

# Property Details

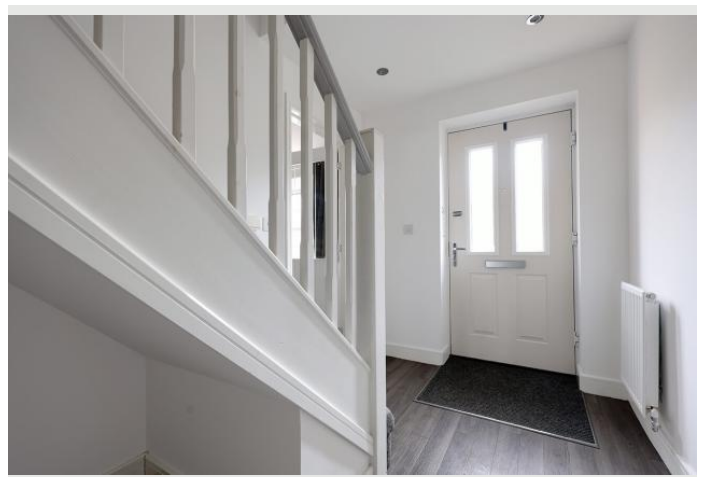
25 Broomfield Road, Longridge,  
Preston, Lancashire, PR3 3UL

OIRO **£375,000**



# Property Photos

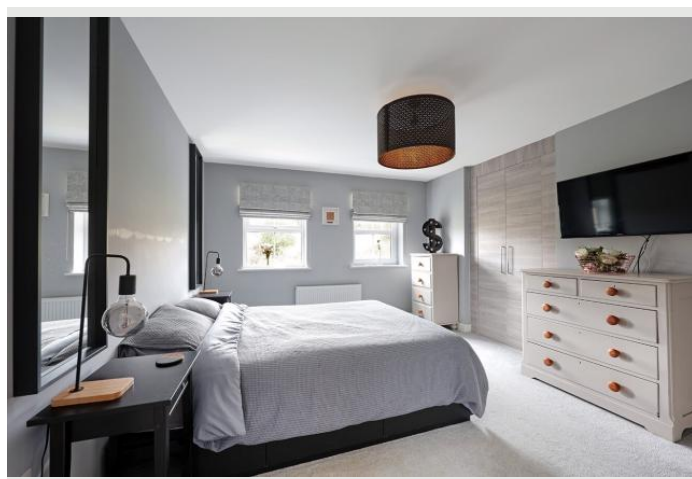
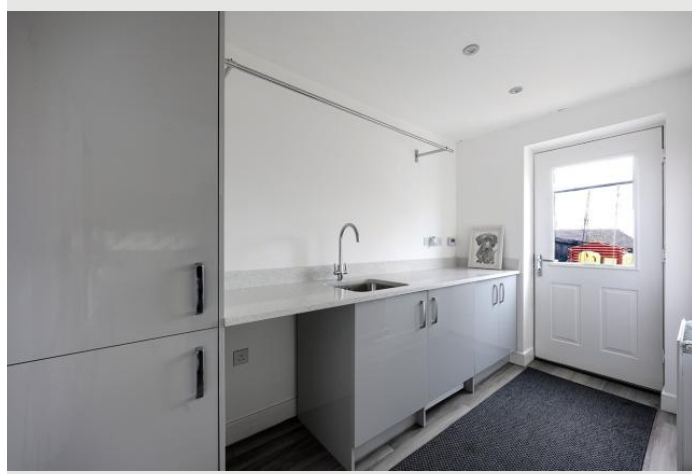
25 Broomfield Road, Longridge, Preston, Lancashire, PR3 3UL



Creation Date  
**05/03/2025**

# Property Photos

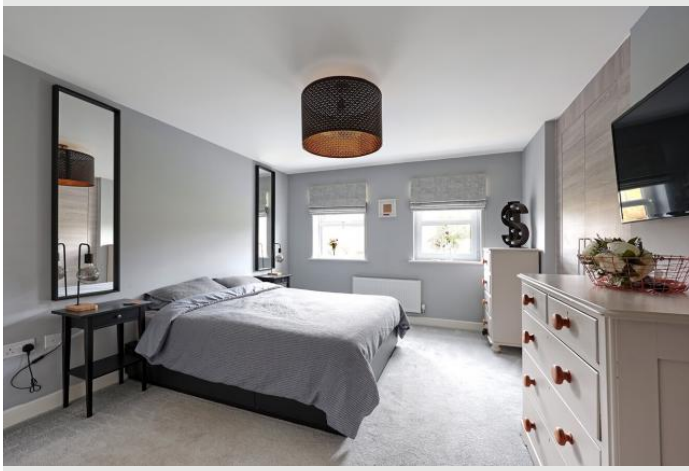
25 Broomfield Road, Longridge, Preston, Lancashire, PR3 3UL



