



3 bed portfolio to buy in PR3

Doctors Row, Longridge, Preston,
Lancashire, PR3 3ES

£185,000 Starting Bid

 x 3  x 2  x 2

Tenure

Freehold

On Street parking

Property features

- ✓ Highly Convenient Location
- ✓ Great Investment Opportunity
- ✓ Two separate dwellings
- ✓ Highly Convenient Location
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Description

A rare opportunity to acquire a freehold property comprising two self-contained dwellings, offered for sale as a single lot. Ideally situated within a peaceful cul-de-sac in the highly sought-after market town of Longridge, the property is within walking distance of a wide range of local amenities, excellent transport links, reputable schools, and attractive green spaces.

This versatile property presents an excellent opportunity for investors, landlords, or those seeking multi-generational living. The accommodation comprises two self-contained dwellings:

- Main Dwelling – A well-proportioned two-bedroom home featuring generous double bedrooms, a spacious living area, kitchen, and a modern three-piece bathroom suite.
- Second Dwelling – A charming self-contained cottage offering comfortable accommodation, ideal for rental or independent living.

Investment Highlights:

- Freehold property comprising two self-contained dwellings.
- Ideal for investment or multi-generational living.
- Immediate rental income from the existing tenanted dwelling.
- Vacant dwelling provides flexibility for owner occupation, refurbishment, or re-letting.
- Potential to enhance rental income upon re-letting, subject to market conditions.
- Separate utility supplies for each dwelling.

Located in the heart of Longridge, the property benefits from excellent access to local shops, cafés, schools, public transport, and recreational facilities, making it an attractive proposition for both tenants and owner-occupiers alike.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £185,000

Property Type: Portfolio

Parking: On Street

Year built: 1600

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Living room

4.62m x 4.50m (15'1" x 14'9")

Living area with wooden beams to ceiling and feature fireplace with a exposed beam. Two double glazed windows to the front and side aspect.

Kitchen

4.62m x 3.05m (15'1" x 10'0")

A range of wall and base units with complimentary work surfaces and stainless steel sink drainer unit with mixer tap. Electric oven and gas hob with extractor hood over, plumbed for washing machine. Part tiled walls and tiled floor.

Cloakroom

Low flush W.C and wash hand basin. Tiled floor.

Bedroom One

4.67m x 4.47m (15'3" x 14'7")

Double glazed window to the side aspect. Fitted wardrobe and carpeted flooring.

Bedroom Two

5.28m x 2.46m (17'3" x 8'0")

Two double glazed windows to the side aspect. Carpeted flooring

Bathroom

3.33m x 2.34m (10'11" x 7'8")

Three piece suite comprising of low flush W.C, wash hand basin and bath with shower over. Part tiled walls and tiled floor.

External

Rear shared yard with 5A Doctors Row. Outside storage. Off road parking to the side.

5A

Lounge

4.55m x 4.60m (14'11" x 15'1")

L shaped lounge, exposed feature stone wall, beamed ceiling & double glazed windows.

5a Kitchen

1.96m x 3.43m (6'5" x 11'3")

A range of wall and base units incorporating a single drainer stainless steel sink unit with mixer tap, built in oven, hob and a feature stainless steel extractor hood, double glazed window, plumbed for automatic washing machine, understairs storage cupboard.

landing

Staircase leads to the first floor with loft access.

Bedroom

3.15m x 4.65m (10'4" x 15'3")

Double bedroom with a double glazed window and storage heater.

Shower Room

Three piece suite comprising a walk in shower cubicle with shower over, wash hand basin, WC, double glazed window, chrome heated towel radiator.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Doctors Row, Longridge, Preston, Lancashire, PR3 3ES

Contact your local branch today for more information on this property:

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