

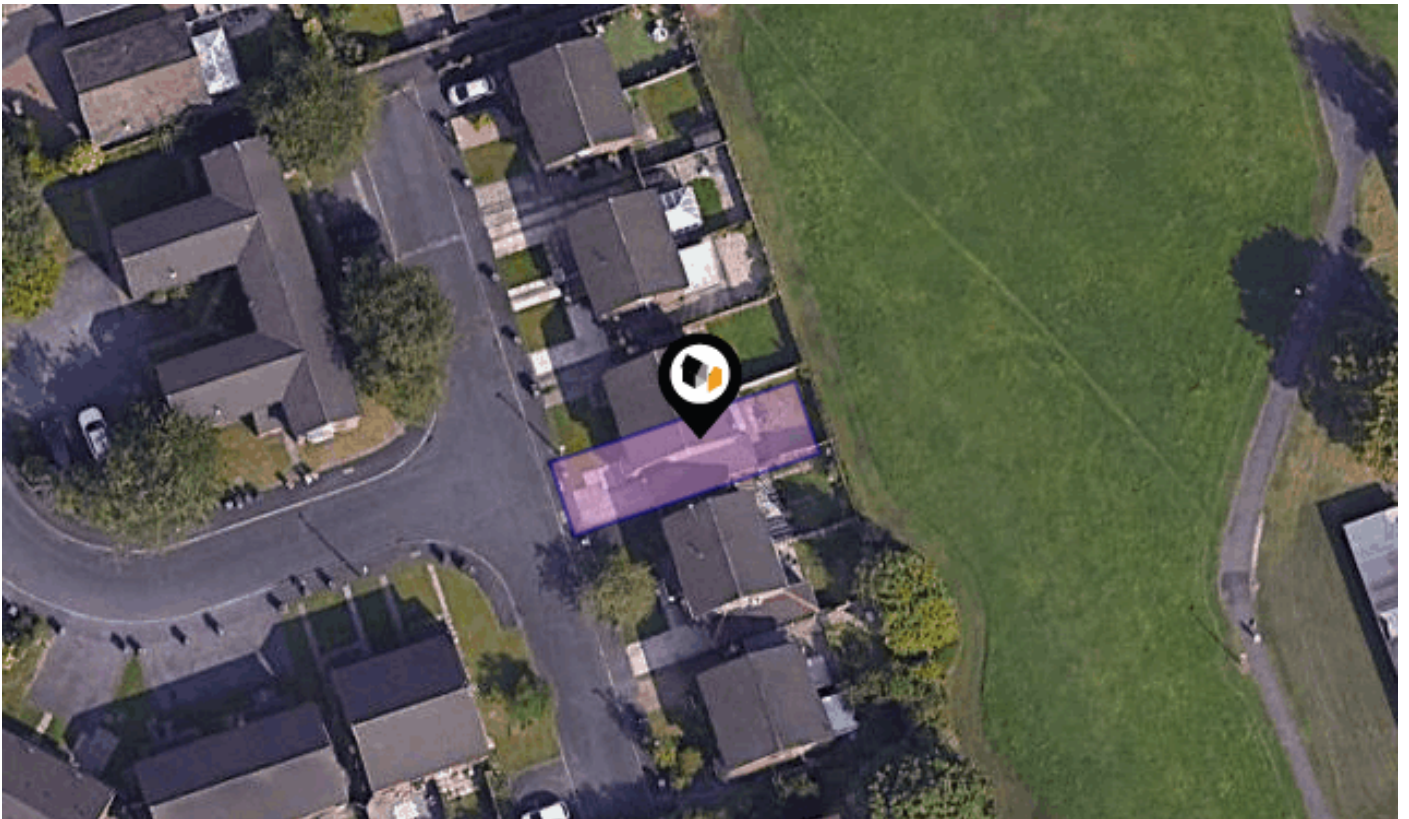


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 25th March 2024



LONGLEY CLOSE, FULWOOD, PRESTON, PR2

Roberts & Co

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

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www.roberts-estates.co.uk



Property Overview

Charming 2-Bedroom Semi-Detached Home in Tranquil Cul-de-Sac

Nestled in a serene cul-de-sac, welcome to your ideal retreat! This delightful property offers the perfect blend of comfort, convenience, and charm. Situated within easy reach of major motorway links and the esteemed Royal Preston Hospital, convenience is at your doorstep.

