

Property Details

89 Hacking Drive, Longridge,
Preston, Lancashire, PR3 3EP

OIRO **£239,950**



Property Photos

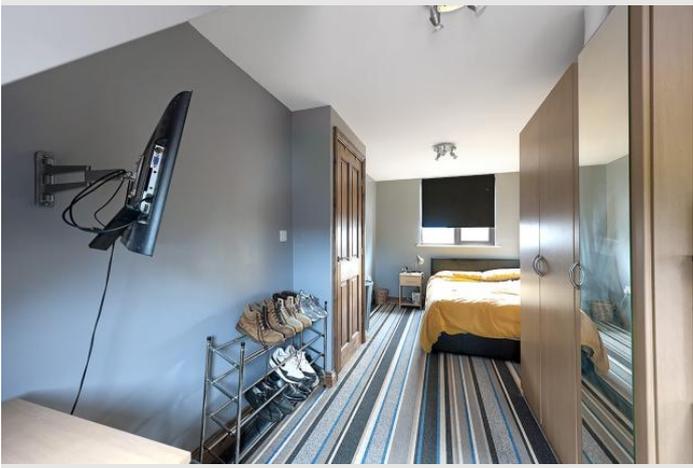
89 Hacking Drive, Longridge, Preston, Lancashire, PR3 3EP



Creation Date
31/03/2025

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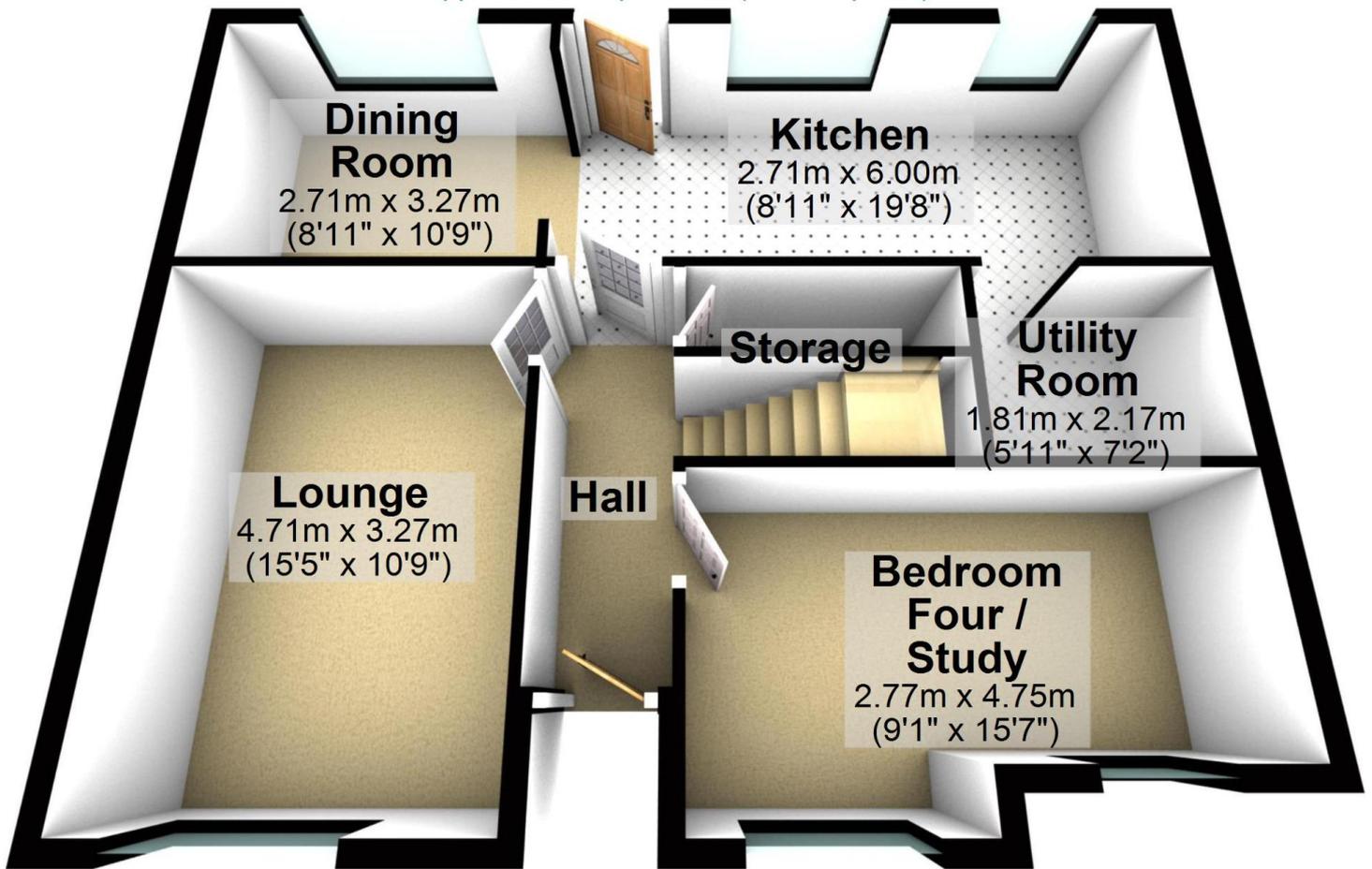
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Property Floor Plans

