

# Property Details

1 Topping Rise, Longridge,  
Preston, Lancashire, PR3 3UQ

OIRO **£299,950**



# Property Photos

1 Topping Rise, Longridge, Preston, Lancashire, PR3 3UQ



Creation Date  
**05/03/2025**

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# Property Photos

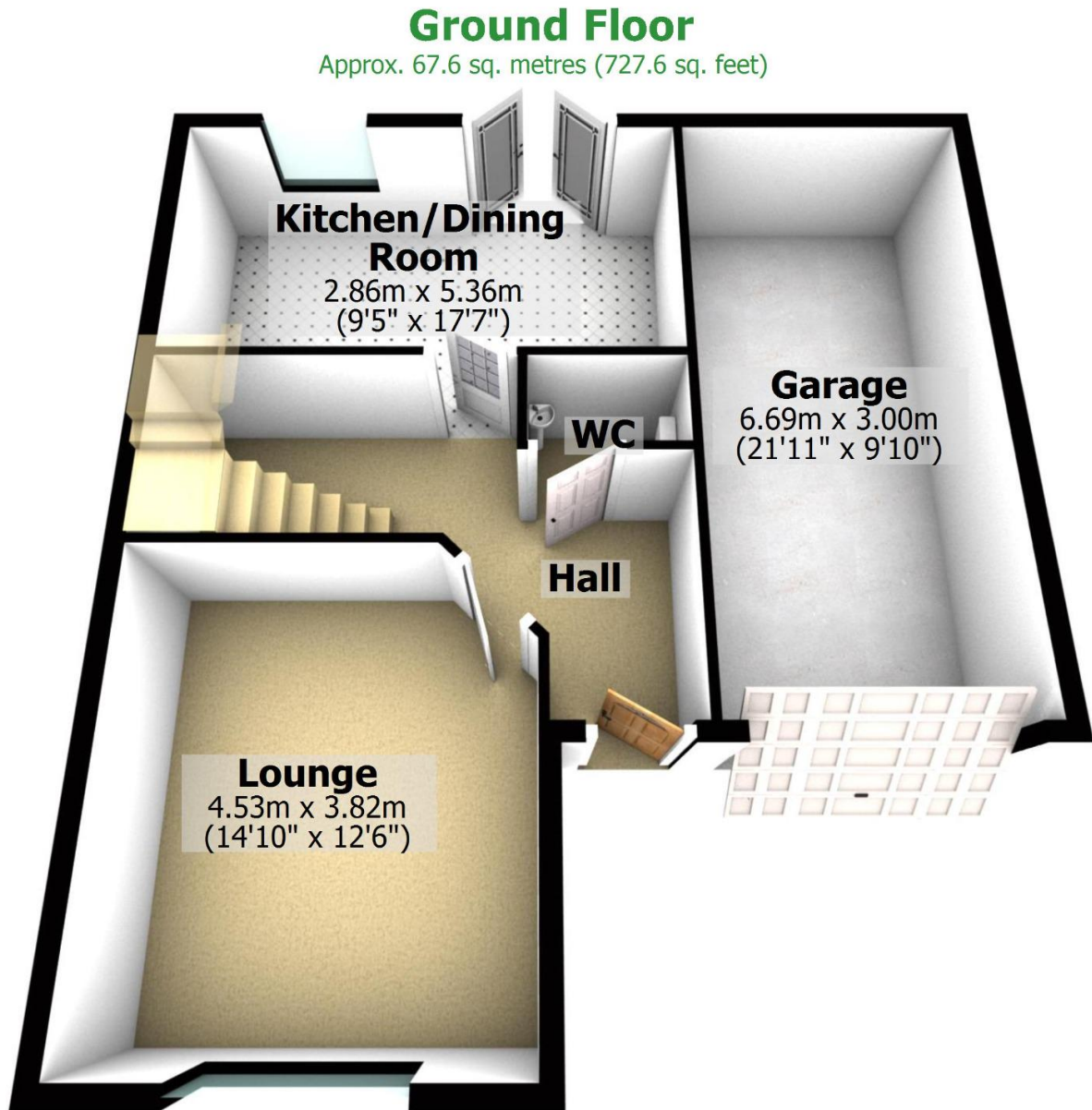
1 Topping Rise, Longridge, Preston, Lancashire, PR3 3UQ



Creation Date  
**05/03/2025**

# Property Floor Plans

1 Topping Rise, Longridge, Preston, Lancashire, PR3 3UQ



Total area: approx. 135.2 sq. metres (1455.2 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using PlanUp.

