

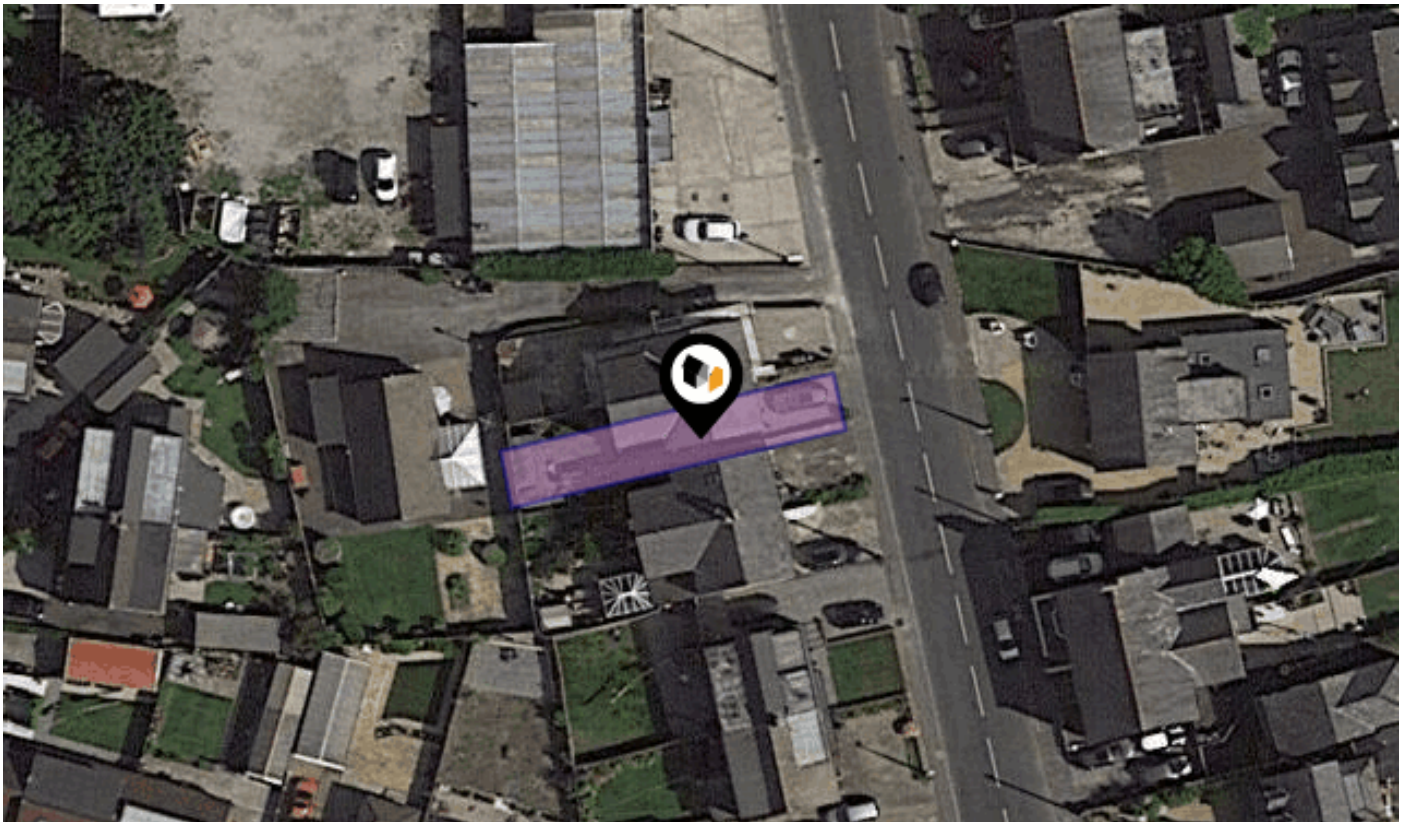


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06<sup>th</sup> July 2023



## LIVERPOOL ROAD, LONGTON, PRESTON, PR4

### Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

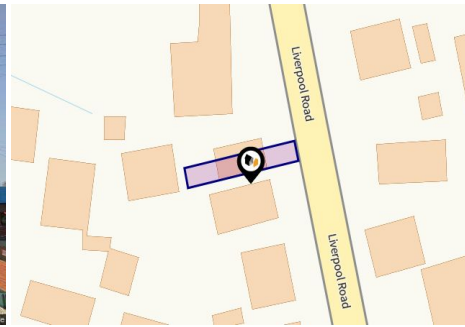
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