89 Hacking Drive, Longridge, Preston, Lancashire, PR3 3EP

Ground Floor

Approx. 67.8 sq. metres (729.7 sq. feet)



Total area: approx. 120.8 sq. metres (1300.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

Creation Date

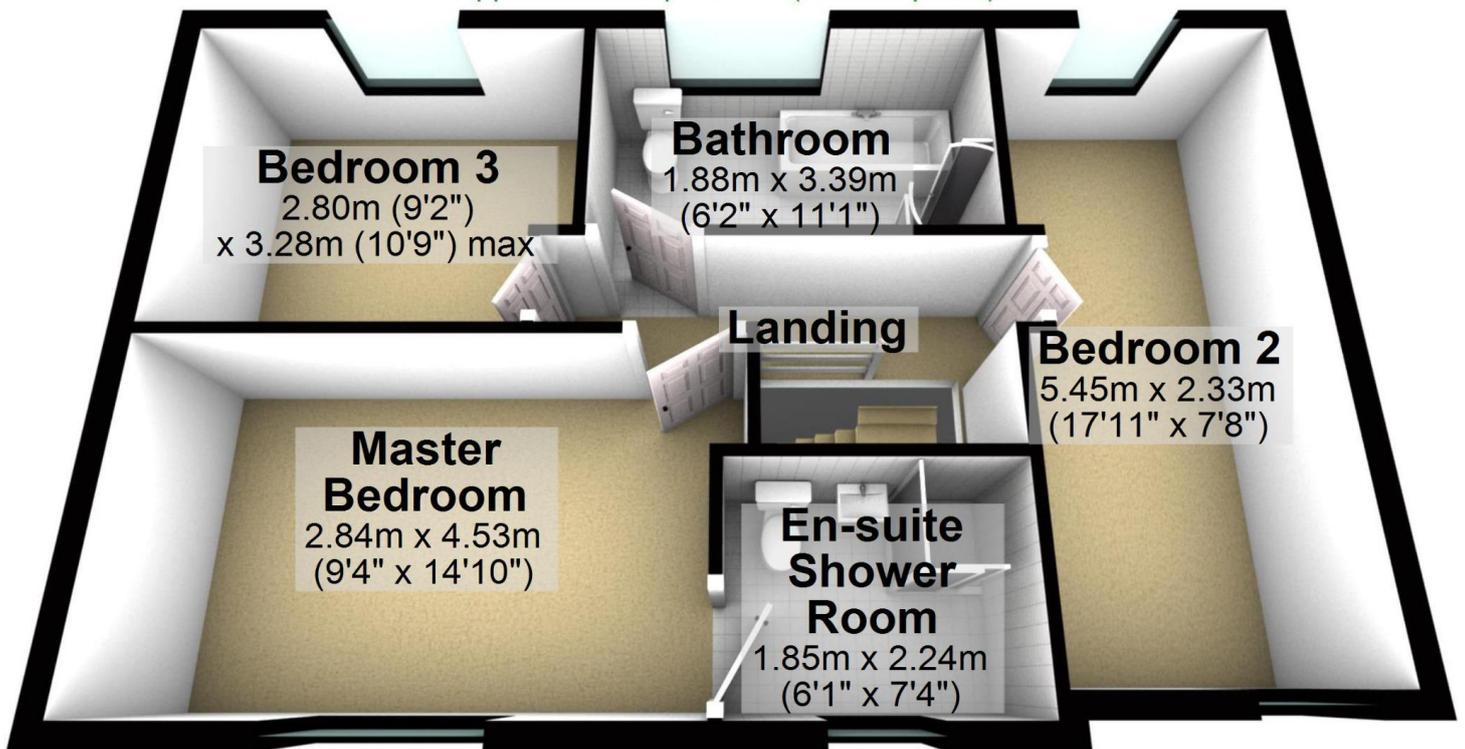
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Property Floor Plans

