



12 Betula Drive, Longridge, Preston, PR3 3DF

£339,950

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A modern detached family home offering a perfect blend of comfort and contemporary living. With four well-proportioned bedrooms featuring an ensuite shower room to the main bedroom, this property is designed to accommodate the needs of a growing family or those looking for a little more space.

The heart of the home is undoubtedly the spacious open-plan living kitchen and dining area, which provides an inviting space for family gatherings and entertaining guests. A separate living room adds versatility, allowing for quiet relaxation or family movie nights. The practical utility room and convenient downstairs WC enhance the functionality of the home, making daily life a breeze.

Step outside to discover a fence-enclosed garden to the rear, predominantly laid to lawn, complemented by a paved patio area that is perfect for summer barbecues and outdoor entertaining. The property also boasts driveway parking and a detached garage, providing ample space for vehicles and additional storage.

Situated close to the charming market town of Longridge, residents will enjoy easy access to local amenities, schools, and recreational facilities. Furthermore, excellent transport links to Preston city and the motorway network ensure that commuting and exploring the wider area is both convenient and straightforward.

This delightful home is an ideal choice for those seeking a modern lifestyle in a friendly community. Don't miss the opportunity to make this property your own.













Road Map



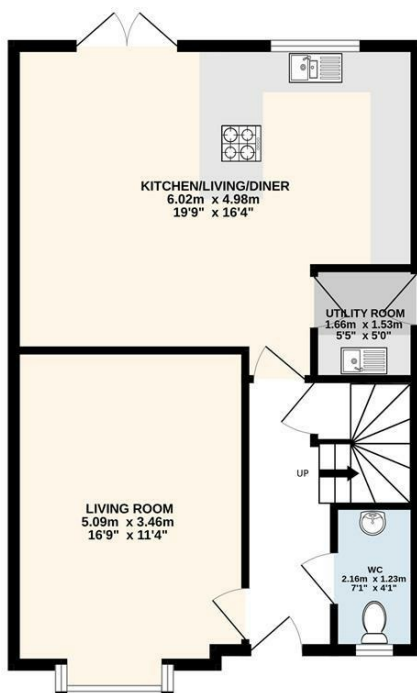
Hybrid Map



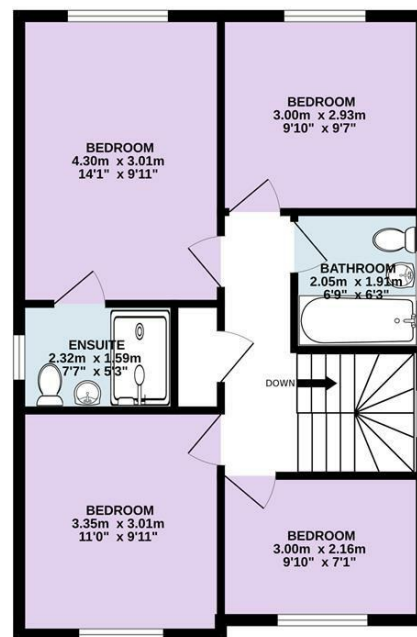
Terrain Map



GROUND FLOOR
55.6 sq.m. (599 sq.ft.) approx.



1ST FLOOR
55.0 sq.m. (592 sq.ft.) approx.



TOTAL FLOOR AREA : 110.6 sq.m. (1191 sq.ft.) approx.
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

Misdescriptions Act

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