### Property Overview

Liverpool Road, Longton is situated in a semi-rural village on the outskirts of Preston, and within walking distance of local amenities and schools. There are also fantastic travel links via the nearby bus routes and the A59, perfect for a first time buyer looking to get onto the property ladder or an investor looking for a good rental yield. Parking at the front of the house for 2 vehicles. There are two really good sized reception rooms. The kitchen has space for everything you 'd need and has a back door giving you direct access to the rear garden. Head upstairs where you'll find 3 good sized bedrooms and a three piece family bathroom. To the rear is a back garden with gated access at the side, and a wooden storage shed great for all your odds and ends. This home is offered with no onward chain.



## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	871 ft <sup>2</sup> / 81 m <sup>2</sup>
<b>Plot Area:</b>	0.03 acres
<b>Year Built :</b>	1930-1949
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£1,835
<b>Title Number:</b>	LA646294
<b>UPRN:</b>	10033044566

<b>Last Sold £/ft<sup>2</sup>:</b>	£172
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	South Ribble
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Low
• Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

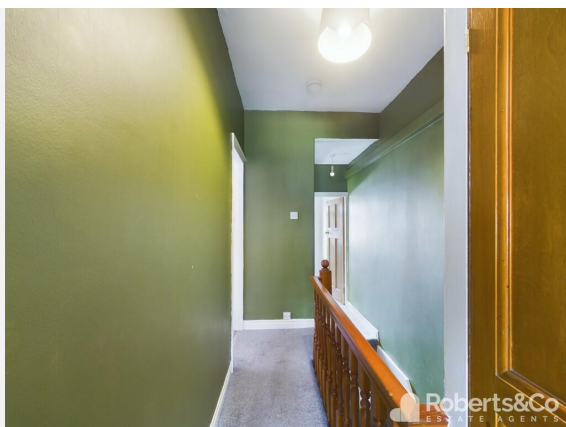
<b>17</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:







## LIVERPOOL ROAD, LONGTON, PRESTON, PR4



LIVERPOOL ROAD, LONGTON, PRESTON, PR4



## LIVERPOOL ROAD, LONGTON, PRESTON, PR4





Liverpool Road, Longton, PR4

Energy rating

**D**

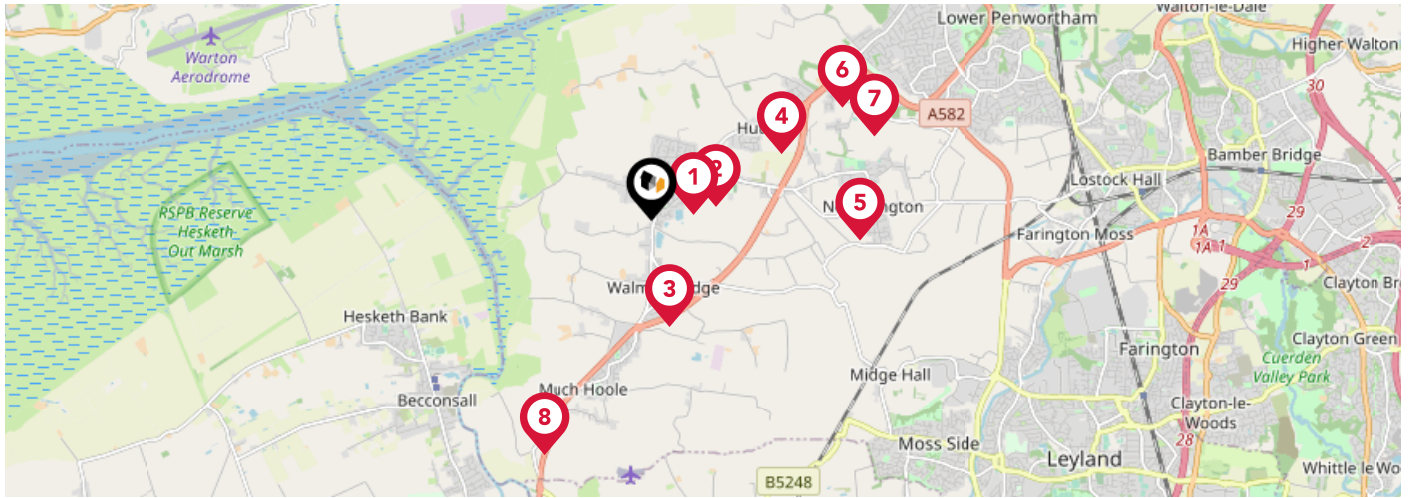
Valid until 16.10.2026

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	66   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

