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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 20<sup>th</sup> September 2024



## WESTERLONG, LEA, PRESTON, PR2

### Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



### Property Overview

Introducing this immaculate two-bedroom semi-detached dormer bungalow, offering a thoughtfully designed layout and situated in a peaceful cul-de-sac overlooking scenic school playing fields.

This well-maintained property features a spacious living room, a dining room seamlessly connected to a bright conservatory, and a modern breakfast kitchen equipped with high-quality appliances. The kitchen boasts a Neff hob, along with integrated dishwasher and space and plumbing for washing machine for added convenience.

A downstairs bathroom completes the ground floor layout, offering comfort and practicality.

Upstairs, you will find two generously sized double bedrooms, both fitted with wardrobes and benefiting from excellent eaves storage, providing ample space for all your needs.

Outside, the property is complemented by beautifully maintained front and rear gardens, a mix of lawn and patio areas perfect for relaxation or entertaining. The property also offers a private driveway and detached garage, ideal for secure parking and additional storage.

Located in the highly sought-after area of Lea, this property enjoys easy access to local amenities, reputable schools, and excellent transport links. With no chain delay, this charming bungalow is ready for you to move in and make it your own.



## Property

**Type:** Semi-Detached  
**Bedrooms:** 2  
**Plot Area:** 0.05 acres  
**Council Tax :** Band C  
**Annual Estimate:** £2,103  
**Title Number:** LA548645

**Tenure:** Freehold

## Local Area

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

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

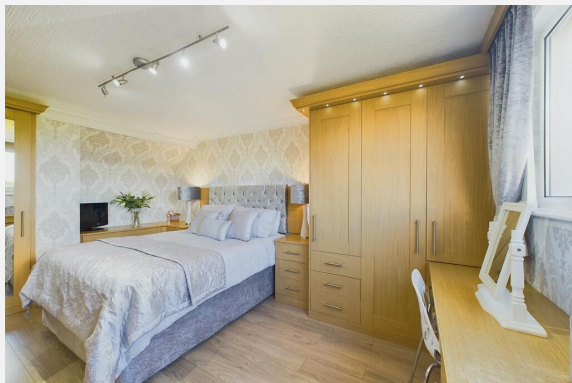
<b>10</b> mb/s	<b>51</b> mb/s	<b>1000</b> mb/s

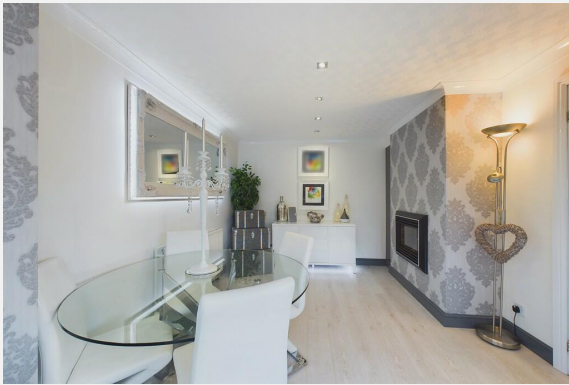
**Mobile Coverage:**  
 (based on calls indoors)



