



17 Higher Road, Longridge, Preston, PR3 3SX

£239,950



Nestled on Higher Road in the charming town of Longridge, Preston, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a large open plan lounge and dining area, which creates a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout allows for a seamless flow between the living and dining spaces, making it an excellent choice for gatherings with family and friends.

The property boasts two bathrooms, including a family bathroom and a convenient shower room, ensuring that morning routines run smoothly for everyone.

Outside, you will find a driveway and garage, providing ample parking and storage options. The front garden adds to the property's curb appeal, while the tiled rear garden offers a low maintenance outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

This home is not only well-appointed but also situated in a desirable location, making it a fantastic opportunity for those looking to settle in a friendly community. With its spacious interiors and practical features, this semi detached house on Higher Road is a must see for anyone seeking a new home in Longridge.













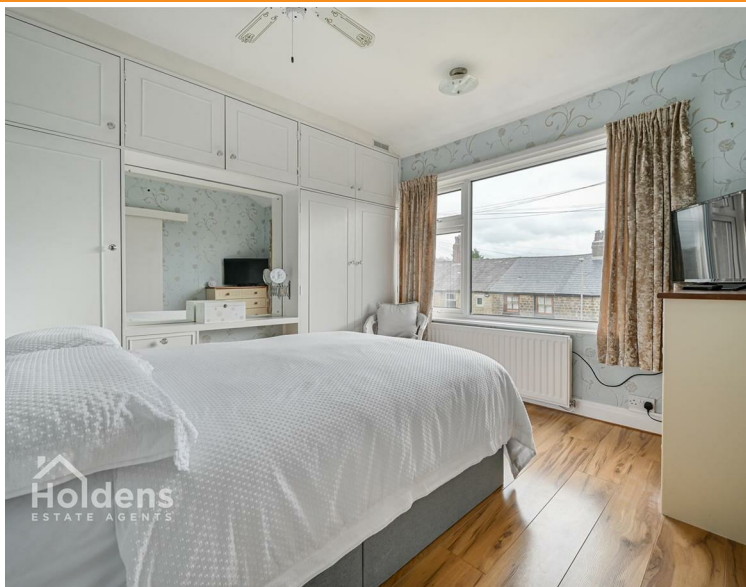














## Road Map



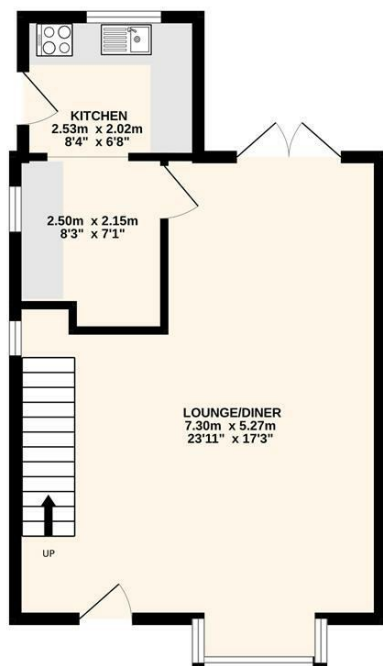
## Hybrid Map



## Terrain Map



GROUND FLOOR  
41.3 sq.m. (445 sq.ft.) approx.



1ST FLOOR  
40.2 sq.m. (433 sq.ft.) approx.



TOTAL FLOOR AREA: 81.6 sq.m. (878 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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