Creation Date  
**05/03/2025**

# Property Photos

25 Broomfield Road, Longridge, Preston, Lancashire, PR3 3UL



Creation Date  
**05/03/2025**

# Property Photos

25 Broomfield Road, Longridge, Preston, Lancashire, PR3 3UL



Creation Date

05/03/2025

# Property Photos

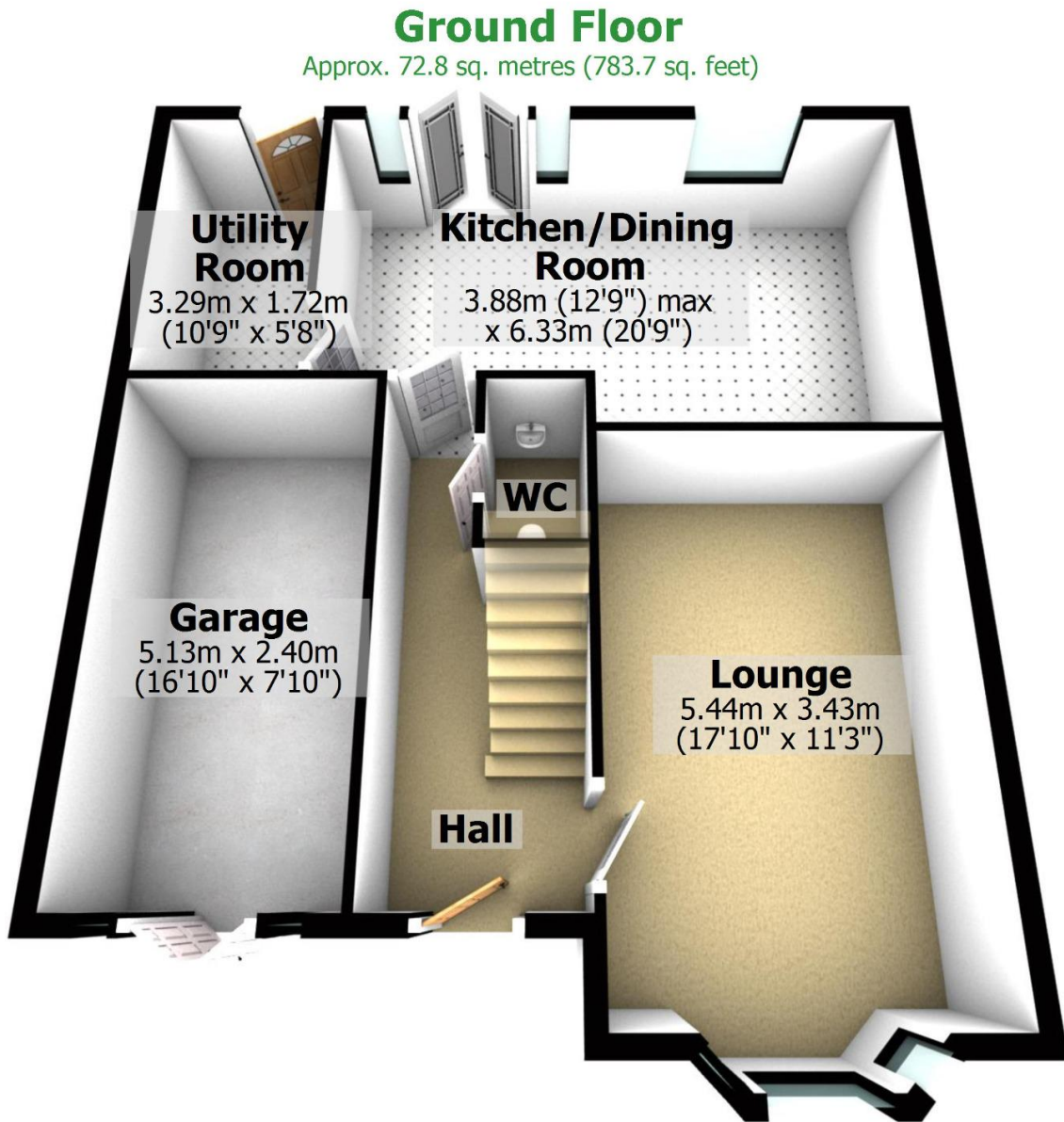
25 Broomfield Road, Longridge, Preston, Lancashire, PR3 3UL



Creation Date  
**05/03/2025**

# Property Floor Plans

25 Broomfield Road, Longridge, Preston, Lancashire, PR3 3UL



Total area: approx. 145.4 sq. metres (1564.7 sq. feet)

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

Plan produced using PlanUp.