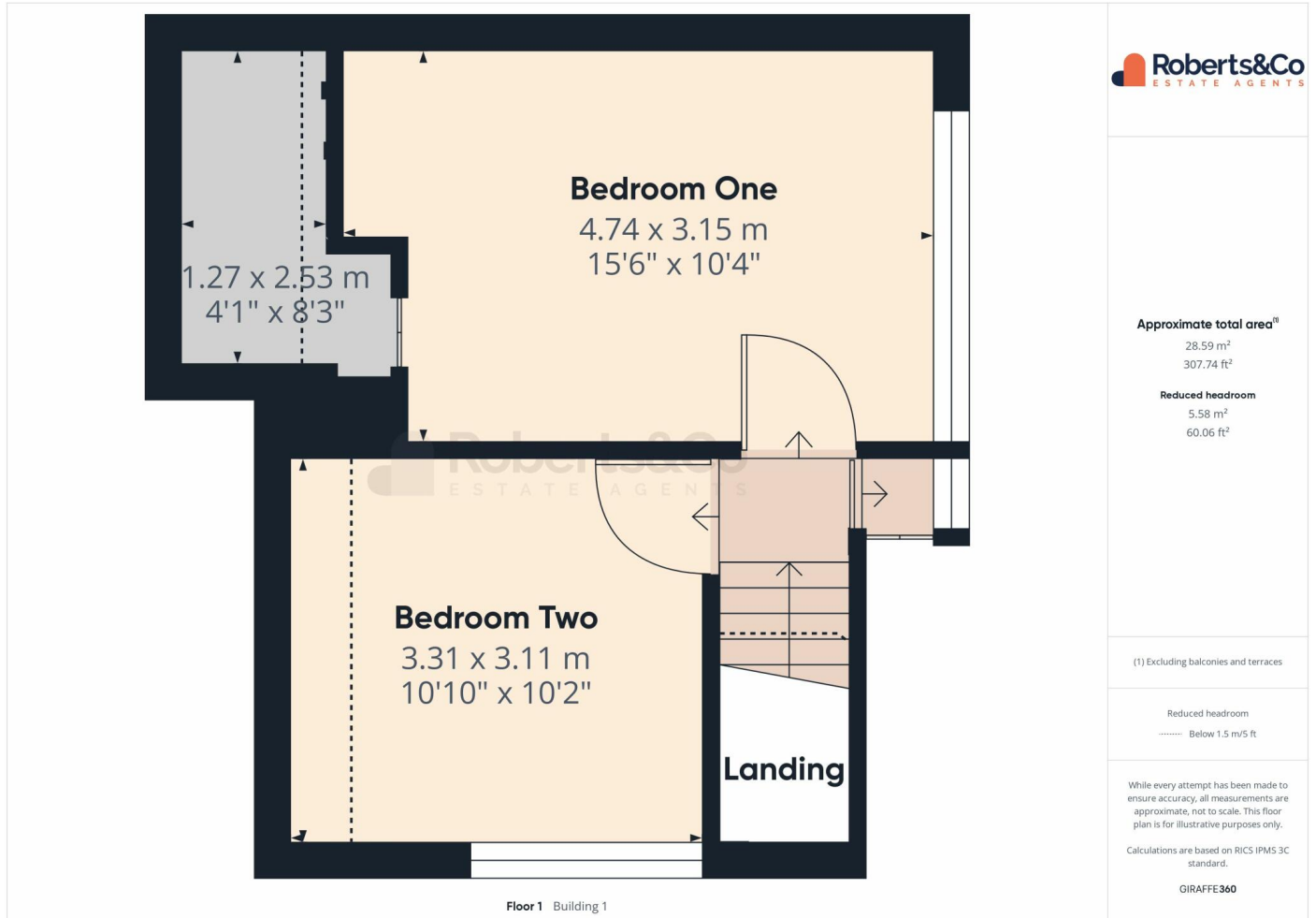
**Satellite/Fibre TV Availability:**



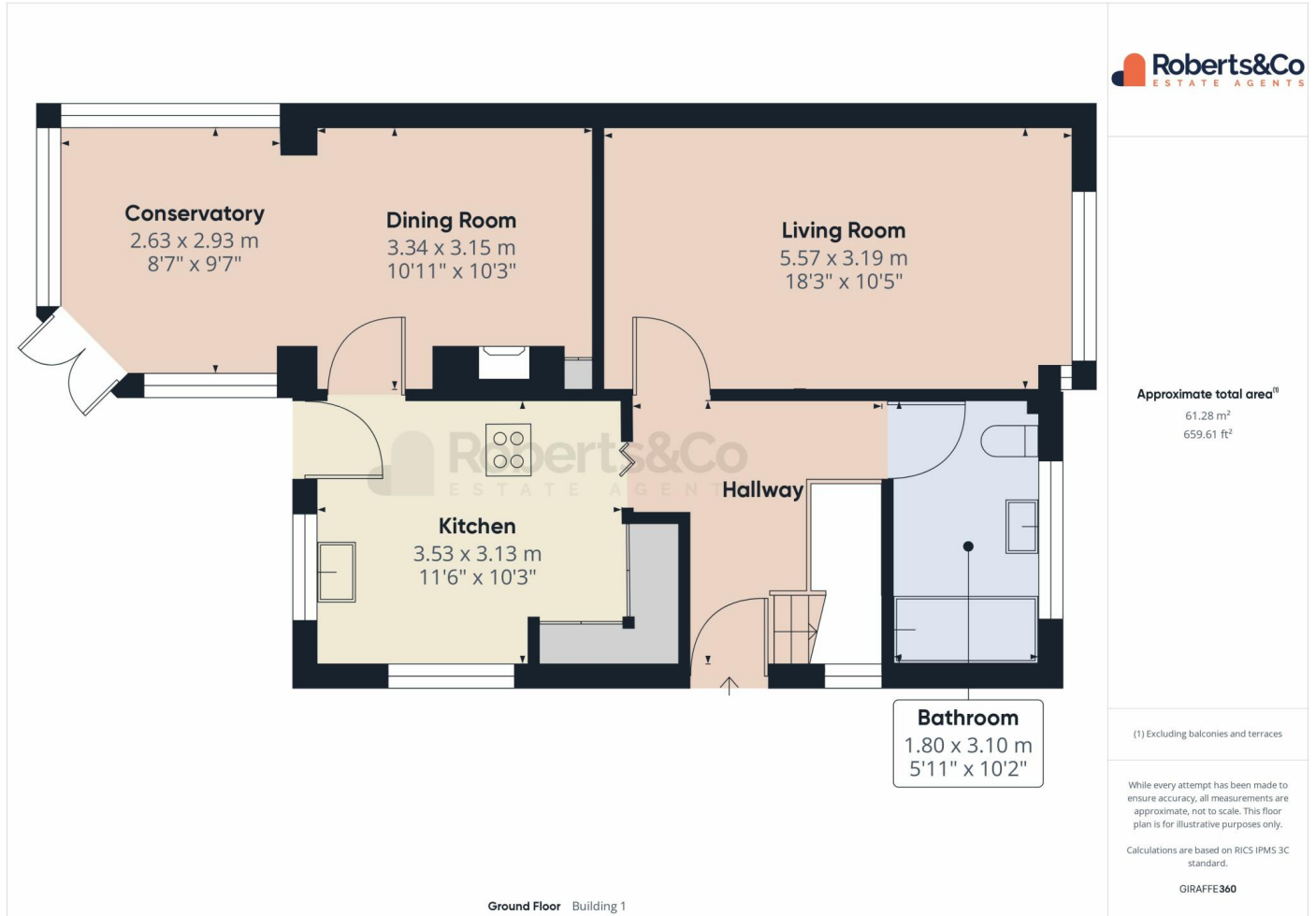




## WESTERLONG, LEA, PRESTON, PR2



## WESTERLONG, LEA, PRESTON, PR2

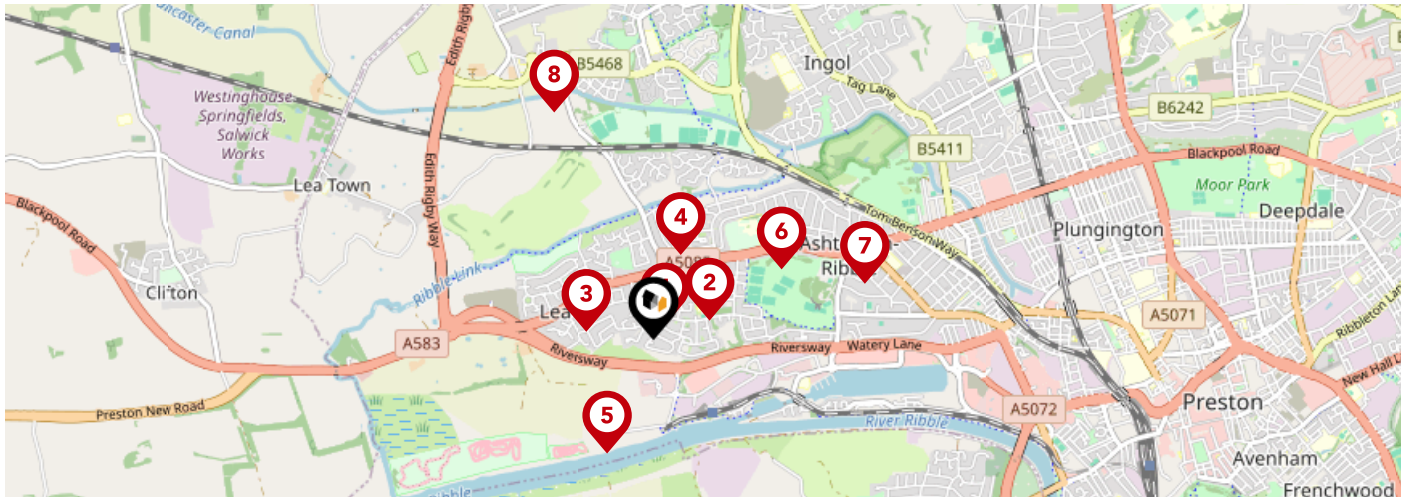


## WESTERLONG, LEA, PRESTON, PR2



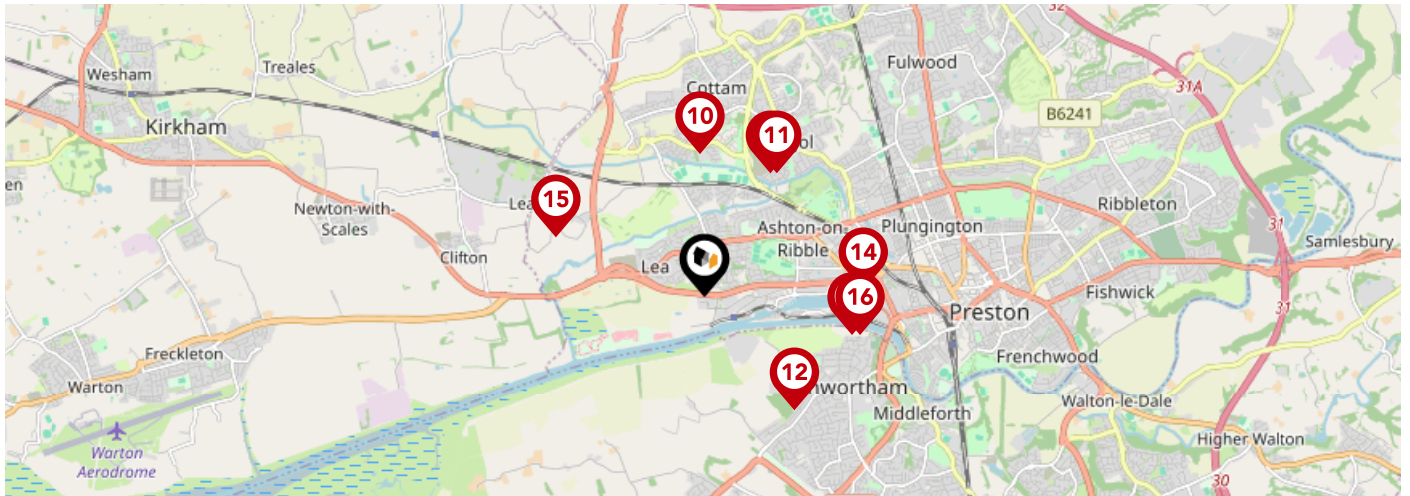


# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Lea Community Primary School</b> Ofsted Rating: Good   Pupils: 253   Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Royal Cross Primary School</b> Ofsted Rating: Outstanding   Pupils: 26   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bernard's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 235   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashton Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pioneer TEC</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashton Community Science College</b> Ofsted Rating: Good   Pupils: 854   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashton-on-Ribble St Andrew's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 425   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lea Neeld's Endowed Church of England Primary School</b> Ofsted Rating: Good   Pupils: 141   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