89 Hacking Drive, Longridge, Preston, Lancashire, PR3 3EP

First Floor

Approx. 53.0 sq. metres (570.7 sq. feet)



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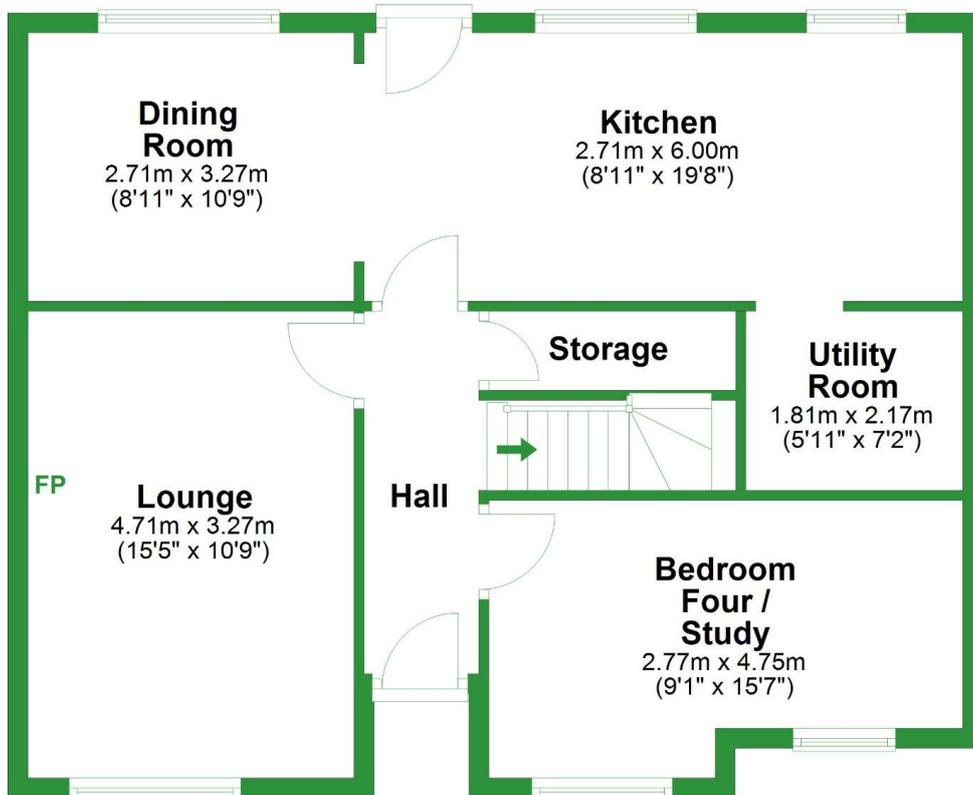
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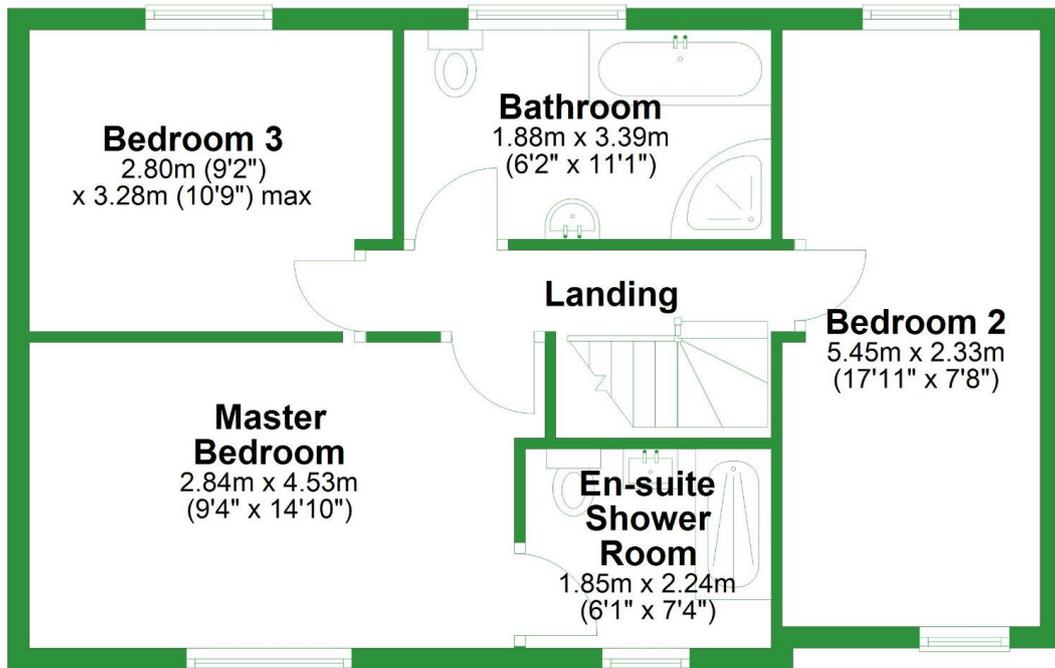
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Property EPC