Creation Date

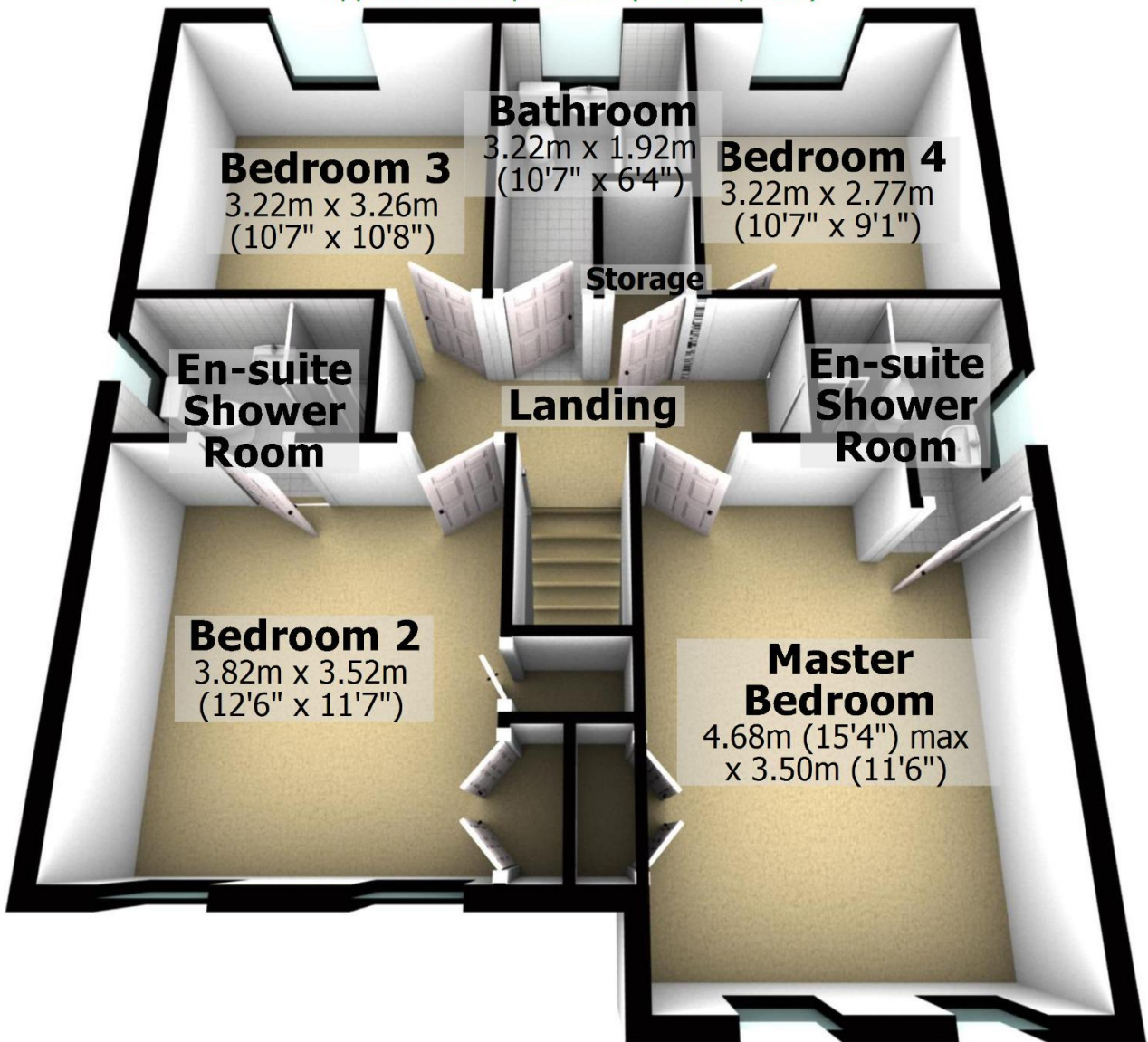
**05/03/2025**

# Property Floor Plans

25 Broomfield Road, Longridge, Preston, Lancashire, PR3 3UL

## First Floor

Approx. 72.6 sq. metres (780.9 sq. feet)