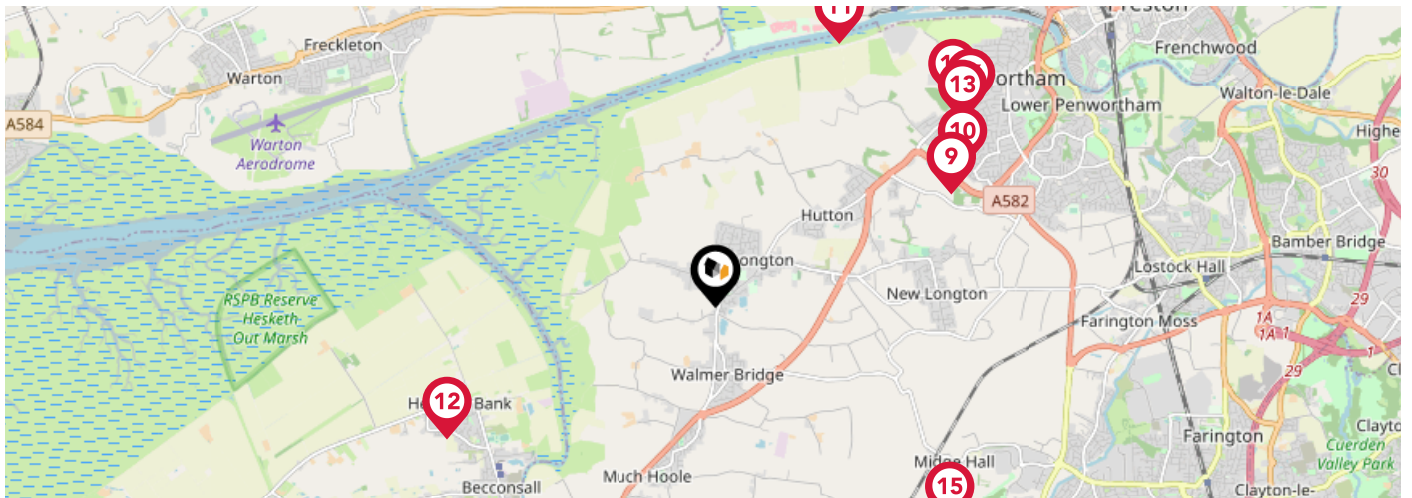
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	81 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Longton Primary School</b> Ofsted Rating: Outstanding   Pupils: 211   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Oswald's Catholic Primary School, Longton</b> Ofsted Rating: Good   Pupils: 244   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Little Hoole Primary School</b> Ofsted Rating: Good   Pupils: 192   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hutton Church of England Grammar School</b> Ofsted Rating: Good   Pupils: 869   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>New Longton All Saints CofE Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Howick Church Endowed Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashbridge Independent School</b> Ofsted Rating: Not Rated   Pupils: 528   Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hoole St Michael CofE Primary School</b> Ofsted Rating: Good   Pupils: 105   Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

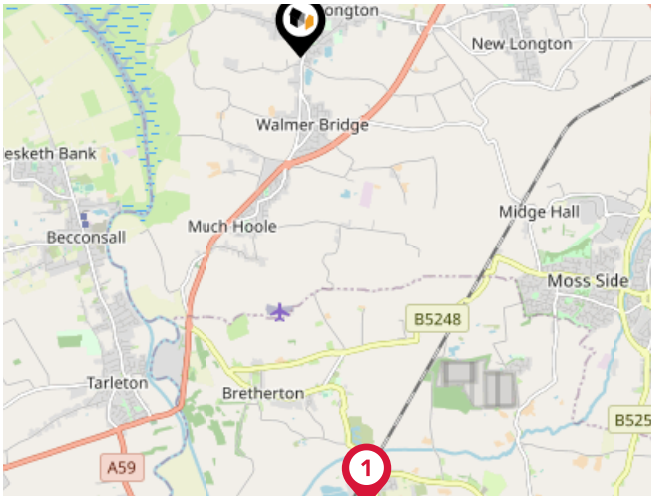
# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>All Hallows Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 900   Distance:2.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pioneer TEC</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hesketh-with-Becconsall All Saints CofE School</b> Ofsted Rating: Good   Pupils: 207   Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Penwortham, St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 277   Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Penwortham Priory Academy</b> Ofsted Rating: Good   Pupils: 747   Distance:2.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Aurora Brambles School</b> Ofsted Rating: Requires improvement   Pupils: 65   Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Penwortham Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:2.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