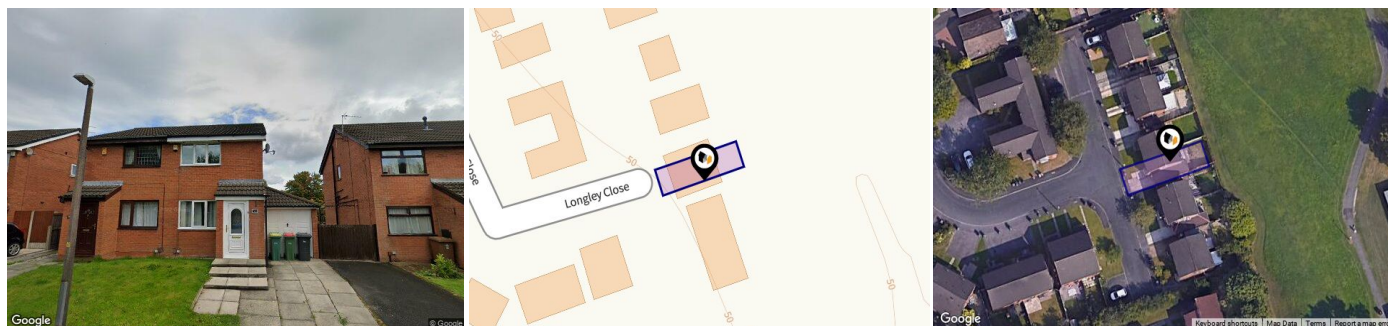
Step inside and be greeted by a warm and inviting living room, complete with a cosy electric fire - perfect for those snug evenings in.

Ascend the stairs to discover the first floor boasting two generously sized bedrooms and a convenient shower room, offering both comfort and practicality.

The heart of the home lies in the spacious dining kitchen, where culinary delights are crafted and memories are made.

Outside, a rear garden provides a serene oasis for relaxation, while a driveway and garage offer ample parking and storage space. Tucked away at the back of the garage, you'll find a spacious store room, offering even more storage options for your belongings.

With no chain delay, seize the opportunity to make this your own. Whether you're seeking a delightful first-time home or a lucrative buy-to-let investment, this property's prime location and picturesque surroundings make it an irresistible choice.



Property

Type:	Semi-Detached	Last Sold £/ft²:	£229
Bedrooms:	2	Tenure:	Freehold
Floor Area:	592 ft ² / 55 m ²		
Plot Area:	0.03 acres		
Year Built :	1976-1982		
Council Tax :	Band B		
Annual Estimate:	£1,689		
Title Number:	LA504532		
UPRN:	100010555293		

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

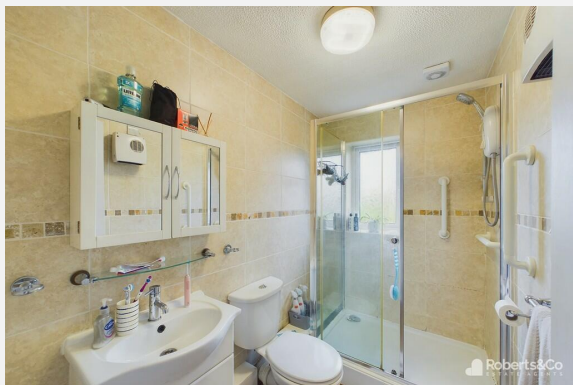
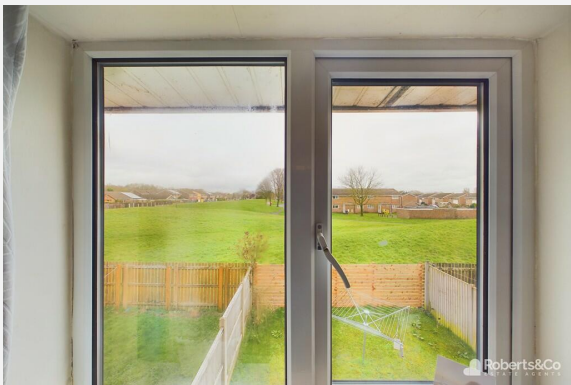
5 mb/s	1000 mb/s