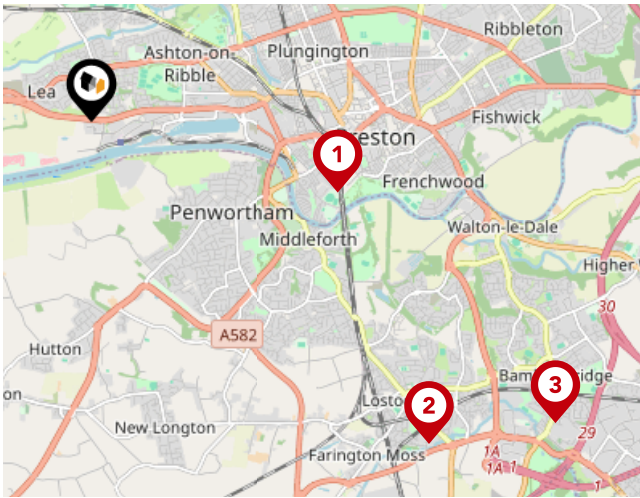
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Holy Family Catholic Primary School, Ingol, Preston</b> Ofsted Rating: Good   Pupils: 203   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cottam Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ingol Community Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.25	<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: 762   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Limes School</b> Ofsted Rating: Good   Pupils: 5   Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sacred Heart Catholic Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cedar Lodge School</b> Ofsted Rating: Outstanding   Pupils: 2   Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

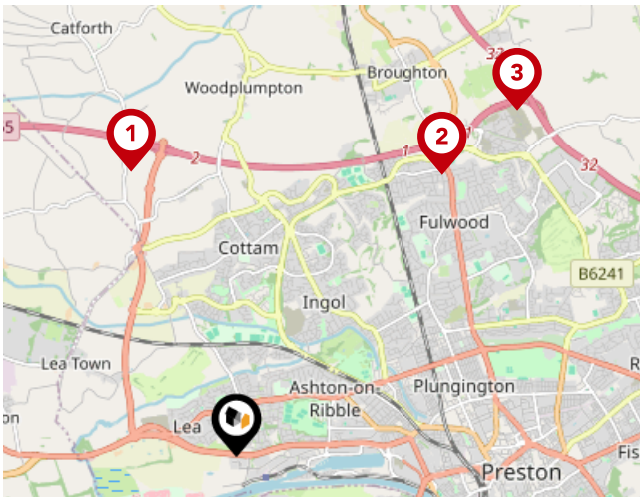
# Area

## Transport (National)



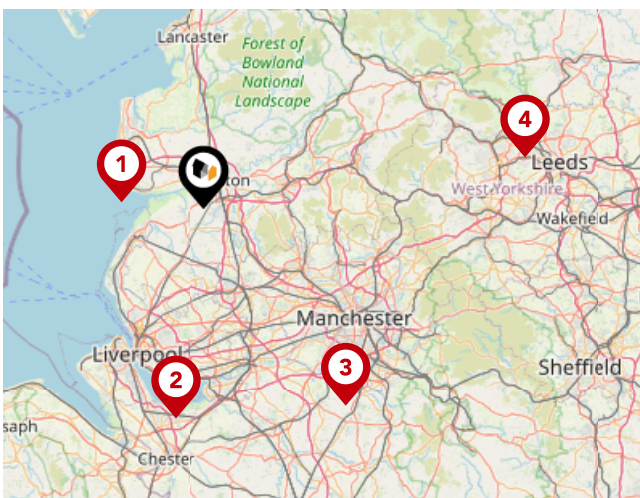
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.25 miles
2	Lostock Hall Rail Station	4.1 miles
3	Bamber Bridge Rail Station	4.87 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	2.66 miles
2	M55 J1	3.06 miles
3	M6 J32	3.89 miles
4	M65 J1A	5 miles
5	M6 J31A	4.44 miles



