



## 2 bed terraced house to buy in

Preston Road, Longridge, Preston,  
Lancashire, PR3 3AN

**£106,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

 EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire

## Description

Well-Presented Two Bedroom Terraced Home | No Chain | Prime Longridge Location

Situated in the heart of Longridge, this well-presented two-bedroom mid-terrace property offers an excellent opportunity for first-time buyers and buy-to-let investors alike, with the added benefit of no onward chain for a smooth and straightforward purchase.

The accommodation briefly comprises a bright and spacious open-plan living and kitchen area, creating a modern and sociable layout ideal for everyday living and entertaining. To the first floor, the property features two well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from a low-maintenance rear garden with an attractive Indian stone flagged patio, providing a perfect outdoor seating space.

Further benefits include a newly installed boiler (September 2025) and a current EICR report, offering peace of mind to both homeowners and investors.

Ideally positioned within walking distance of Longridge town centre, the property enjoys close proximity to a range of local shops, amenities, cafes, and transport links.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £106,000

Property Type: Terraced House

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         | 86  |
| (69-80) <b>C</b>                                   |         |   |
| (55-68) <b>D</b>                                   | 65      |   |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

Preston Road, Longridge, Preston, Lancashire, PR3 3AN

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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