

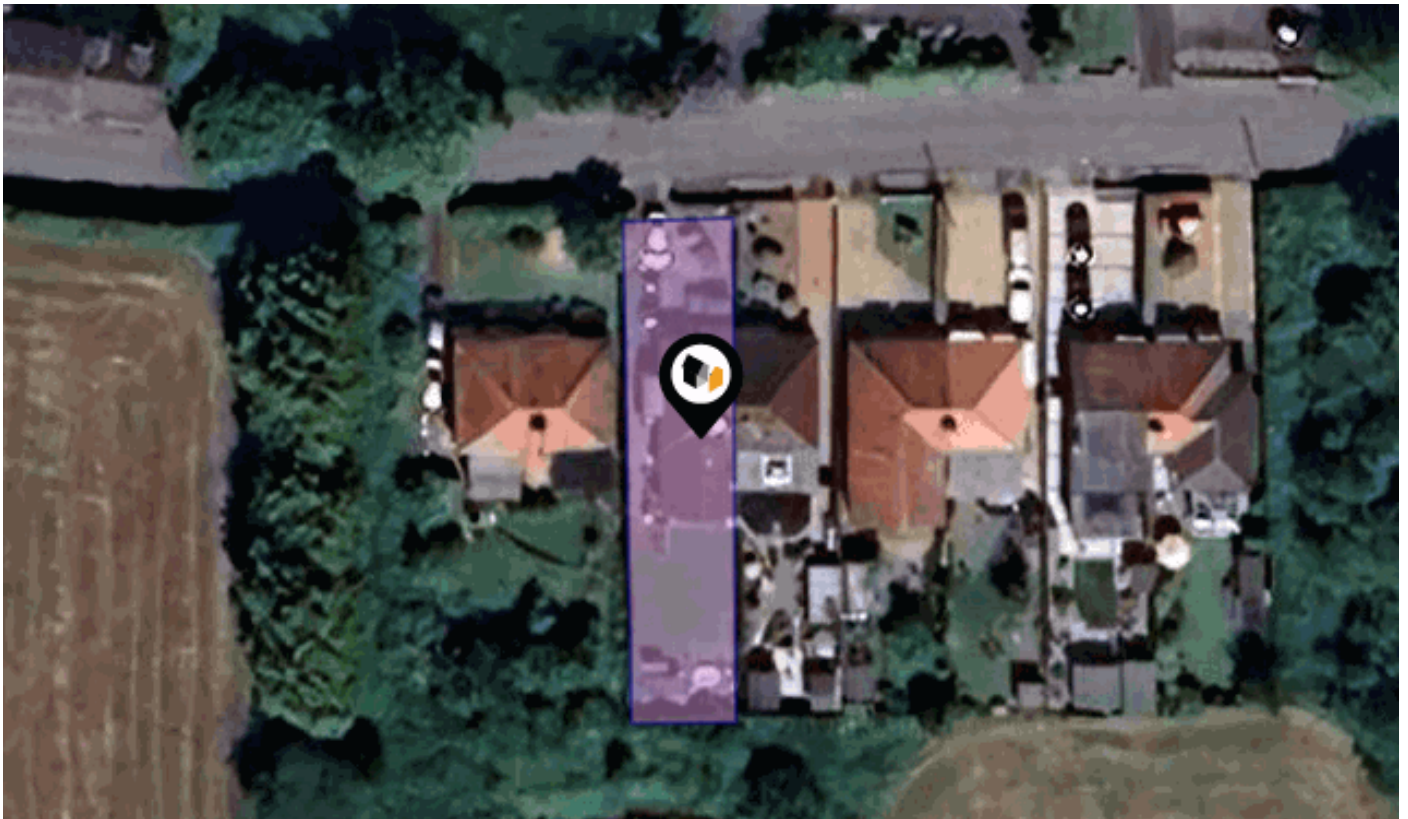


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20<sup>th</sup> May 2024



**HALL LANE, LONGTON, PRESTON, PR4**

## Roberts & Co

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### Property Overview

Showcasing stylish modern design, this attractive 3 bedroom bungalow over two floors living at its finest in the desirable village of Longton. Located on rural Hall Lane with open views to the front and rear, within walking distance to the Brickcroft Nature Reserve.