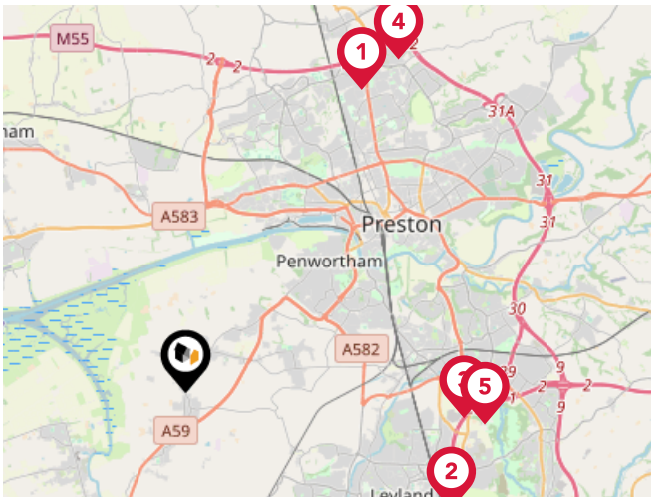
# Area

## Transport (National)



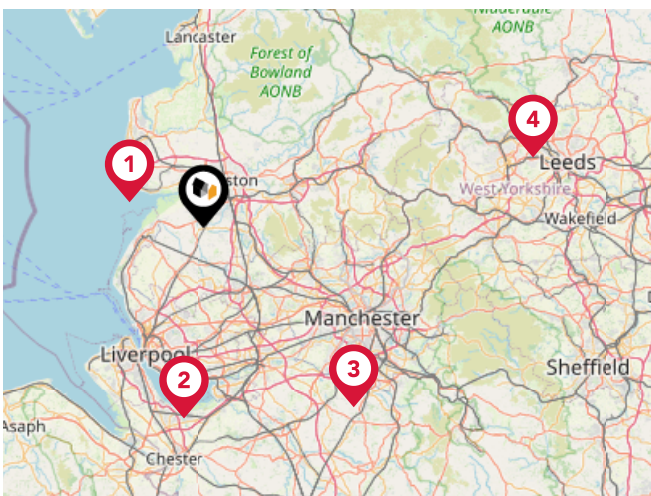
### National Rail Stations

Pin	Name	Distance
1	Croston Rail Station	3.98 miles
2	Salwick Rail Station	4.08 miles
3	Preston Rail Station	4.1 miles



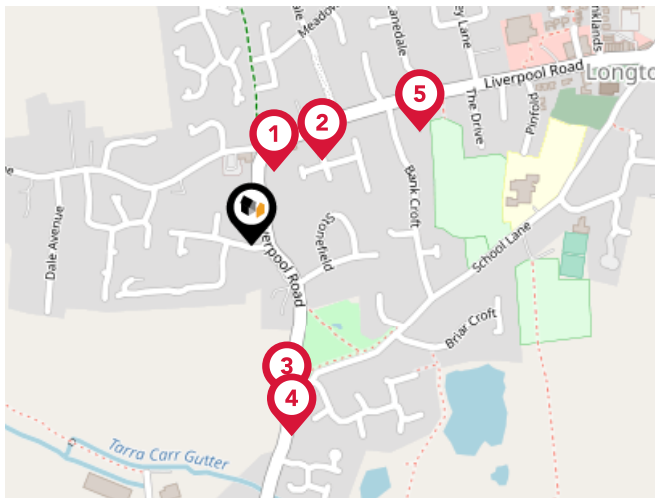
### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	6.12 miles
2	M6 J28	5.12 miles
3	M65 J1A	4.93 miles
4	M6 J32	6.93 miles
5	M65 J1	5.29 miles



