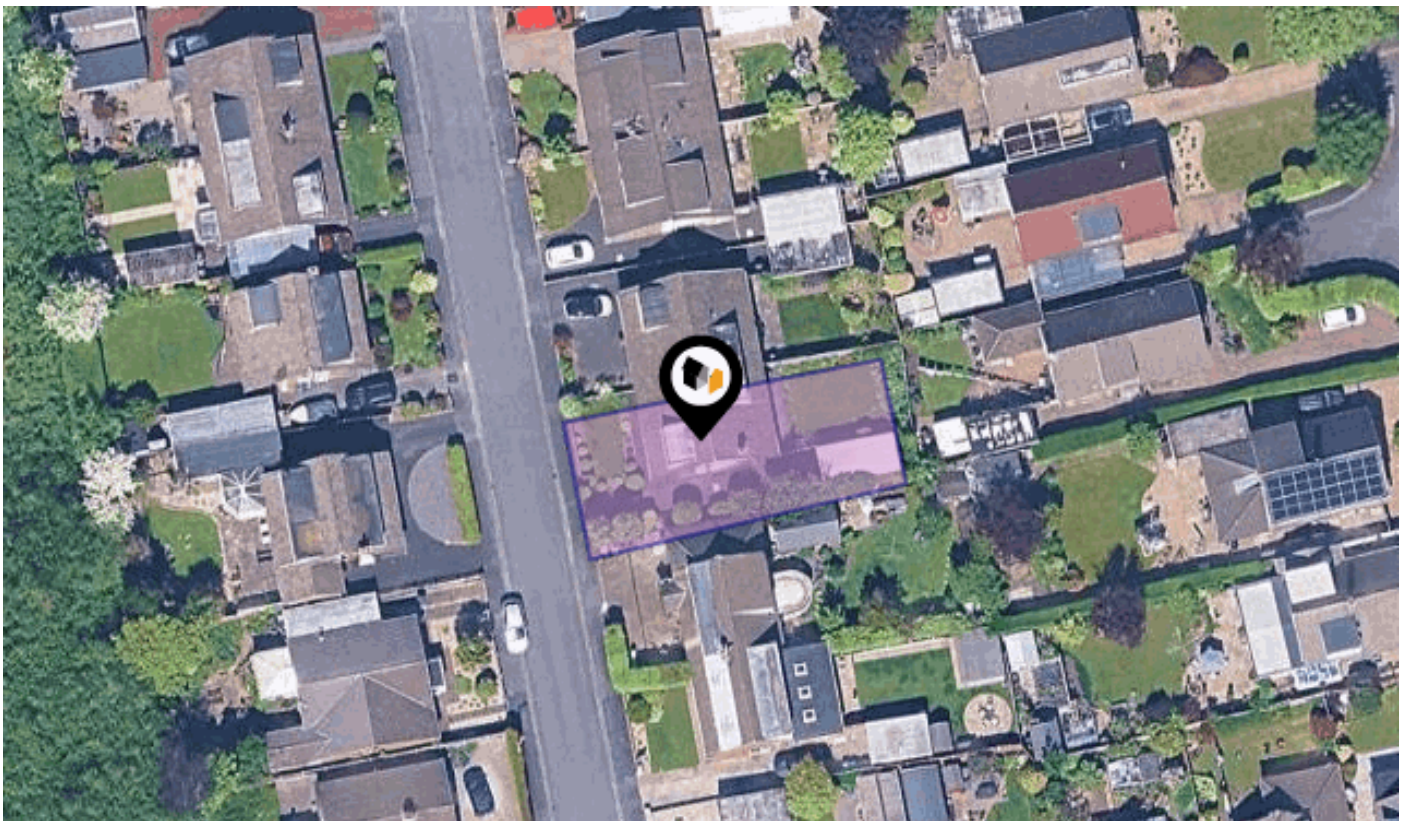




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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Friday 22nd May 2026**