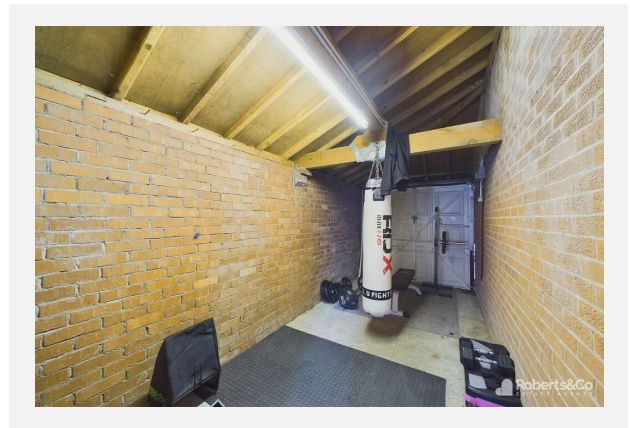
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







LONGLEY CLOSE, FULWOOD, PRESTON, PR2



LONGLEY CLOSE, FULWOOD, PRESTON, PR2



LONGLEY CLOSE, FULWOOD, PRESTON, PR2



Longley Close, Fulwood, PR2

Energy rating

D

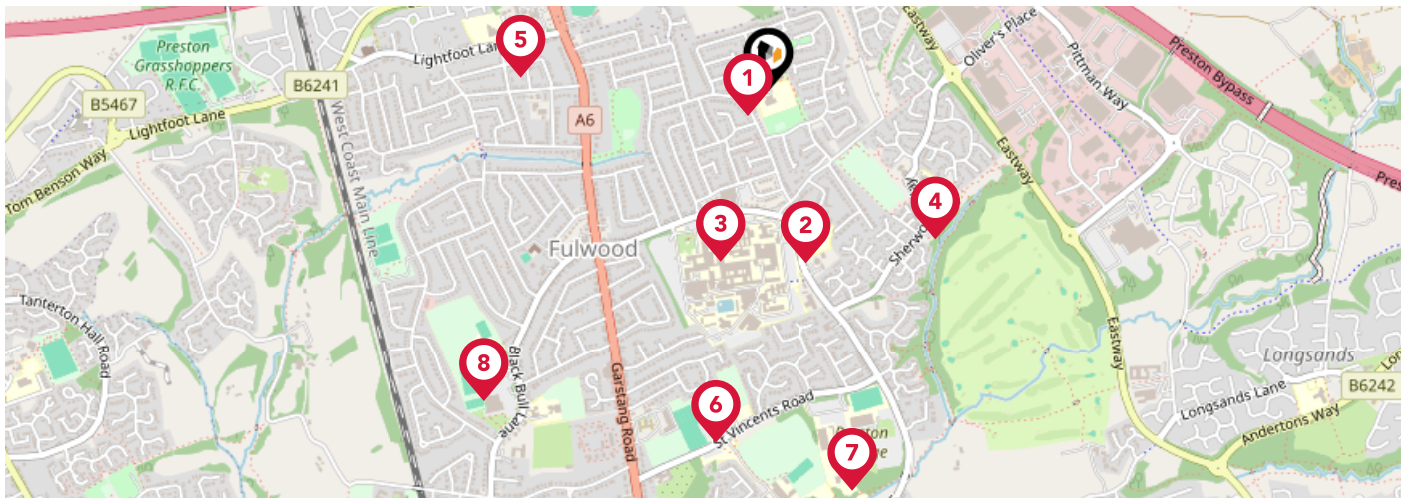
Valid until 19.02.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

