



1 Mosses Farm Road, Longridge, Preston, PR3 2BG

Offers In The Region Of

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A Beautifully Presented Family Home in a Sought-After Residential Location

This fantastic family home is ideally situated in a popular residential area and offers spacious, versatile accommodation spread over three floors. Beautifully presented throughout, the property is a true credit to its current owners and is in perfect move-in condition.

The ground floor features a large and inviting living room, a modern kitchen/family room that opens out onto a private side garden with a lovely patio seating area and well-maintained lawn—ideal for relaxing or entertaining. There is also a convenient WC and a separate utility room on this level.

On the first floor, you'll find the master bedroom with an en-suite shower room, two further well-proportioned bedrooms, and a contemporary family bathroom. The second floor offers two additional bedrooms along with another stylish shower room, making this home ideal for growing families or those needing flexible living space.

Outside, the property benefits from a lawned front garden with mature hedging, an additional side garden with a patio area, and ample off-road parking in front of a double garage.

Located within close proximity to local shops, parks, countryside walks, restaurants, bars, and major transport links, this home offers both convenience and lifestyle. The property is subject to a service charge of £160 per year, and a shared ownership scheme is available starting from 50%.













## Road Map



## Hybrid Map



## Terrain Map



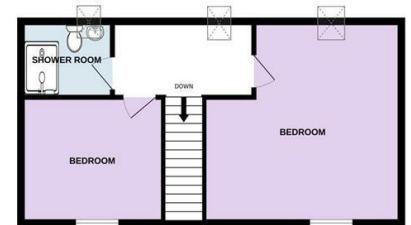
GROUND FLOOR  
61.9 sq.m. (666 sq.ft.) approx.



1ST FLOOR  
57.4 sq.m. (618 sq.ft.) approx.



2ND FLOOR  
42.7 sq.m. (460 sq.ft.) approx.



TOTAL FLOOR AREA: 162.0 sq.m. (1744 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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