## HOLLINGS, NEW LONGTON, PRESTON, PR4

### Roberts & Co

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

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



# Introduction

## Our Comments

\* 3 Double Bedrooms Semi-Detached Bungalow \* Great Location \* Generous Room Sizes

This spacious semi-detached bungalow presents an excellent opportunity for buyers seeking flexible living space, generous room proportions, and attractive outdoor areas. Ideal for downsizers, families, or anyone looking for versatile accommodation to suit a range of lifestyles. The property offers a variety of adaptable reception and bedroom spaces, allowing the layout to be tailored to individual needs. All bedrooms are well-sized, while additional rooms could easily be utilised as guest accommodation, hobby rooms, dressing rooms, or home office space. To the front, the home is accessed via a private driveway providing ample off-road parking, complemented by a well-maintained front garden that adds to the property's appealing kerb appeal. In addition, there is a detached garage offering further parking, secure storage, or potential workshop space. The kitchen provides an excellent range of wall and base units, offering ample storage and worktop space, along with room for freestanding appliances. A separate dining area creates the perfect setting for family meals, entertaining guests, or everyday dining. The shower room has been fitted with a walk-in shower enclosure, vanity storage, and WC. In addition, there is a separate upstairs WC conveniently located beside the bedroom. Externally, the property continues to impress with generous gardens mainly laid to lawn, bordered by mature shrubs and established planting, creating a private and peaceful outdoor setting.



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,162 ft <sup>2</sup> / 108 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,443		
<b>Title Number:</b>	LA169657		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

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

<b>5</b> mb/s	<b>71</b> mb/s	<b>-</b> mb/s

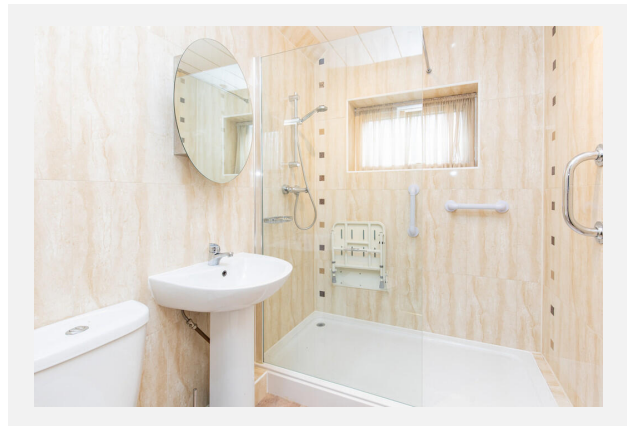
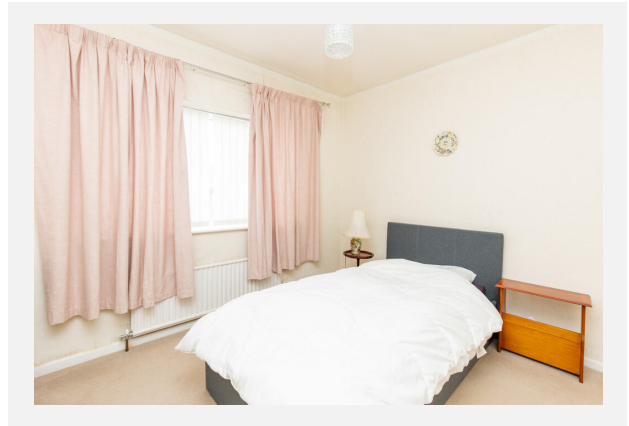
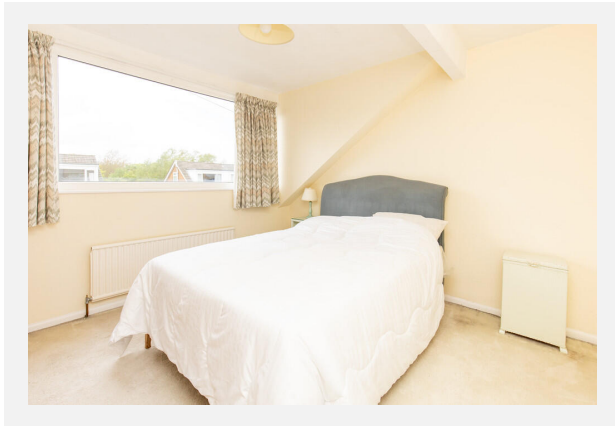
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