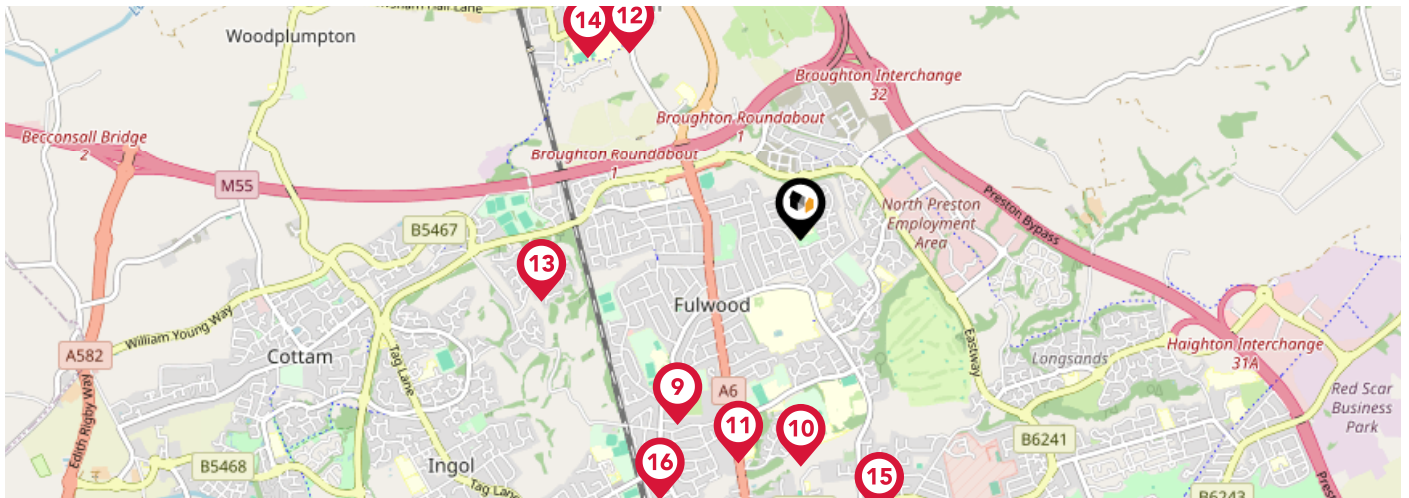
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	55 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Fulwood, St Peter's Church of England Primary School and Nursery</p> <p>Ofsted Rating: Outstanding Pupils: 245 Distance:0.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Clare's Catholic Primary School, Preston</p> <p>Ofsted Rating: Good Pupils: 252 Distance:0.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Lancashire Education Medical Services</p> <p>Ofsted Rating: Not Rated Pupils:0 Distance:0.39</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Sherwood Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 423 Distance:0.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Our Lady and St Edward's Catholic Primary School, Preston</p> <p>Ofsted Rating: Good Pupils: 211 Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Corpus Christi Catholic High School</p> <p>Ofsted Rating: Good Pupils: 639 Distance:0.78</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Preston College</p> <p>Ofsted Rating: Good Pupils:0 Distance:0.9</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Fulwood Academy</p> <p>Ofsted Rating: Requires Improvement Pupils: 751 Distance:0.93</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

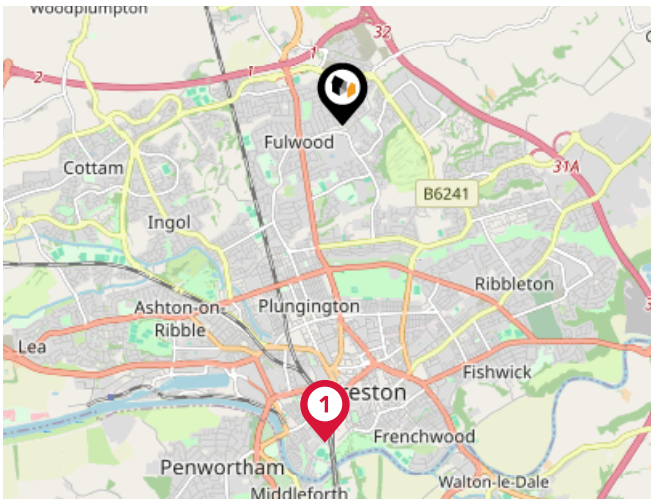
Area Schools



		Nursery	Primary	Secondary	College	Private
	Queen's Drive Primary School Ofsted Rating: Outstanding Pupils: 443 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Archbishop Temple School, A Church of England Specialist College Ofsted Rating: Outstanding Pupils: 774 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 120 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broughton-in-Amounderness Church of England Primary School Ofsted Rating: Outstanding Pupils: 292 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harris Primary School Ofsted Rating: Good Pupils: 213 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broughton High School Ofsted Rating: Outstanding Pupils: 912 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kennington Primary School Ofsted Rating: Good Pupils: 245 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 314 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

