a highlight, benefiting from quality fitted furniture and its own private en-suite bathroom, providing a comfortable and private retreat. The remaining three bedrooms are all double rooms, offering generous space for family members or guests. These bedrooms are served

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by a well-appointed family bathroom, which includes a rainfall shower, ensuring a luxurious experience.

Externally, the property benefits from a private driveway, providing off-road parking, and a garage, offering secure storage or additional parking space. The rear garden is a perfect retreat with water and power points for maintenance.

The location in Longridge is highly desirable, known for its rural charm while remaining close to essential amenities and major transport links, making commuting straightforward.

## Location

The area of Longridge itself is a vibrant community with local shops, schools, and recreational facilities, all within easy reach. The proximity to major transport links ensures that larger towns and cities are accessible, balancing rural living with urban convenience. This house is a solid choice for those seeking a quality family home with good space and a desirable address. The property is presented in good order throughout, ready for its next owners to move in and enjoy.