

# Property Details

9 Lapwing Avenue, Longridge,  
Lancashire, PR3 3DB

OIRO **£399,950**



# Property Photos

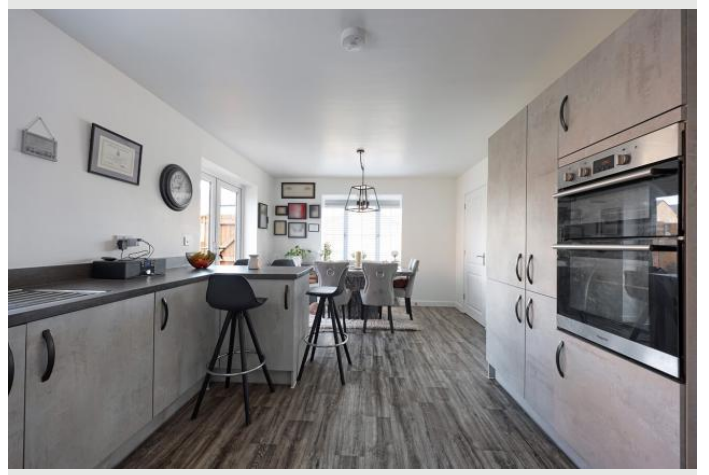
9 Lapwing Avenue, Longridge, Lancashire, PR3 3DB



Creation Date  
**06/05/2026**

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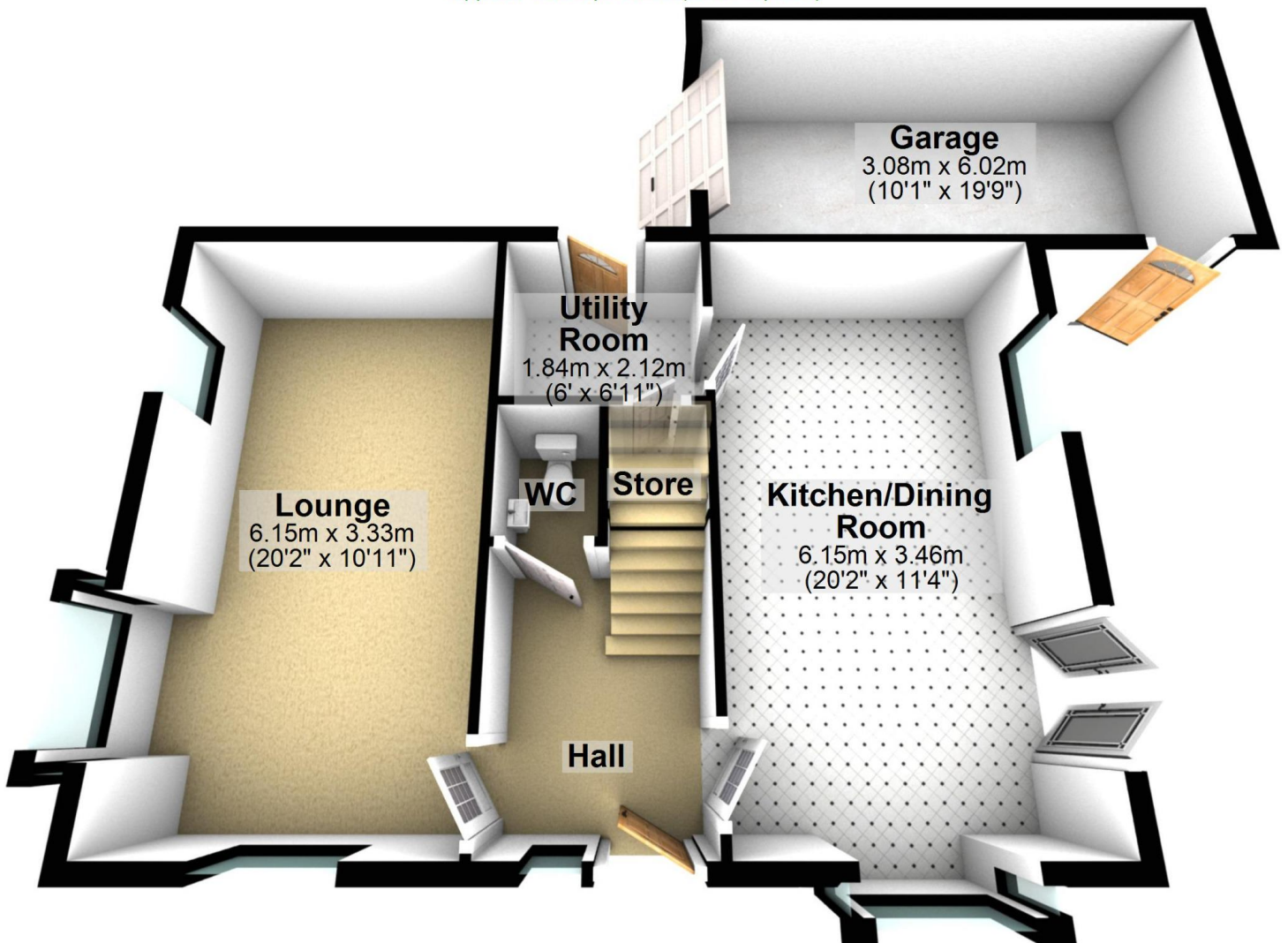
Creation Date  
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# Property Floor Plans