Stepping inside the hallway you're immediately drawn into the dining living room.

The true heart of the home, this wonderfully social space is filled with natural light thanks to the double French doors to the rear, offering an effortless connection to the outside. Beautifully decorated by the existing owners and featuring an beautiful wood burning stove, this space oozes style and charm and offers plenty of space to entertain family and friends.

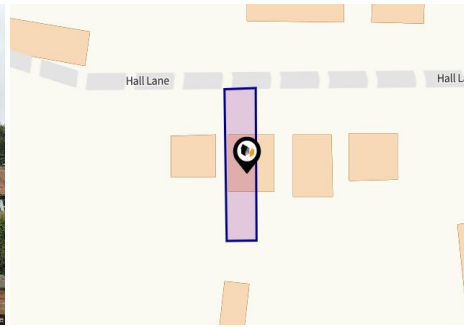
The kitchen itself dazzles featuring pavilion grey units and white and black worktops and splash-back that lend a contemporary touch to the space. Fully equipped to cater for the keenest of home chefs, you'll find an abundance of cupboard and worktop space as well as handy integrated appliances. As well as a handy utility area. Three generously sized bedrooms await you, each bathed in natural light and providing ample space to comfortably accommodate both family members and guests. Two of these bedrooms are conveniently located on the ground floor, while the third is situated upstairs, offering flexibility and privacy in living arrangements.

This floor is also home to the newly fitted family bathroom, complete with a shower and bath for added convenience. Fresh and modern, this is the perfect space to unwind after a long day.

Step outside to discover the private south-facing rear garden, a veritable oasis offering a serene retreat for alfresco dining or quiet moments of relaxation with a captivating book. The meticulously maintained lawn sets a lush green backdrop, enhancing the tranquillity and charm of this outdoor sanctuary.

Off-road parking at the front accommodates two cars, complemented by a front garden area.

This home is immaculate. We could turn the key, pop the kettle on, or even better... pop a cork.



## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£164
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,076 ft <sup>2</sup> / 100 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,993		
<b>Title Number:</b>	LA617158		
<b>UPRN:</b>	100012412469		

## Local Area

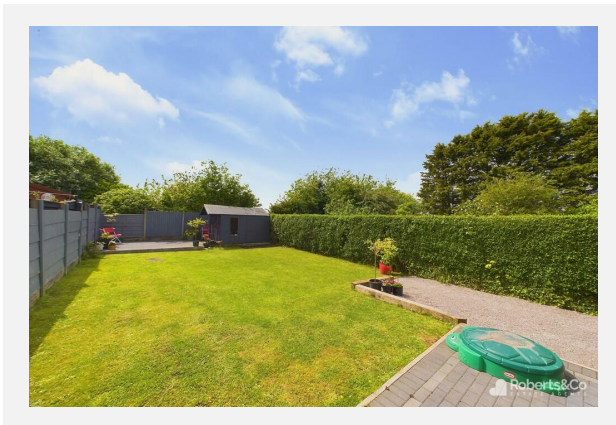
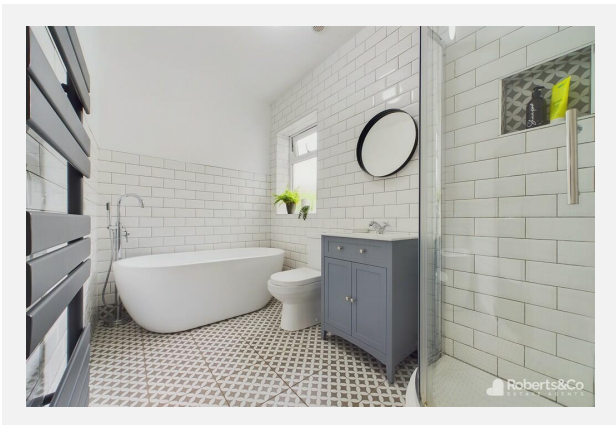
<b>Local Authority:</b>	South ribble
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Satellite/Fibre TV Availability:





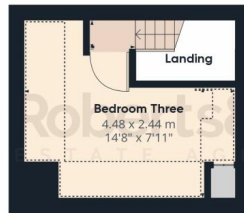




## HALL LANE, LONGTON, PRESTON, PR4



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
91.68 m<sup>2</sup>  
986.89 ft<sup>2</sup>

**Reduced headroom**  
6.9 m<sup>2</sup>  
74.32 ft<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

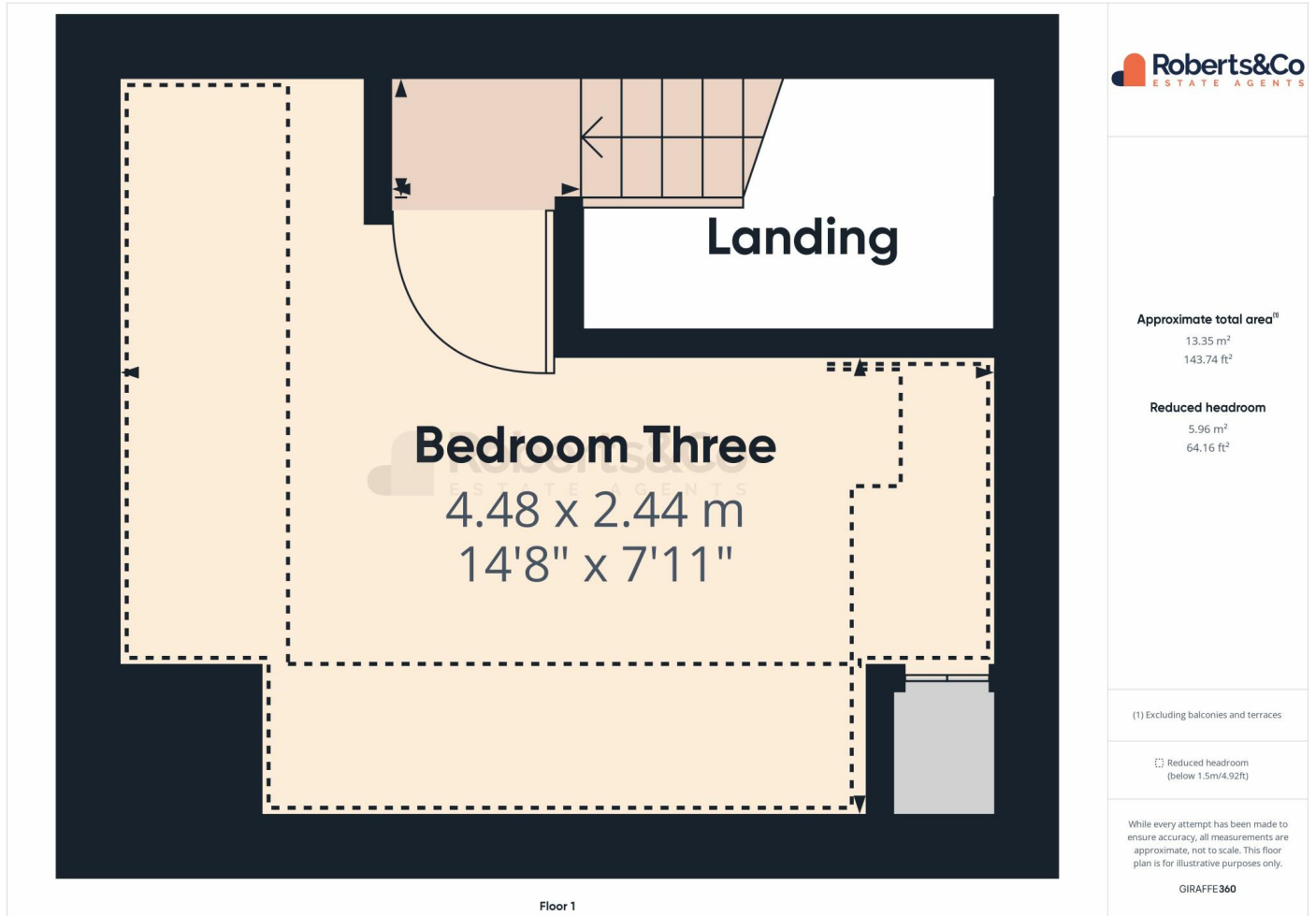
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## HALL LANE, LONGTON, PRESTON, PR4