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# Property Floor Plans

1 Topping Rise, Longridge, Preston, Lancashire, PR3 3UQ



Creation Date

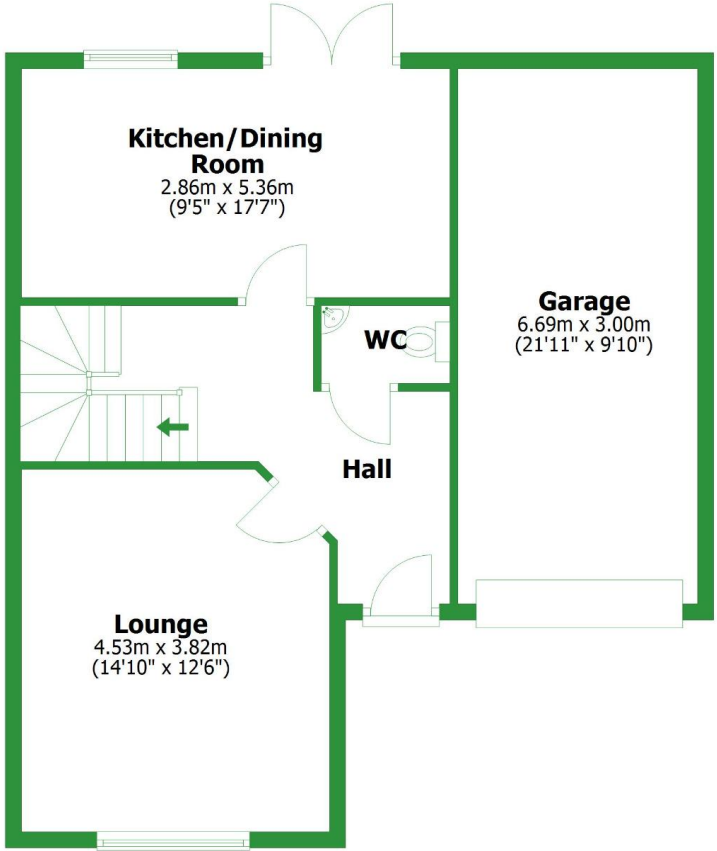
05/03/2025

# Property Floor Plans

1 Topping Rise, Longridge, Preston, Lancashire, PR3 3UQ

### Ground Floor

Approx. 67.6 sq. metres (727.6 sq. feet)



Total area: approx. 135.2 sq. metres (1455.2 sq. feet)

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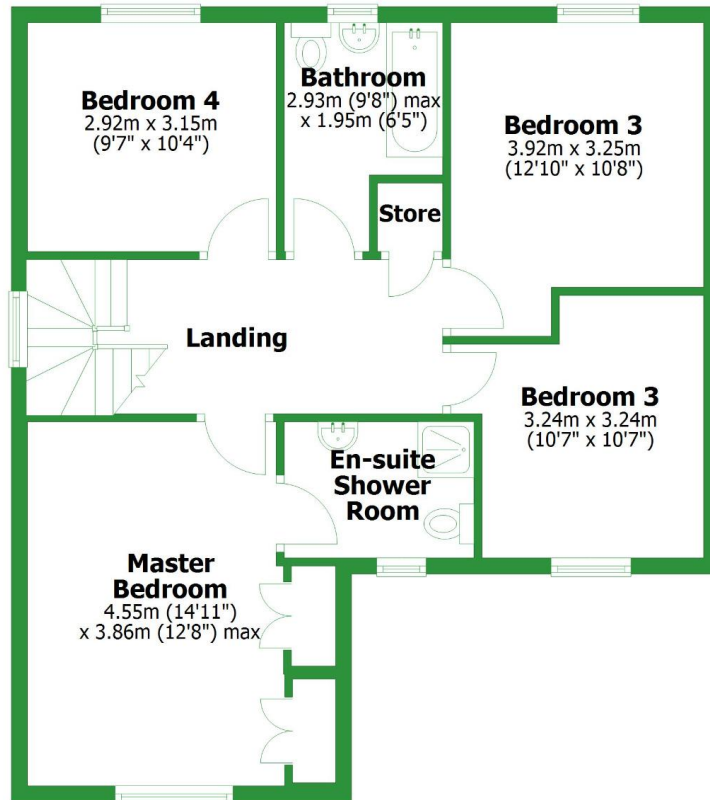