9 Lapwing Avenue, Longridge, Lancashire, PR3 3DB

## Ground Floor

Approx. 75.6 sq. metres (813.7 sq. feet)



Total area: approx. 150.5 sq. metres (1620.1 sq. feet)

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# Property Floor Plans

9 Lapwing Avenue, Longridge, Lancashire, PR3 3DB

## First Floor

Approx. 74.9 sq. metres (806.4 sq. feet)



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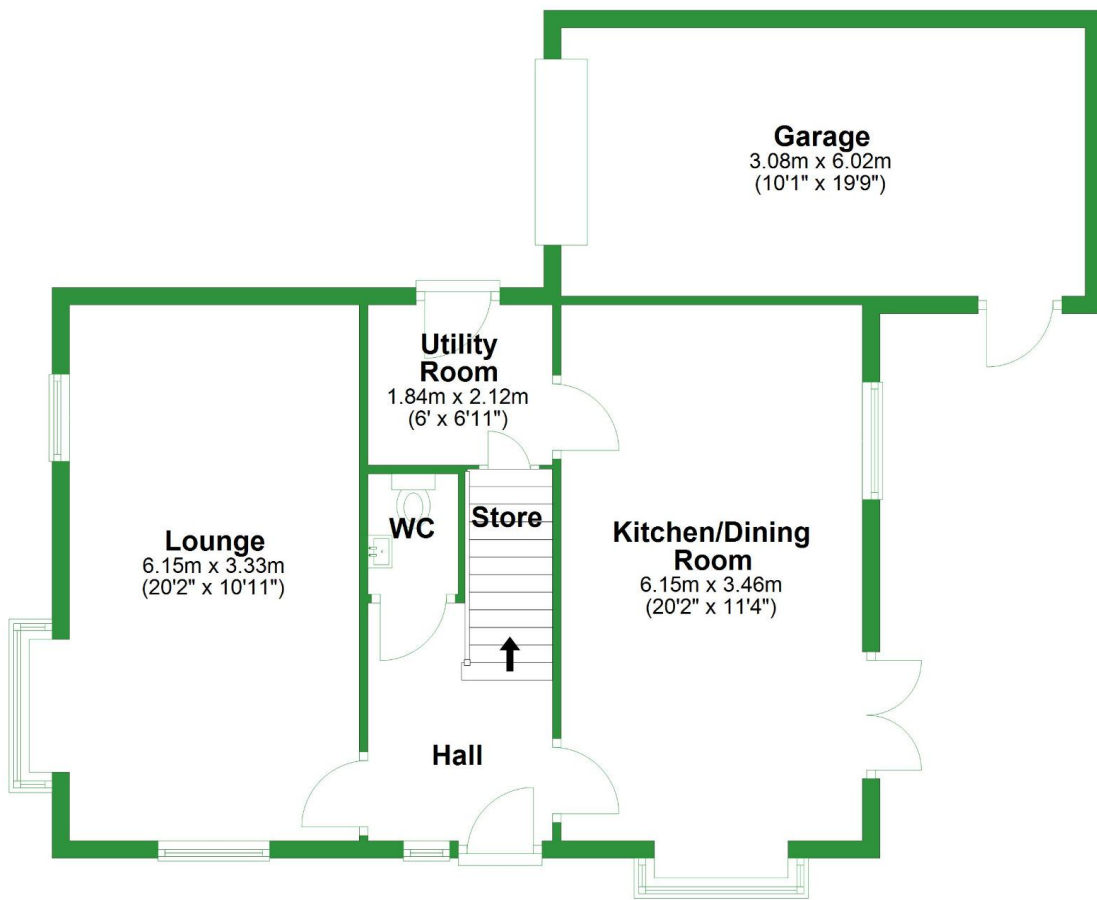
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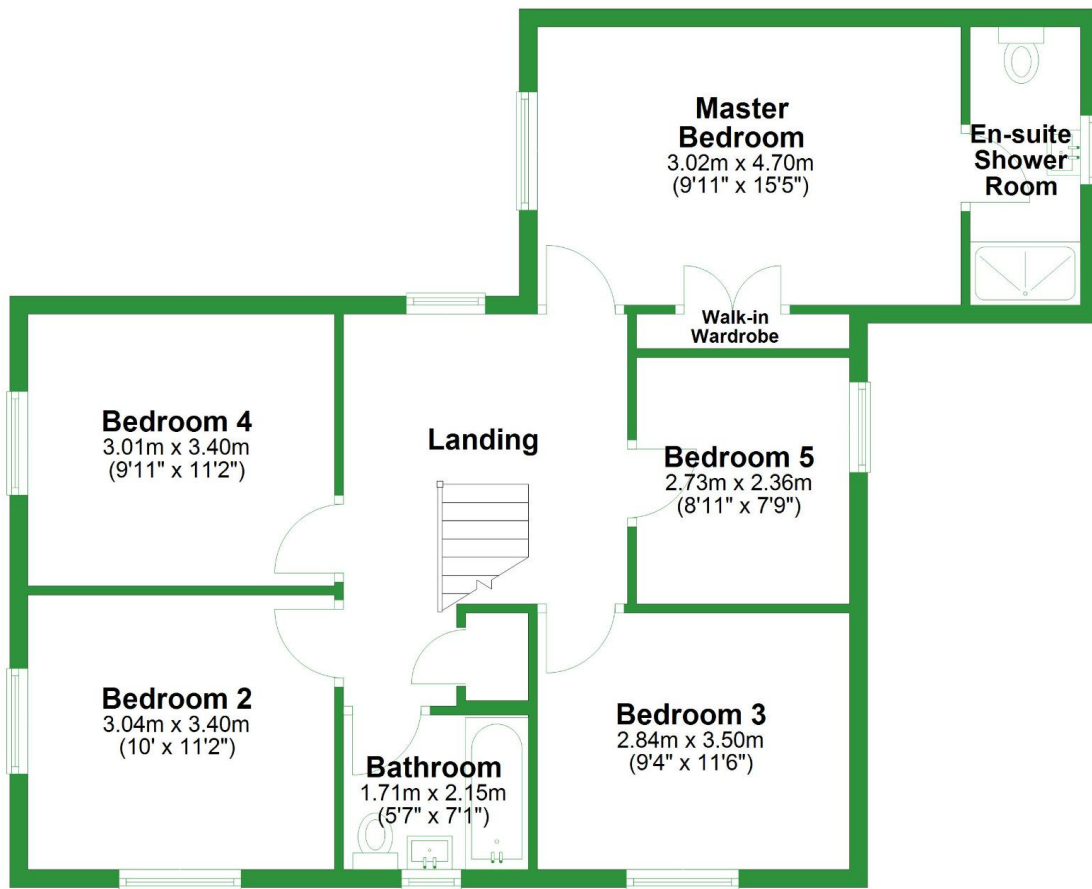
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# Property Floor Plans

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## FIRST FLOOR

Approx. 74.9 sq. metres (806.4 sq. feet)



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# Property EPC

9 Lapwing Avenue, Longridge, Lancashire, PR3 3DB

14/04/2026, 10:16

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

Energy performance certificate (EPC)		
9 Lapwing Avenue Longridge PRICESTON PR3 3DB	Energy rating <b>B</b>	Valid until: 27 March 2032
		Certificate number: 8300-1788-0032-4026-3723
Property type	Detached house	
Total floor area	136 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8300-1788-0032-4026-3723?print=true>

