Pendle Hill Properties
estate and letting agents

Creation Date
05/11/2026

Property Details

18, The Park, Longridge, Preston, Lancashire, PR3 3DH

Guide Price **£270,000**



Property Photos

18, The Park, Longridge, Preston, Lancashire, PR3 3DH

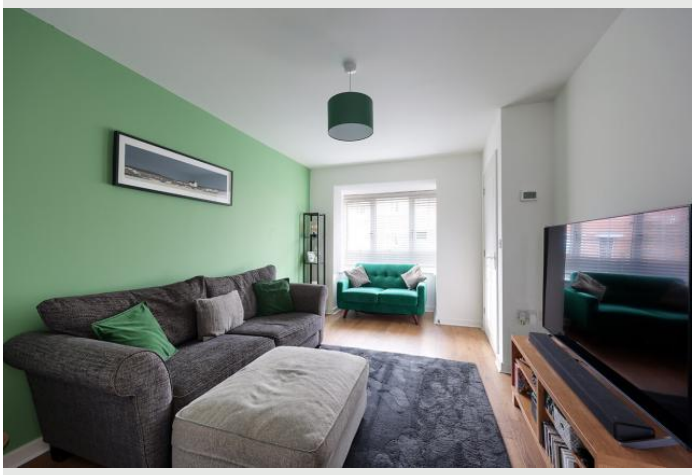












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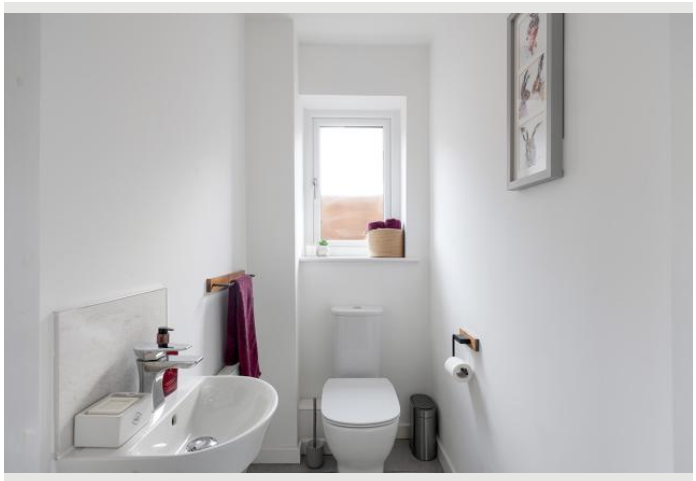
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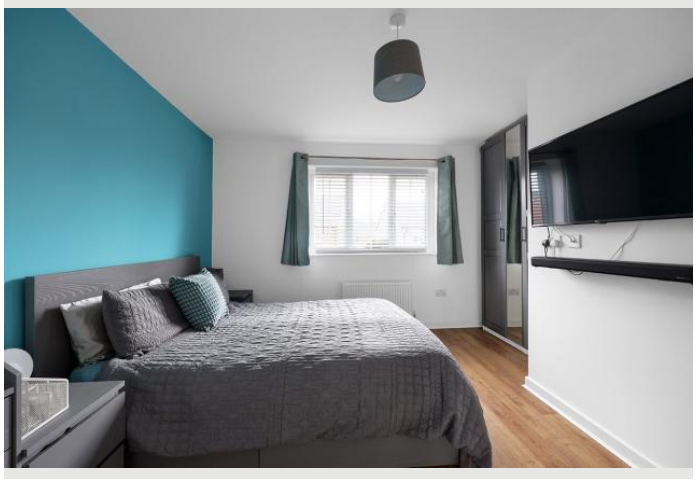
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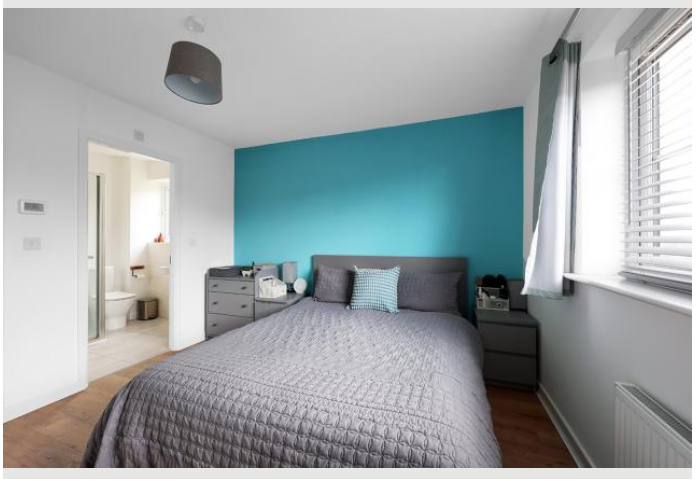