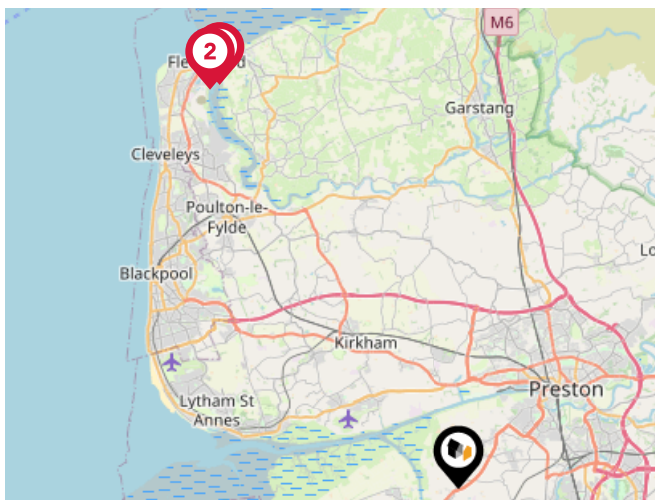
### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	10.86 miles
2	Liverpool John Lennon Airport	26.87 miles
3	Manchester Airport	32.98 miles
4	Leeds Bradford International Airport	47.31 miles



Bus Stops/Stations

Pin	Name	Distance
1	Golden Ball	0.08 miles
2	Red Lion	0.12 miles
3	Bentley Park Road	0.18 miles
4	Bentley Park Road	0.21 miles
5	Black Bull	0.22 miles



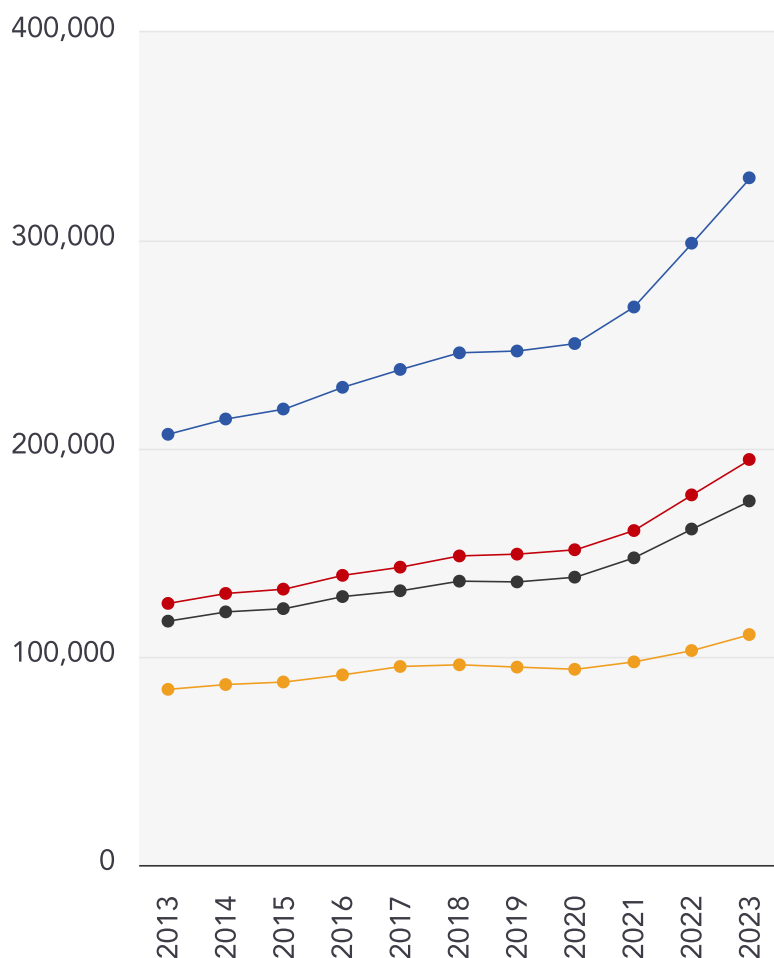
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.4 miles
2	Fleetwood for Ireland Ferry Terminal	16.41 miles

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in PR4



Detached

**+59.55%**

Semi-Detached

**+55.02%**

Terraced

**+49.29%**

Flat

**+31.19%**



### Roberts & Co

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Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

Our Team

Robert

### Financial Services

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Who are Roberts & Co?

There is not just one reason why you should sell with Roberts & Co, we like to think there's many more.

Our dedicated branch teams...

Roberts & Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.



### Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

### Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

### Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

### Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



/RobertsCoEstates



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# Roberts & Co

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#### Roberts & Co

36e Liverpool Road, Penwortham, Preston,  
PR1 0DQ  
01772 746100  
penwortham@roberts-estates.co.uk  
www.roberts-estates.co.uk