## HALL LANE, LONGTON, PRESTON, PR4





Longton, PRESTON, PR4

Energy rating

**D**

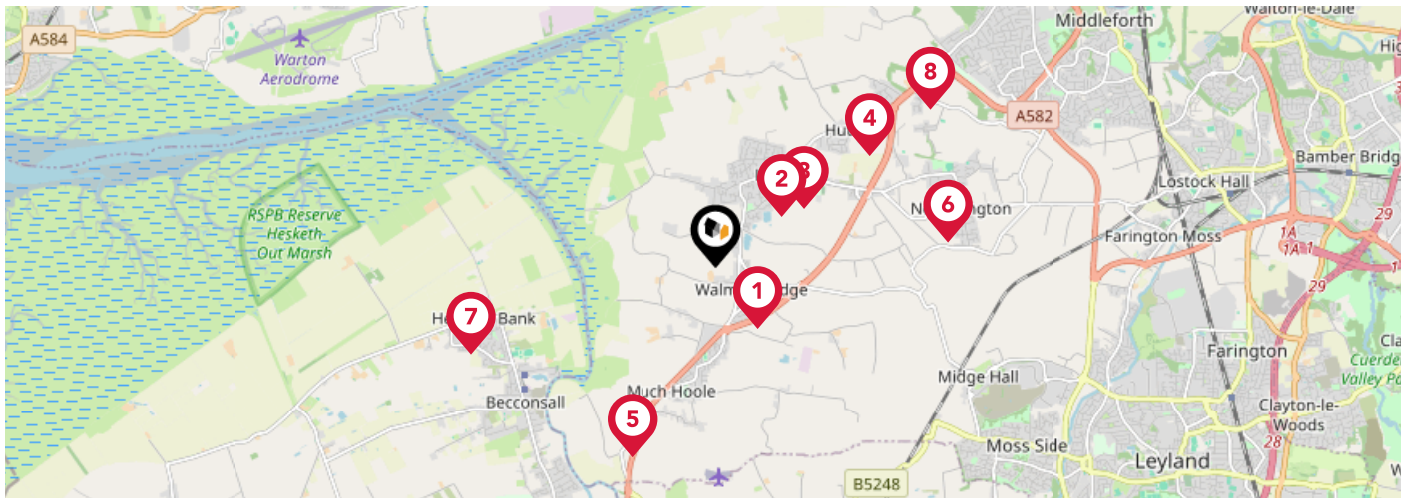
Valid until 14.05.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   <b>C</b>
55-68	<b>D</b>	63   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