89 Hacking Drive, Longridge, Preston, Lancashire, PR3 3EP

Energy performance certificate (EPC)			
89 Hacking Drive Longridge PRESTON PR3 3EP	Energy rating	Valid until:	30 October 2034
	D	Certificate number:	9703-1201-2104-9956-0704
Property type	Semi-detached house		
Total floor area	120 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

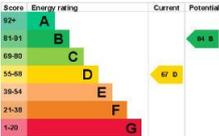
This property's energy rating is D. It has the potential to be B.

[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	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Property Info

89 Hacking Drive, Longridge, Preston, Lancashire, PR3 3EP

Property Type

House

Property Style

Semi-Detached

Bedrooms

4

Bathroom

2

Receptions

2

Tenure Type

Freehold

Floor Area

1300.4

Agency Type

Sole

Parking

Off Road Parking

Type

Sales

Electricity

Mains Supply

Creation Date

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Property Info

89 Hacking Drive, Longridge, Preston, Lancashire, PR3 3EP

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)

-

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Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£239,950

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Creation Date

31/03/2025

Property Features

89 Hacking Drive, Longridge, Preston, Lancashire, PR3 3EP

Feature 1

Four Bedrooms

Feature 2

Two Reception Rooms

Feature 3

Freehold

Feature 4

Family Home

Feature 5

Master Bedroom With En-suite

Feature 6

Chain Free

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Property Description

89 Hacking Drive, Longridge, Preston, Lancashire, PR3 3EP

Check out this substantial four-bed property in Longridge!

BRIEF OVERVIEW

A great family home located in Longridge, briefly comprises a lounge, kitchen, dining room, utility room, study/bedroom four, master bedroom with en-suite, two further bedrooms, family bathroom, rear patio, front and back garden and driveway.

LOUNGE

Located to the front of the property, the lounge briefly comprises carpeted flooring, a gas fire, wall-mounted light points, a radiator, and a large, double-glazed window.

KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops, comprises an integrated electric double-oven with a multi-ring gas hob and overhead extractor, dishwasher, space for a fridge-freezer, stainless steel sink with drainers and mixer tap, vinyl flooring, a radiator, ceiling spotlights, two double-glazed window to the rear, and a upvc door into the garden.

DINING ROOM

The dining room briefly comprises a radiator, ceiling light point, laminate wood flooring, and a double-glazed window to the rear of the property.

BEDROOM FOUR/STUDY

Bedroom four briefly comprises carpeted flooring, two radiator, two ceiling light points, and two large, double-glazed windows to the front.

UTILITY ROOM

The utility room briefly comprises wall and floor units, plumbing for a washing machine, a composite sink with drainers and tap, a ceiling light point, a radiator, and vinyl flooring.

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MASTER BEDROOM WITH EN-SUITE

The master bedroom briefly comprises carpeted flooring, ceiling light point, a radiator, fitted wardrobes and drawers, and one double-glazed window to the front of the property.

The en-suite briefly comprises a walk-in shower with overhead attachment, storage basin sink, low level WC, towel warmer, ceiling light point, light up LED mirror, tiled flooring, and a frosted window to the front.

BEDROOM TWO

The second bedroom comprises carpeted flooring, two ceiling light points, a radiator, and double-glazed windows to the front and rear of the property.

BATHROOM

The bathroom briefly comprises a low-level WC, bath, walk-in shower with overhead attachment, vinyl flooring, two ceiling light points, towel warmer, storage basin sink, and a large, frosted window to the rear.

BEDROOM THREE

The third bedroom comprises carpeted flooring, ceiling light point, a radiator, and a double-glazed window to the rear of the property.

EXTERNAL

To the rear of the property, there is a patio with a garden area, along with a shed with power and lighting.

To the front of the property, there is a garden and a driveway.

There are electric sockets at both the front and rear of the property.

ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax Band = C

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The attic is boarded.

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