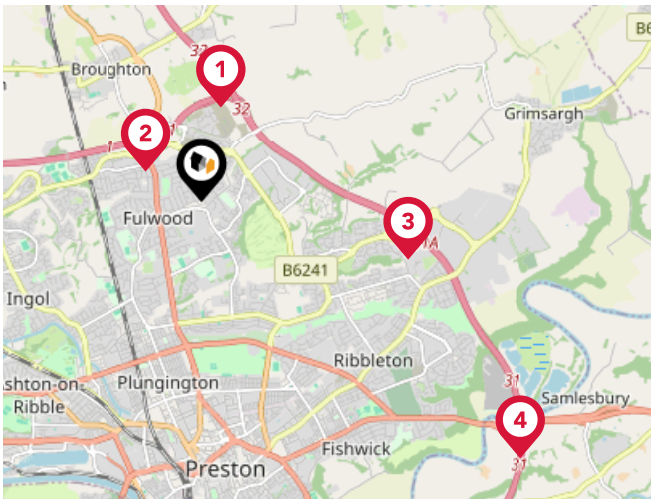
Area

Transport (National)



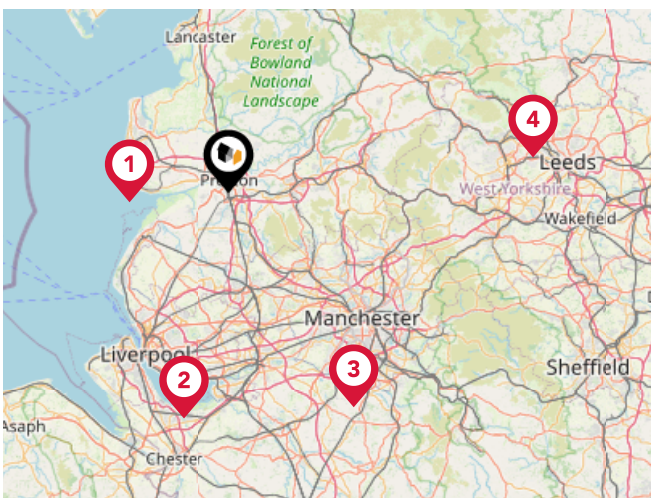
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.78 miles
2	Lostock Hall Rail Station	5.08 miles
3	Salwick Rail Station	4.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J32	0.84 miles
2	M55 J1	0.56 miles
3	M6 J31A	1.88 miles
4	M6 J31	3.58 miles
5	M6 J30	4.54 miles

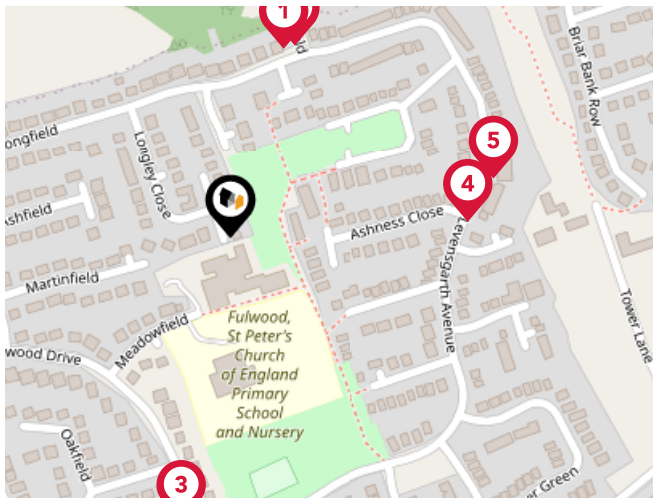


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.85 miles
2	Liverpool John Lennon Airport	32.36 miles
3	Manchester Airport	34.97 miles
4	Leeds Bradford International Airport	42.91 miles