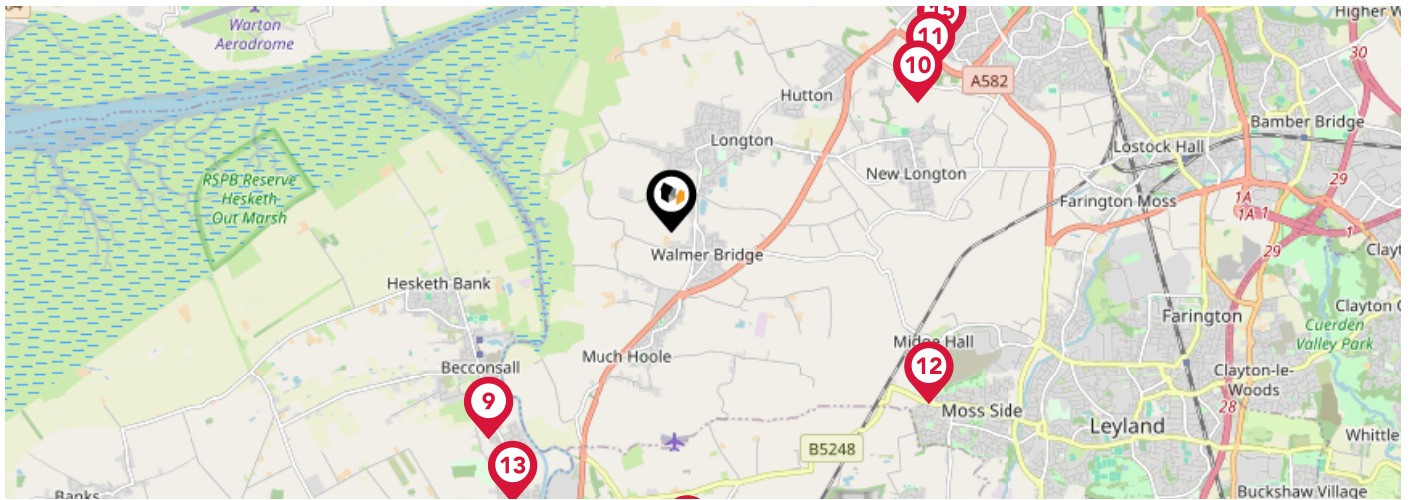
### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, limited insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, anthracite
<b>Total Floor Area:</b>	100 m <sup>2</sup>

# Area Schools



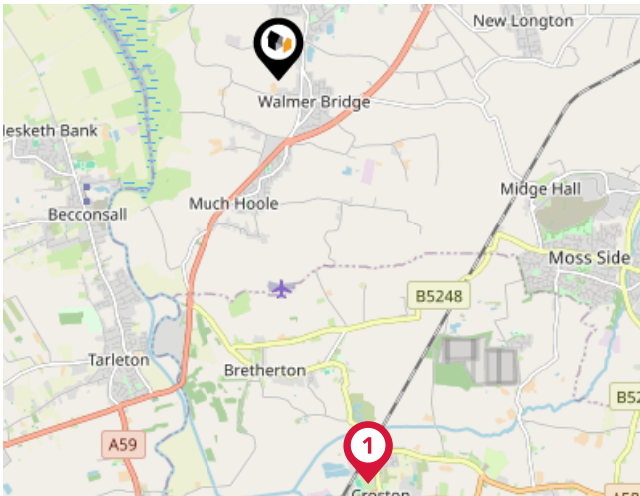
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Little Hoole Primary School</b> Ofsted Rating: Good   Pupils: 192   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Longton Primary School</b> Ofsted Rating: Outstanding   Pupils: 211   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Oswald's Catholic Primary School, Longton</b> Ofsted Rating: Good   Pupils: 244   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hutton Church of England Grammar School</b> Ofsted Rating: Good   Pupils: 869   Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hoole St Michael CofE Primary School</b> Ofsted Rating: Good   Pupils: 105   Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>New Longton All Saints CofE Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hesketh-with-Becconsall All Saints CofE School</b> Ofsted Rating: Good   Pupils: 207   Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Howick Church Endowed Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Tarleton Community Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:2.42	<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:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Hallows Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 900   Distance:2.67	<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:2.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tarleton Academy</b> Ofsted Rating: Good   Pupils: 649   Distance:2.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bretherton Endowed Church of England Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:2.87	<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:3.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