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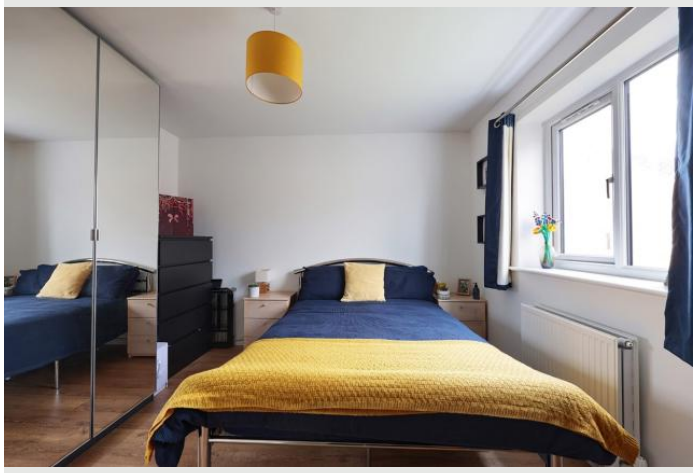
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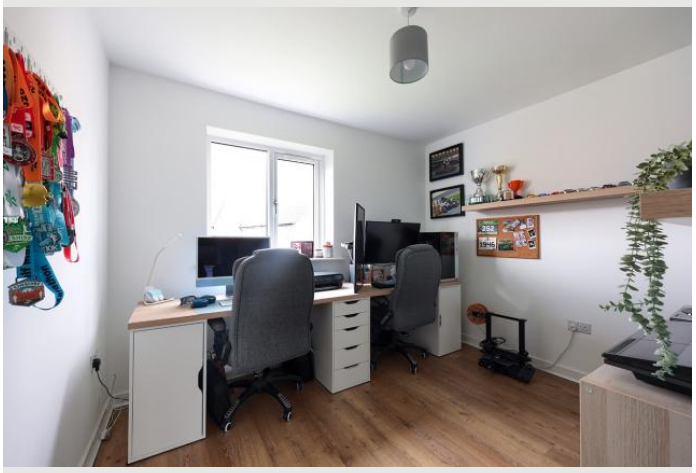
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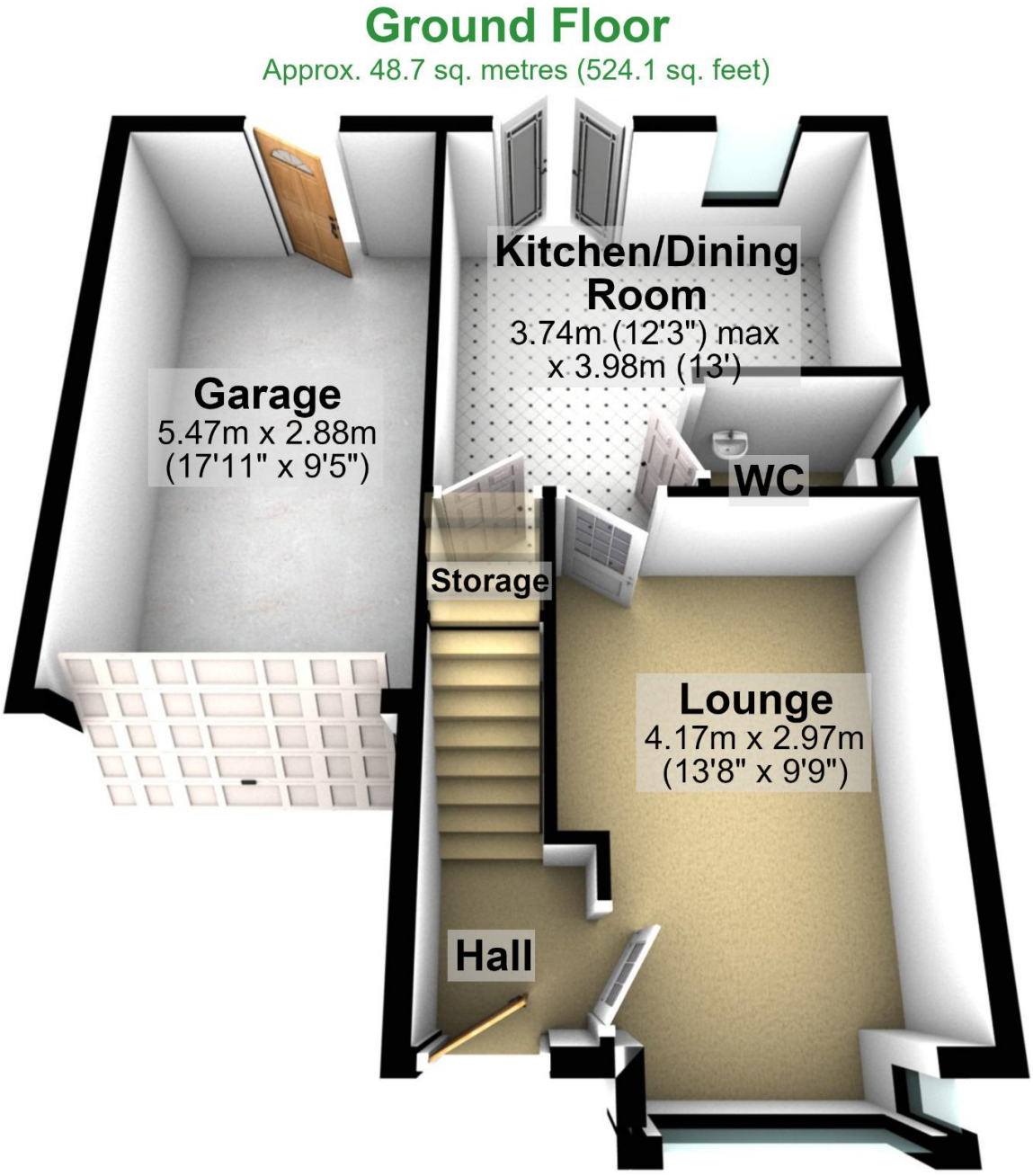