# Property Floor Plans

1 Topping Rise, Longridge, Preston, Lancashire, PR3 3UQ

## First Floor

Approx. 67.6 sq. metres (727.6 sq. feet)



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# Property EPC

1 Topping Rise, Longridge, Preston, Lancashire, PR3 3UQ

20/02/2025, 10:48

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

Energy performance certificate (EPC)		
1 Topping Rise Longridge Preston PR3 3UQ	Energy rating <b>B</b>	Valid until: 8 November 2030
		Certificate number: 6830-3439-8009-0721-0202
Property type	Detached house	
Total floor area	115 square metres	

## Rules on letting this property

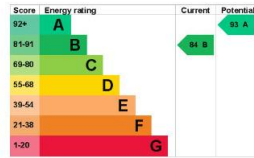
Properties can be let if they have an energy rating from A to E.

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/6830-3439-8009-0721-0202?print=true>

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# Property Info

1 Topping Rise, Longridge, Preston, Lancashire, PR3 3UQ

## Property Type

House

## Property Style

Detached

## Bedrooms

4

## Bathroom

2

## Receptions

1

## Tenure Type

Freehold

## Floor Area

1455.2

## Agency Type

Sole

## Parking

Garage

## Type

Sales

## Electricity

Mains Supply

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# Property Info

1 Topping Rise, Longridge, Preston, Lancashire, PR3 3UQ

## 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)

-

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# Property Info

1 Topping Rise, Longridge, Preston, Lancashire, PR3 3UQ

## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

OIRO

## Price

£299,950

## Land Size

-

## Age of Property

-

## Year Built

-

## New Home

No

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# Property Features

1 Topping Rise, Longridge, Preston, Lancashire, PR3 3UQ

## Feature 1

Four Bedroom Detached

## Feature 2

Master Bedroom With Ensuite

## Feature 3

Modern Kitchen/diner

## Feature 4

Landscaped

## Feature 5

Garage And Off Road Parking

## Feature 6

Sought After Location

## Feature 7

Close To Local Amenities

## Feature 8

Close To Major Transport Links

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# Property Description

1 Topping Rise, Longridge, Preston, Lancashire, PR3 3UQ

## **A Beautifully Presented Four-Bedroom Detached Home in the Heart of Longridge**

Located in the charming and sought-after town of Longridge, this stunning four-bedroom detached home offers the perfect blend of modern living and a welcoming community atmosphere. With picturesque countryside on your doorstep and excellent local amenities, Longridge provides an ideal setting for families and professionals alike. Boasting excellent schools, independent shops, and fantastic transport links to Preston and beyond, this is a location that truly has it all.

### Key Features

- Four double bedrooms
- Master bedroom with ensuite
- Spacious lounge
- Modern kitchen-dining space
- Beautifully landscaped garden
- Garage and private driveway
- Located in the sought-after town of Longridge
- Close to local amenities and major transport links

### Agents Perspective

This home really does tick all the boxes for families or professionals looking for a stylish and comfortable home in a fantastic location. Step inside, and you'll immediately appreciate the light and spacious feel of this beautifully designed home. The generous lounge provides a relaxing retreat, while the stylish and modern kitchen-dining space is perfect for family meals and entertaining. The master bedroom comes complete with a private ensuite, and with four double bedrooms in total, there's plenty of space for everyone. Outside, the landscaped garden offers a tranquil setting to enjoy outdoor living, and the property also benefits from a garage and a private driveway for added convenience. With everything Longridge has to offer right on your doorstep, this is a must-see property!

### Client's Perspective

We have loved our time in this home. One of the main things we loved about the property

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is the master bedroom, kitchen/ dining space and garden. The master bedroom is such a good size and gets beautiful sunrises over the hills in the distance. The kitchen and dining space leading out into the large garden provides a fantastic space for entertaining and family meals and play times. It works really well with this being west facing, as it gets the sun into the evenings, which helps make the most of the summer evenings. The property is on a lovely development, with a circular walk past the reservoirs and a park, which gives immediate access to relaxing green spaces.

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