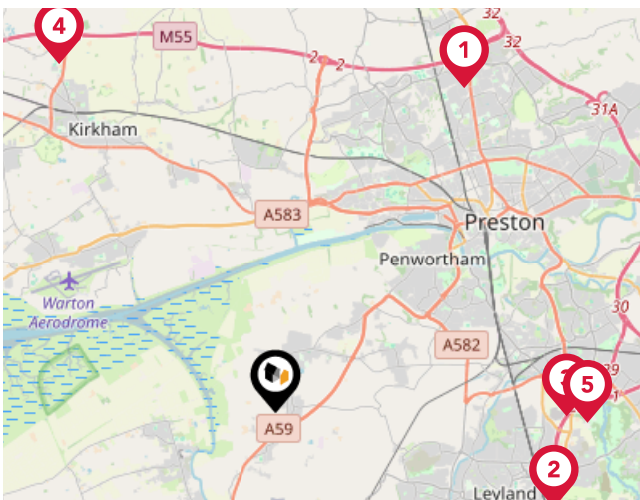
# Area

## Transport (National)



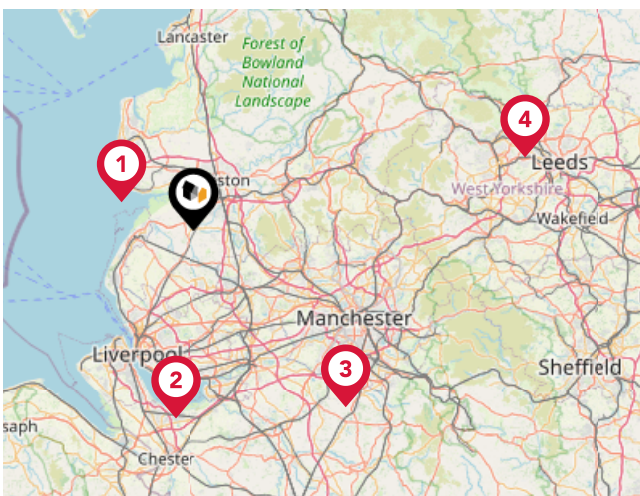
### National Rail Stations

Pin	Name	Distance
1	Croston Rail Station	3.63 miles
2	Salwick Rail Station	4.42 miles
3	Preston Rail Station	4.49 miles



### Trunk Roads/Motorways

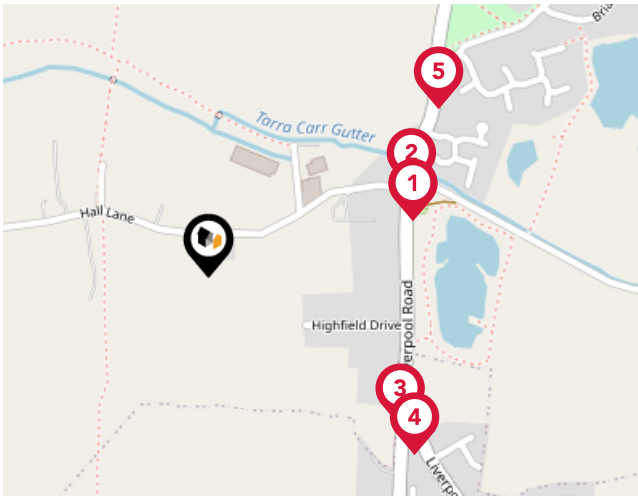
Pin	Name	Distance
1	M55 J1	6.57 miles
2	M6 J28	5.17 miles
3	M65 J1A	5.11 miles
4	M55 J3	7.18 miles
5	M65 J1	5.47 miles