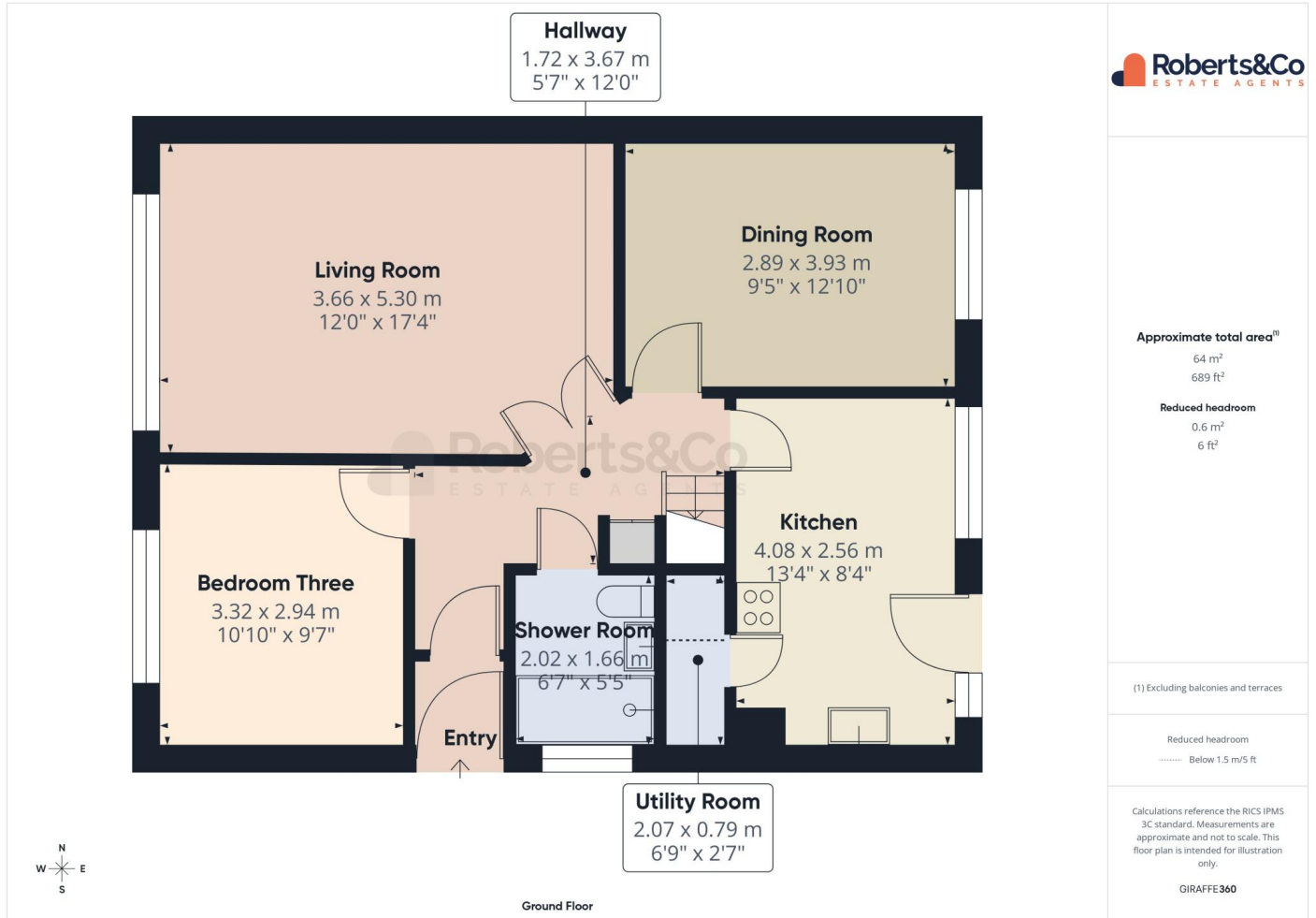




**HOLLINGS, NEW LONGTON, PRESTON, PR4**



**HOLLINGS, NEW LONGTON, PRESTON, PR4**



## HOLLINGS, NEW LONGTON, PRESTON, PR4



Energy rating

C

Valid until 20.04.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

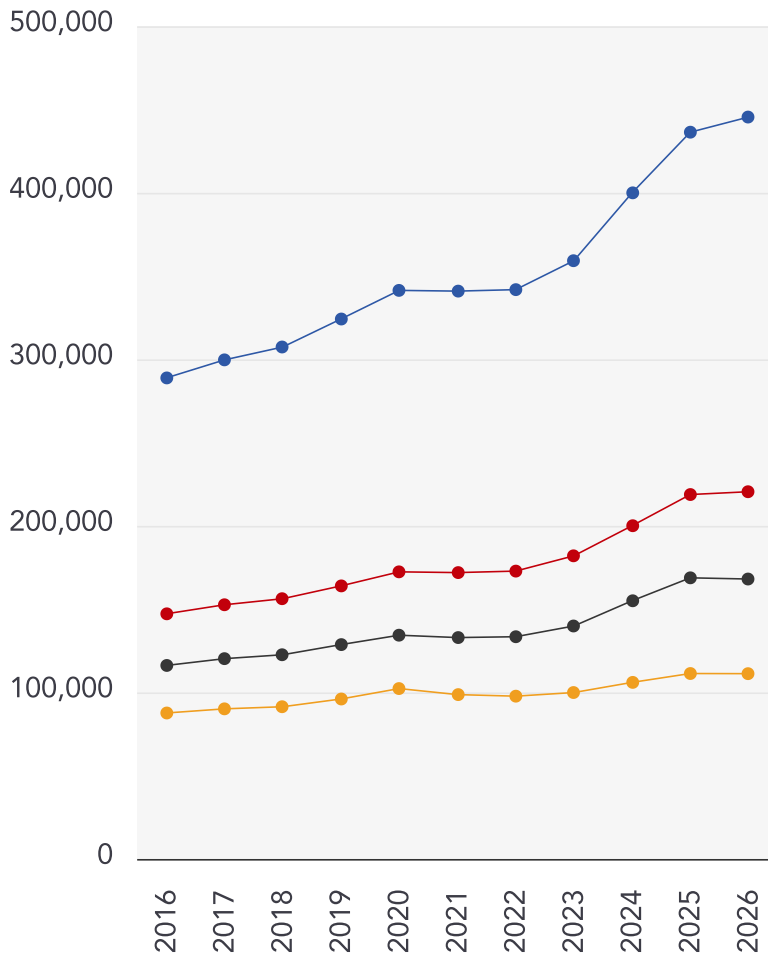
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<b>Property Type:</b>	Semi-detached bungalow
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Cavity wall, filled cavity
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Pitched, 250 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	108 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+54.23%**