1/4

Creation Date

06/05/2026

# Property Info

9 Lapwing Avenue, Longridge, Lancashire, PR3 3DB

## Property Type

House

## Property Style

Detached

## Bedrooms

5

## Bathroom

2

## Receptions

1

## Tenure Type

Freehold

## Floor Area

1620

## Agency Type

Sole

## Parking

Drive

## Type

Sales

## Electricity

Mains Supply

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# Property Info

9 Lapwing Avenue, Longridge, Lancashire, PR3 3DB

## Water Supply

Mains

## Sewerage

Mains Supply

## Heating

Gas Central

## Broadband

FTTC, FTTP

## Accessibility

-

## Restrictions

-

## Condition

-

## Flooded In Last Five Years

No

## Current Annual Ground Rent

-

## Current Service Charge

-

## Rent Review Period (Year)

-

Creation Date

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# Property Info

9 Lapwing Avenue, Longridge, Lancashire, PR3 3DB

## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

OIRO

## Price

£399,950

## Land Size

-

## Age of Property

-

## Year Built

2022

## New Home

No

Creation Date

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# Property Features

9 Lapwing Avenue, Longridge, Lancashire, PR3 3DB

## Feature 1

Luxury Five-bedroom Detached Home

## Feature 2

Prime Corner Plot On A New Development

## Feature 3

Spacious, Elegant Lounge With Bay Window Feature

## Feature 4

Open-plan Kitchen Dining Area With Breakfast Bar

## Feature 5

Utility Room And Ground Floor Wc

## Feature 6

Luxury Master Bedroom Suite With En-suite And Integrated Storage

## Feature 7

Four Further Well Proportioned Bedrooms

## Feature 8

Contemporary Family Bathroom

## Feature 9

Landscaped Gardens With Patio And Sunshade

## Feature 10

Large Driveway For Multiple Vehicles And Garage

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# Property Description

9 Lapwing Avenue, Longridge, Lancashire, PR3 3DB

## Beautiful Five-Bedroom Detached Residence on a Prime Corner Plot on the Outskirts of Longridge

Occupying an enviable corner position within a sought-after modern development, this exceptional five-bedroom detached home offers an outstanding blend of contemporary elegance, spacious living, and high-end finishes throughout.

### Key Features

- Luxury five-bedroom detached home
- Prime corner plot on a modern development
- Immaculate, high-specification aesthetics throughout
- Elegant lounge with bay window feature
- Spacious open-plan kitchen dining area with breakfast bar
- Separate utility room and ground floor WC
- Luxurious master bedroom suite with en-suite and integrated storage
- Four further generous bedrooms
- Contemporary family bathroom
- Large driveway and garage
- Landscaped gardens with patio and sunshade

### Agent's Perspective

From the moment you pull up outside, the property's striking stone-built exterior and generous proportions set the tone for what lies within. Inside, the home has been beautifully designed with a focus on light, space, and refined aesthetics. The elegant lounge is a true highlight, featuring a charming bay window that floods the room with natural light, creating a warm yet sophisticated setting ideal for both relaxation and entertaining. The heart of the home is the impressive open-plan kitchen dining area. Thoughtfully designed, this space boasts sleek cabinetry, a stylish breakfast bar, and ample storage, seamlessly combining practicality with contemporary design. The dining area offers the perfect setting for family gatherings, with direct access to the garden enhancing the indoor-outdoor lifestyle. A separate utility room and convenient ground floor WC further add to the home's functionality.

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Upstairs, the property continues to impress. The luxurious master bedroom suite offers a serene retreat, complete with a modern en-suite shower room and integrated storage. Four additional well-appointed bedrooms provide versatile accommodation, ideal for growing families, guests, or home working. A stylish family bathroom, finished to a high standard, serves the remaining bedrooms.

Externally, the property benefits from a generous driveway providing ample off-road parking, along with a garage. The beautifully maintained garden wraps around the home, offering a private and tranquil outdoor space. A thoughtfully designed patio area with sunshade creates the perfect environment for alfresco dining and summer entertaining.

## Client's Perspective

We live on a lovely corner plot, surrounded by genuinely kind and friendly neighbours. Longridge is a thriving town with a great mix of independent businesses, from cosy bars to beauty salons, along with plenty of places to eat and socialise. Its set against beautiful countryside, and during the summer there are regular local shows and events that give the area a real community feel.

The location is ideal for cyclists and runners, but you don't need to be sporty to enjoy living here. There are reliable bus services, and excellent access to Manchester for shopping, shows, and concerts. With easy routes to the Lake District and the M6 motorway, you're well connected in every direction.

Longridge offers something for everyone, whether you're a family or a couple.

## Location

Situated in the charming market town of Longridge, this property enjoys the perfect balance of semi-rural tranquillity and modern convenience. Longridge is renowned for its welcoming community, excellent local amenities, and picturesque surroundings, including easy access to the Ribble Valley countryside. With highly regarded schools, shops, and a selection of cafes and restaurants nearby, as well as excellent transport links to Preston and beyond, this location is ideal for families and professionals alike.

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This outstanding home presents a rare opportunity to acquire a truly turnkey property in one of Longridges most desirable settings.

## Additional Information

Maintenance fees applicable on completion of development

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