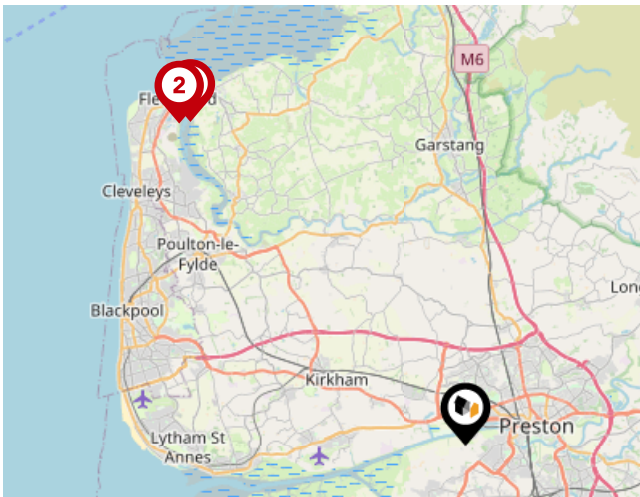
### Airports/HELIPADS

Pin	Name	Distance
1	Highfield	11.53 miles
2	Speke	29.83 miles
3	Manchester Airport	34.3 miles
4	Leeds Bradford Airport	45.5 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Larches Lane Store	0.07 miles
2	Whitethorn Square	0.1 miles
3	Terminus	0.09 miles
4	Police Station	0.15 miles
5	Daisy Croft	0.18 miles



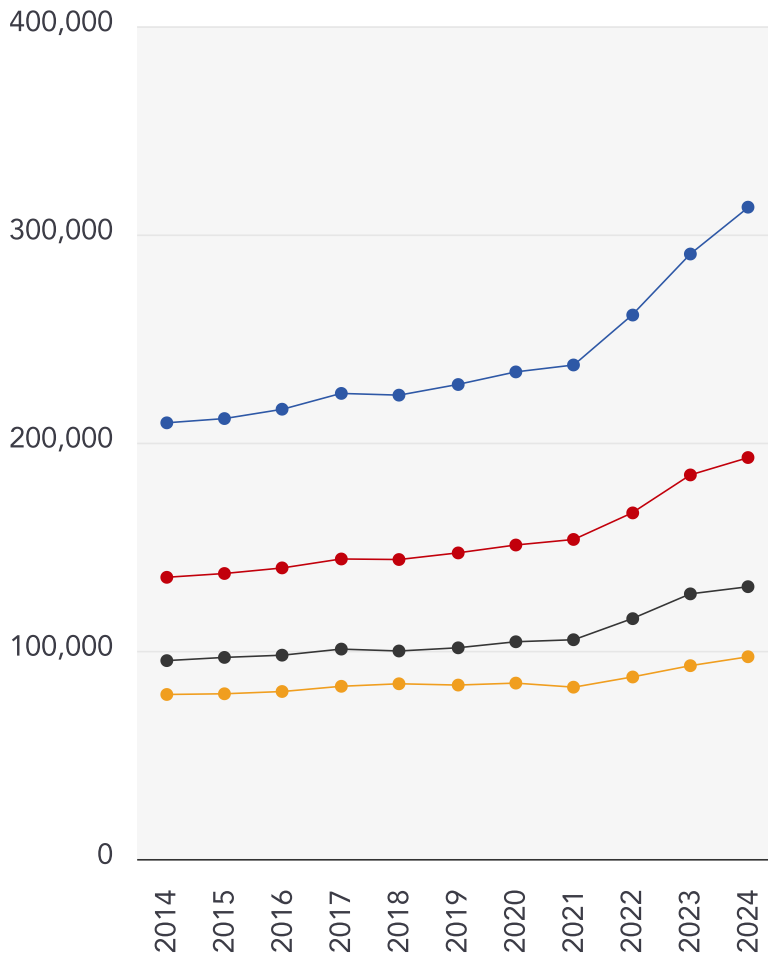
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	14.86 miles
2	Fleetwood for Knott End Ferry Landing	15.05 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

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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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Branch address 36E Liverpool Road,  
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