Semi-Detached

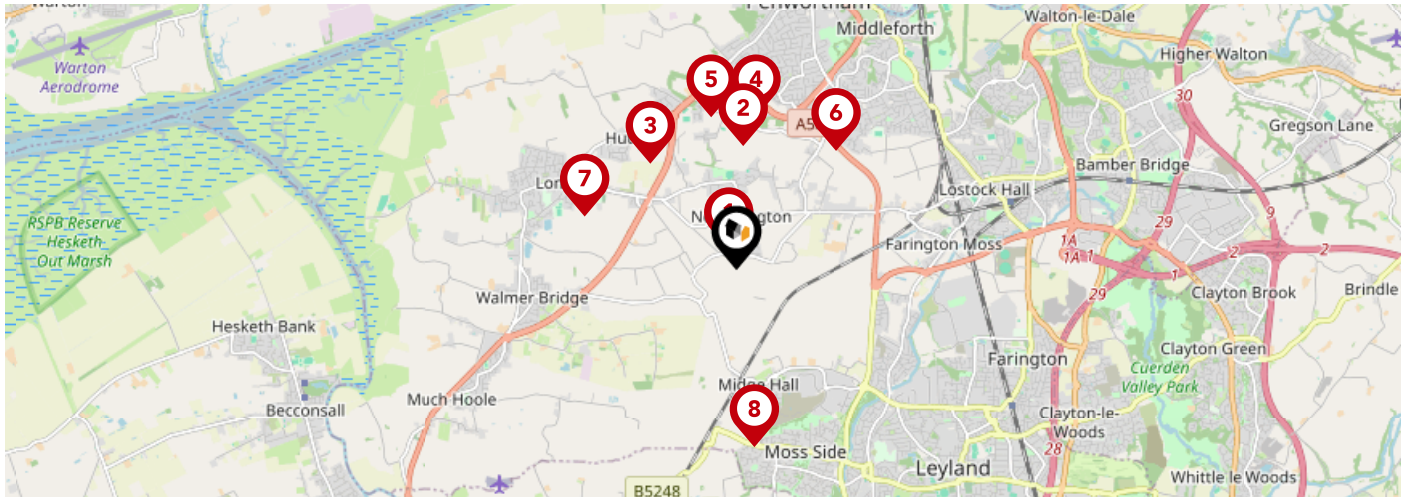
**+49.8%**

Terraced

**+44.66%**

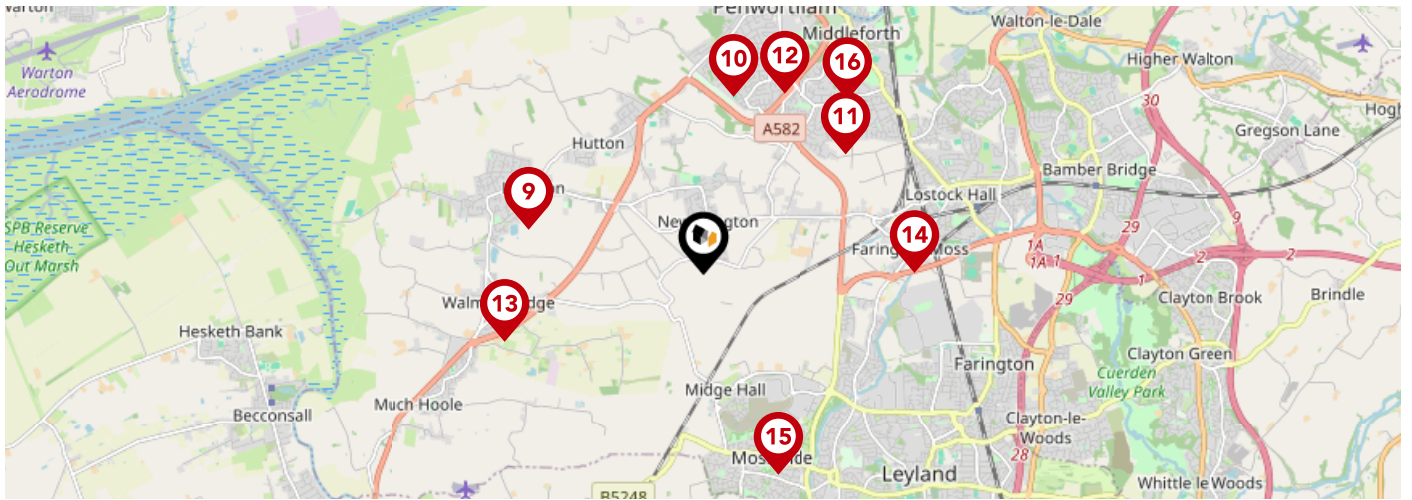
Flat

**+26.94%**



		Nursery	Primary	Secondary	College	Private
	<b>New Longton All Saints CofE Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:0.19	<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: 551   Distance:1.09	<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: 857   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Hallows Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 912   Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Howick Church Endowed Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:1.35	<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: 246   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aurora Brooklands School</b> Ofsted Rating: Requires improvement   Pupils: 54   Distance:1.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