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Property Floor Plans

18, The Park, Longridge, Preston, Lancashire, PR3 3DH



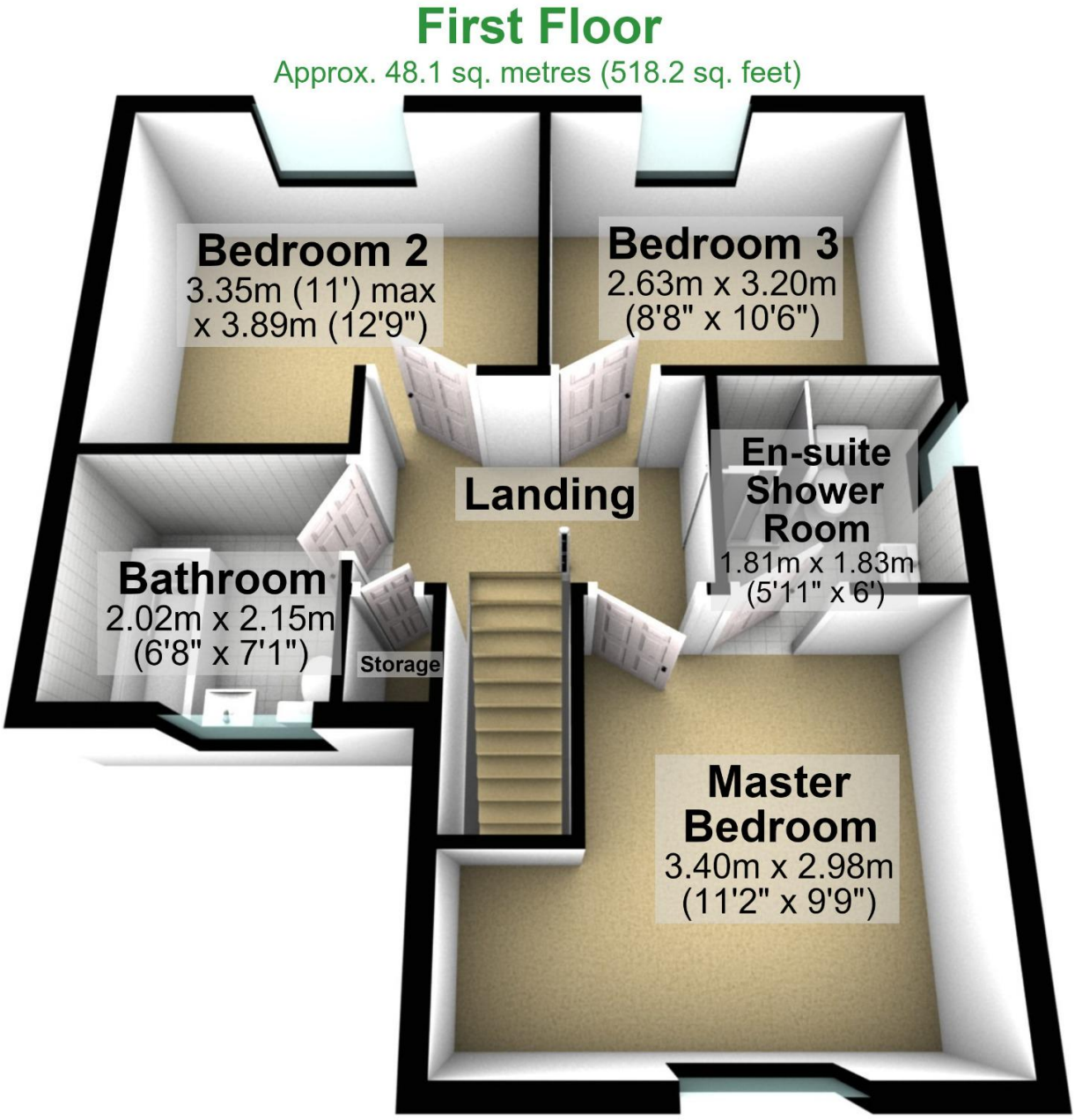