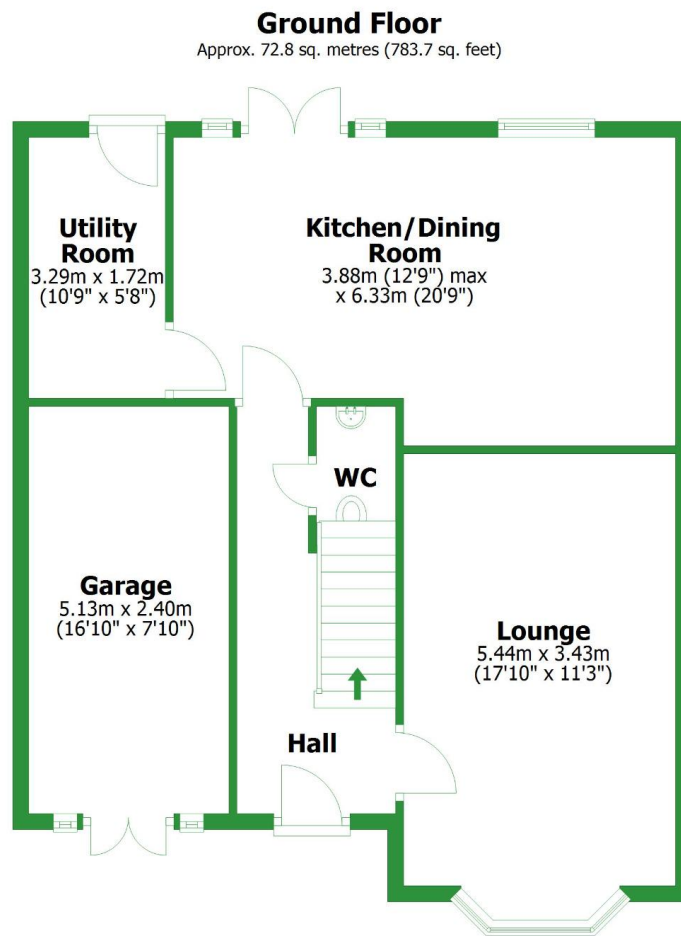
Creation Date

05/03/2025



# Property Floor Plans

25 Broomfield Road, Longridge, Preston, Lancashire, PR3 3UL



Total area: approx. 145.4 sq. metres (1564.7 sq. feet)

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

Creation Date

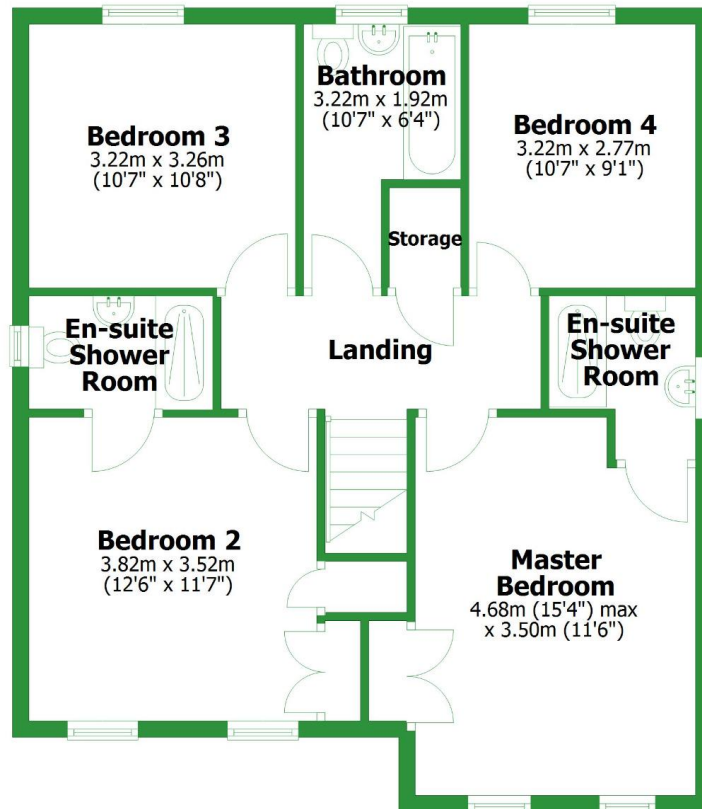
05/03/2025

# Property Floor Plans

25 Broomfield Road, Longridge, Preston, Lancashire, PR3 3UL

## First Floor

Approx. 72.6 sq. metres (780.9 sq. feet)