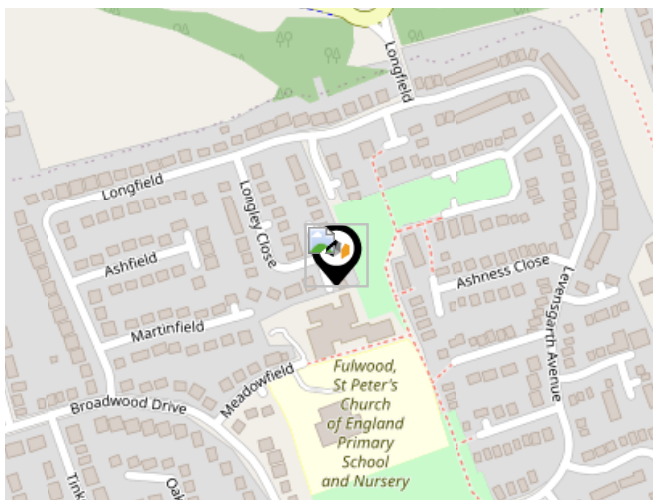
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Eastway	0.11 miles
2	Eastway	0.11 miles
3	Hellifield	0.16 miles
4	Ashness Close	0.13 miles
5	Ashness Close	0.15 miles



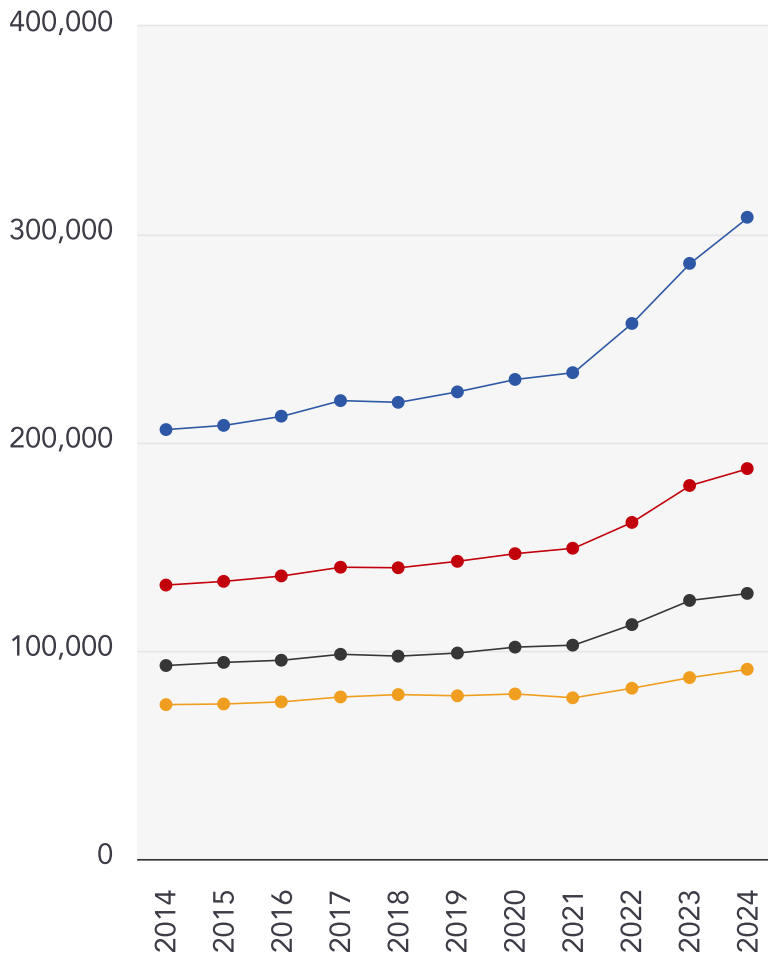
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.01 miles
2	Fleetwood for Ireland Ferry Terminal	15.15 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

+49.45%

Semi-Detached

+42.52%

Terraced

+37.28%

Flat

+22.94%



Roberts & Co

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

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



@Roberts_and_Co



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Roberts & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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