Total area: approx. 96.8 sq. metres (1042.3 sq. feet)

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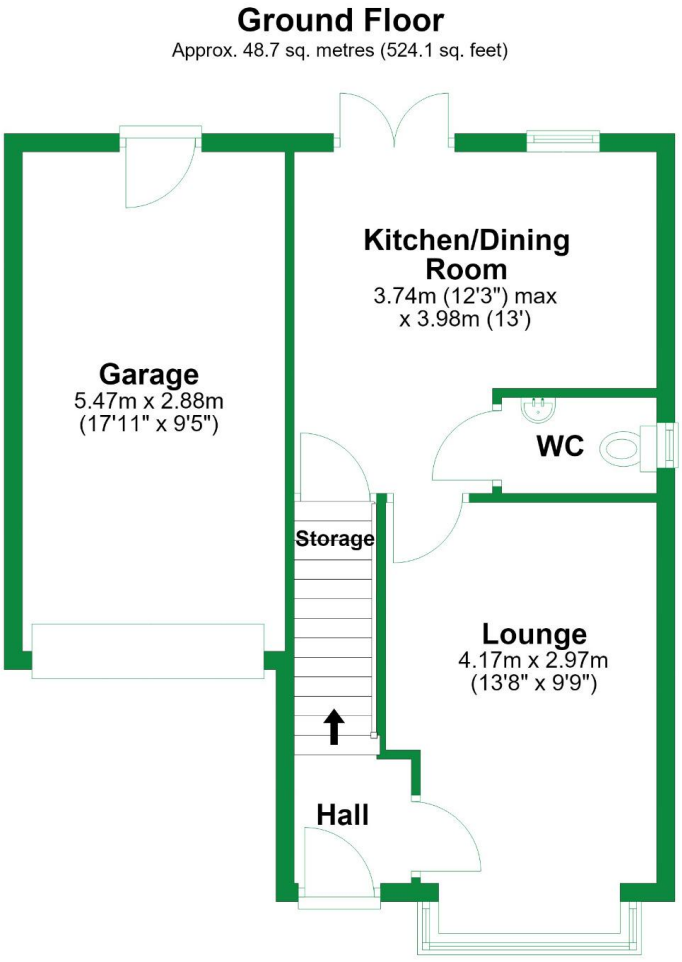