Creation Date

05/03/2025

# Property EPC

25 Broomfield Road, Longridge, Preston, Lancashire, PR3 3UL

24/02/2025, 15:57

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

Energy performance certificate (EPC)			
25, Broomfield Road Longridge PRESTON PR3 3UL	Energy rating <b>B</b>	Valid until:	4 December 2029
		Certificate number:	8551-7032-6069-9845-9906
Property type	Detached house		
Total floor area	134 square metres		

## Rules on letting this property

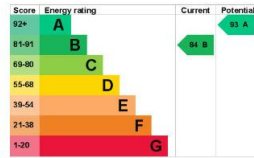
Properties can be let if they have an energy rating from A to E.

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/8551-7032-6069-9845-9906?print=true>

1/4

Creation Date

05/03/2025

# Property Info

25 Broomfield Road, Longridge, Preston, Lancashire, PR3 3UL

## Property Type

House

## Property Style

Detached

## Bedrooms

4

## Bathroom

3

## Receptions

1

## Tenure Type

Freehold

## Floor Area

1564.7

## Agency Type

Sole

## Parking

Drive

## Type

Sales

## Electricity

Mains Supply

Creation Date

**05/03/2025**

# Property Info

25 Broomfield Road, Longridge, Preston, Lancashire, PR3 3UL

## 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)

-

Creation Date

**05/03/2025**

# Property Info

25 Broomfield Road, Longridge, Preston, Lancashire, PR3 3UL

## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

OIRO

## Price

£375,000

## Land Size

-

## Age of Property

-

## Year Built

2020

## New Home

No

Creation Date

**05/03/2025**

# Property Features

25 Broomfield Road, Longridge, Preston, Lancashire, PR3 3UL

## Feature 1

Four Bedrooms

## Feature 2

Detached

## Feature 3

Open Aspect Views

## Feature 4

Utility Room

## Feature 5

Two Ensuites Bedrooms

## Feature 6

Landscaped

## Feature 7

Garage

## Feature 8

Close To Amenities

## Feature 9

Chain Free

Creation Date

**05/03/2025**

# Property Description

25 Broomfield Road, Longridge, Preston, Lancashire, PR3 3UL

## Stunning Four-Bedroom Home in Longridge – Chain Free & Ready to Move In!

Located on the outskirts of Longridge, this beautifully presented four-bedroom home offers the perfect blend of countryside charm and modern convenience. With open aspects to the front, this property enjoys a peaceful setting while still being within walking distance of Longridges bustling town centre, where you'll find fantastic local amenities, shops, and eateries. Ideal for families or professionals, this home is packed with high-quality upgrades and stylish finishes throughout.

### Key Features

- Four spacious bedrooms
- Two ensembles
- Stunning bay-fronted lounge
- High-quality finishes throughout
- Spacious kitchen/diner
- Separate utility
- Landscaped rear garden
- Garage & off-road parking
- Open aspect to the front
- Fantastic location
- Walking distance to local amenities
- Chain free

### Agents Perspective

Stepping inside this beautiful home, you'll instantly be impressed by the bright and spacious bay-fronted lounge, perfect for relaxing in style. The heart of this home is the stunning kitchen/diner, boasting high-spec and quality finishes throughout including quartz worktops and stylish lighting, not to mention the abundance of space for family meals or entertaining guests. A separate utility space adds extra convenience. The home also benefits from four double bedrooms, with two ensuite bathrooms, making it perfect for modern family living, alongside a beautifully finished family bathroom. Outside, the landscaped rear garden provides a wonderful space to unwind, while off-road parking and a garage complete this fantastic package. This home has been finished to a fantastic standard, with attention to detail in every corner. The location is ideal close

### Creation Date

**05/03/2025**



# Property Description

25 Broomfield Road, Longridge, Preston, Lancashire, PR3 3UL

enough to Longridges amenities yet offering a peaceful, countryside feel.

## Client's Perspective

Broomfield Rd has been a wonderful family home for us. We have enjoyed putting our stamp on the garden and making it an area the kids can use all year round and creating a fantastic fire pit area for us to enjoy the summer evenings. Due to the elevation of Broomfield Rd we are lucky not to be overlooked by any other properties and have fantastic views of the Ribble Valley. The property is situated on a private drive with three other properties and therefore has no through traffic, which has been lovely for our children as I feel that they are safe playing in front of the house. The front of the property also looks out onto a beautiful hillside where we often see deer and other wildlife.

Creation Date

**05/03/2025**