### Airports/Helipads

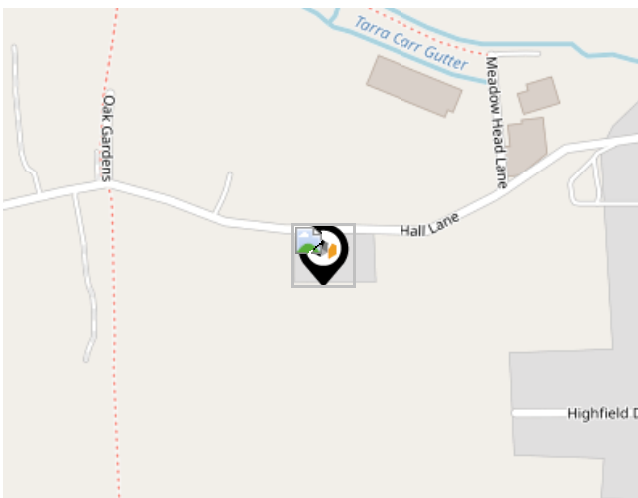
Pin	Name	Distance
1	Blackpool International Airport	10.81 miles
2	Liverpool John Lennon Airport	26.46 miles
3	Manchester Airport	32.81 miles
4	Leeds Bradford International Airport	47.6 miles





### Bus Stops/Stations

Pin	Name	Distance
1	Hall Lane	0.23 miles
2	Hall Lane	0.24 miles
3	Junction Garage	0.27 miles
4	Junction Garage	0.3 miles
5	Bentley Park Road	0.31 miles



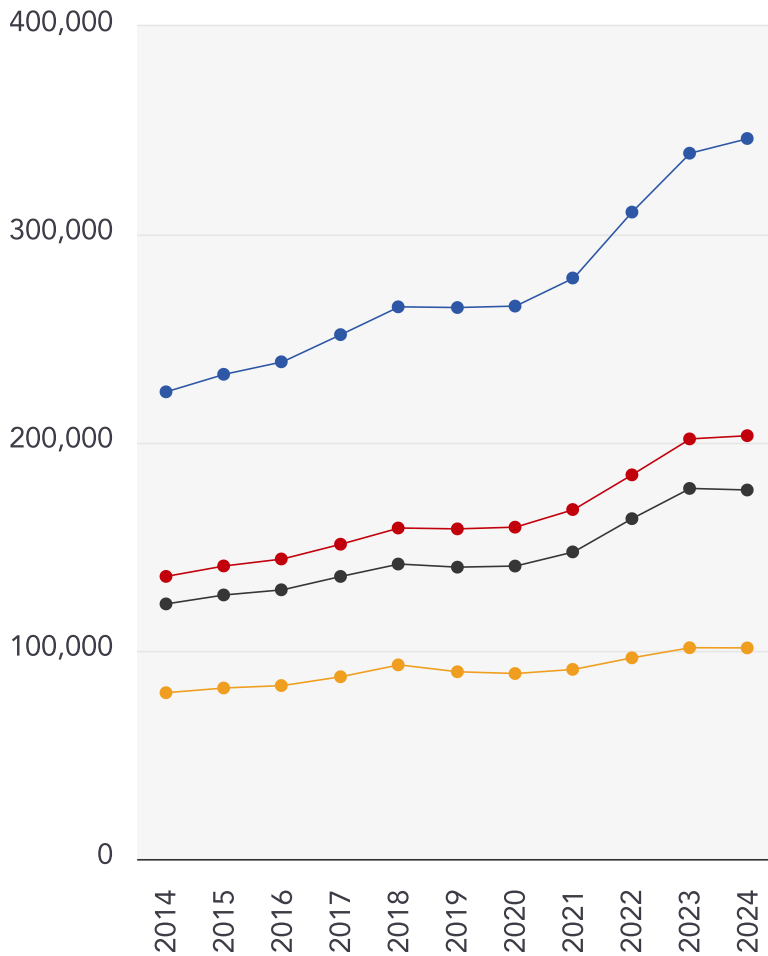
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.64 miles
2	Fleetwood for Ireland Ferry Terminal	16.64 miles

# Market

## House Price Statistics

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



Detached

**+54.23%**

Semi-Detached

**+49.8%**

Terraced

**+44.66%**

Flat

**+26.94%**



### 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



@Roberts\_and\_Co



/roberts\_and\_co\_sales\_lettings/

# 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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