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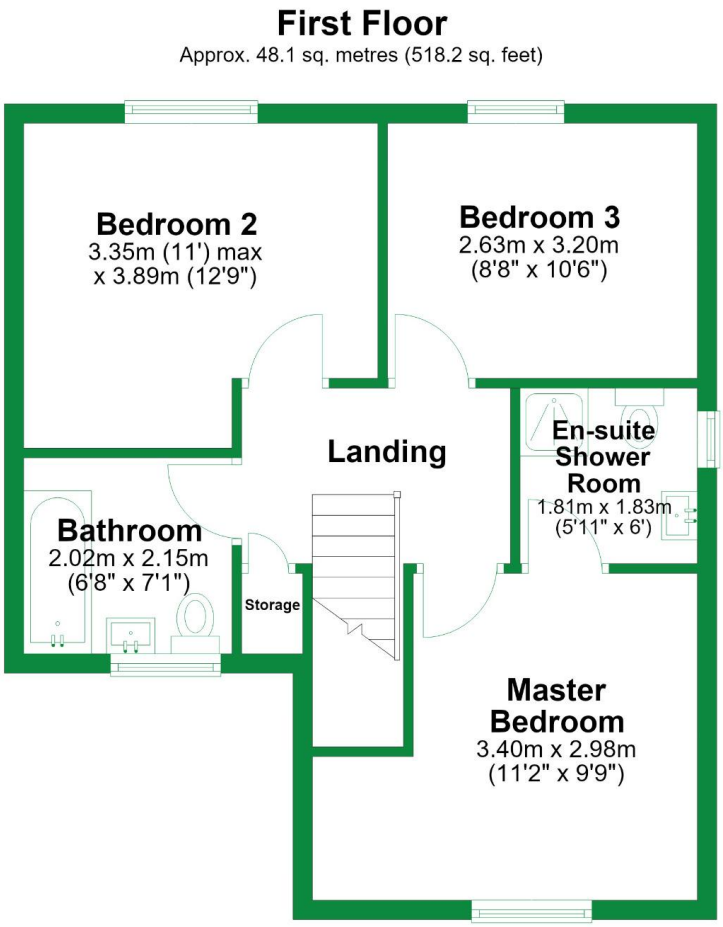
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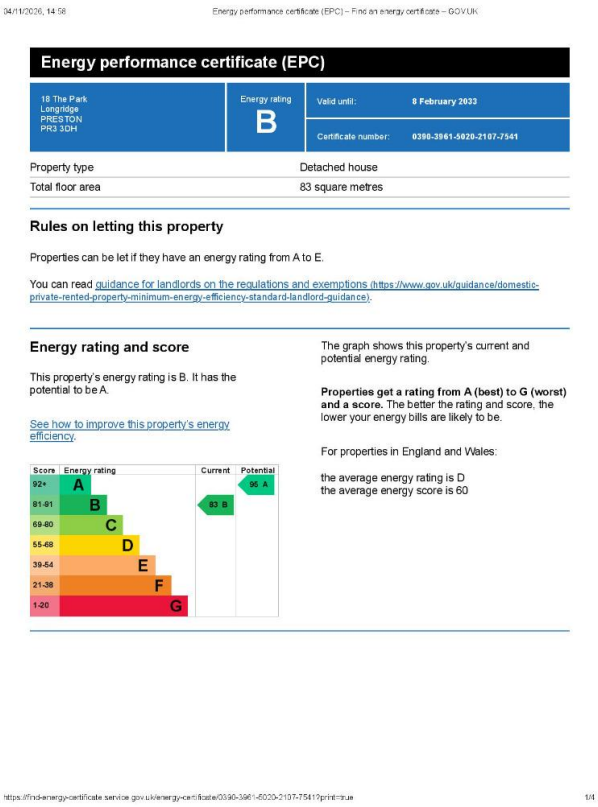


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Property EPC

18, The Park, Longridge, Preston, Lancashire, PR3 3DH



04/11/2026, 14:58 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

18 The Park Longridge PRESTON PR3 3DH	Energy rating **B**	Valid until:	8 February 2033
		Certificate number:	0390-3961-5020-2107-7541

Property type	Detached house
Total floor area	83 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).

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

https://find-energy-certificate.service.gov.uk/energy-certificate/0390-3961-5020-2107-7541?print=true 1/4

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Property Info

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Property Type
House
Property Style
Detached
Bedrooms
3
Bathroom
2
Receptions
1
Tenure Type
Freehold
Floor Area
1042
Agency Type
Sole
Parking
Carport
Type
Sales
Electricity
Mains Supply

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Property Info

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Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

FTTC

Accessibility

-

Restrictions

-

Condition

-

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

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Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Guide Price

Price

£270,000

Land Size

-

Age of Property

-

Year Built

2023

New Home

No

Creation Date

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Property Features

18, The Park, Longridge, Preston, Lancashire, PR3 3DH

Feature 1
Three Bedroom Resale New Build Home
Feature 2
Detached With Garage
Feature 3
Spacious Layout
Feature 4
Kitchen Diner With Garden Access, Storage And Wc
Feature 5
Master Bedroom With Ensuite Shower Room
Feature 6
Two Further Double Bedrooms
Feature 7
Substantial Rear Garden Enjoying Sunshine Throughout The Day
Feature 8
Driveway With Plenty Of Off-road Parking
Feature 9
Convenient For Local Amenities, Transport Links, Schools And Countryside Walks

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Property Description

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Spacious Three-Bedroom Detached Home – Alston Grange, Longridge

Occupying a desirable position on the popular Alston Grange development in Longridge, this attractive three-bedroom detached home offers spacious, well-balanced accommodation, excellent storage and a particularly impressive rear garden that is sure to be a highlight for those who enjoy spending time outdoors.

Key Features

- Attractive three-bedroom detached home
- Popular Alston Grange development, Longridge
- Spacious lounge with bay window
- Kitchen diner with doors opening onto the rear garden
- Useful ground-floor storage
- Downstairs WC
- Master bedroom with ensuite shower room
- Two further double bedrooms
- Modern family bathroom
- Driveway providing off-road parking
- Substantial rear garden enjoying sunshine throughout the day
- Late evening sunshine across the patio in summer
- Convenient for local amenities, schools and countryside walks

Agent's Perspective

The ground floor opens into an entrance hallway, leading through to a spacious lounge, where a bay window creates a lovely focal point and allows plenty of natural light to fill the room. To the rear, the kitchen diner provides a sociable space for everyday family life, with doors opening directly onto the garden, creating a natural connection between indoor and outdoor living. A useful storage area and downstairs WC add further practicality.

Upstairs, the generous master bedroom benefits from its own ensuite shower room, while

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two further well-proportioned double bedrooms are served by a family bathroom. Externally, the property continues to impress. To the front, a driveway provides off-road parking and leads to an integral garage. However, it is the substantial rear garden that really sets this home apart. Offering a wonderful amount of outdoor space, the garden enjoys sunshine throughout the day, with the added benefit of late evening sunshine across the patio during the summer months, creating the perfect setting for outdoor dining, entertaining or simply relaxing in the sunshine.

Client's Perspective

Location
Alston Grange is a well-regarded residential development on the outskirts of Longridge, ideally positioned for enjoying the town's excellent range of independent shops, cafs, restaurants and everyday amenities. The area also offers well-regarded schooling, convenient transport links and easy access to the beautiful surrounding countryside, with Longridge Fell and the wider Ribble Valley providing plenty of opportunities for walking and outdoor pursuits.

Combining generous living space, three double bedrooms, a garage and an outstanding rear garden, this is a lovely home in a popular residential location.

Additional Information
Maintenance fees -

Anti-Money Laundering (AML) Compliance
Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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