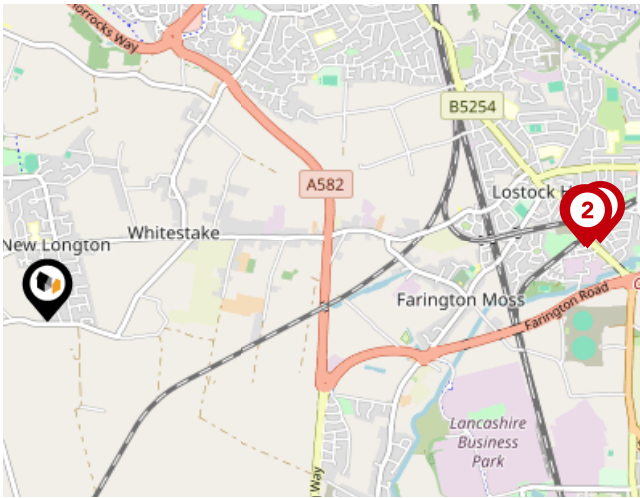
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Longton Primary School</b> Ofsted Rating: Outstanding   Pupils: 211   Distance:1.58	<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: 370   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:1.74	<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: 197   Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farington Moss St. Paul's C.E. Primary School</b> Ofsted Rating: Good   Pupils: 191   Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moss Side Primary School</b> Ofsted Rating: Outstanding   Pupils: 248   Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Middleforth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

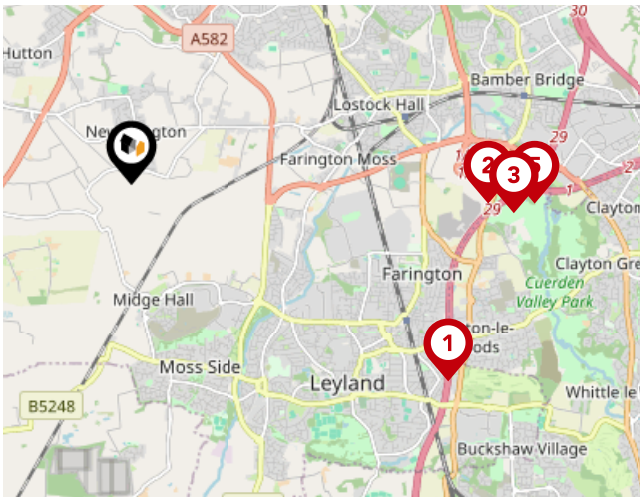
# Area

## Transport (National)



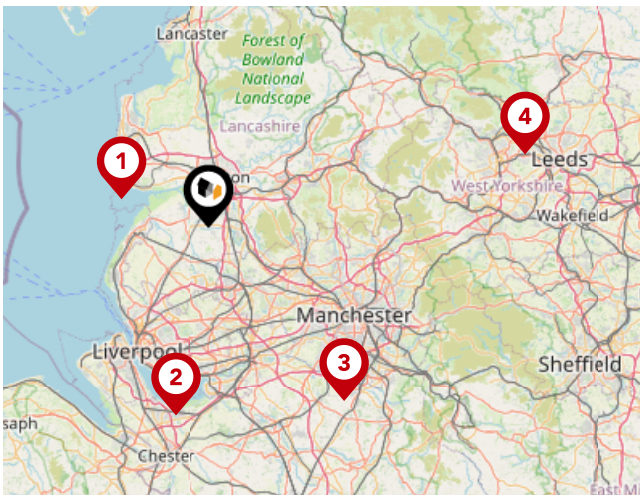
### National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	2.37 miles
2	Lostock Hall Rail Station	2.39 miles
3	Lostock Hall Rail Station	2.45 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	3.27 miles
2	M65 J1A	3.14 miles
3	M65 J1	3.36 miles
4	M55 J1	5.75 miles
5	M6 J29	3.54 miles

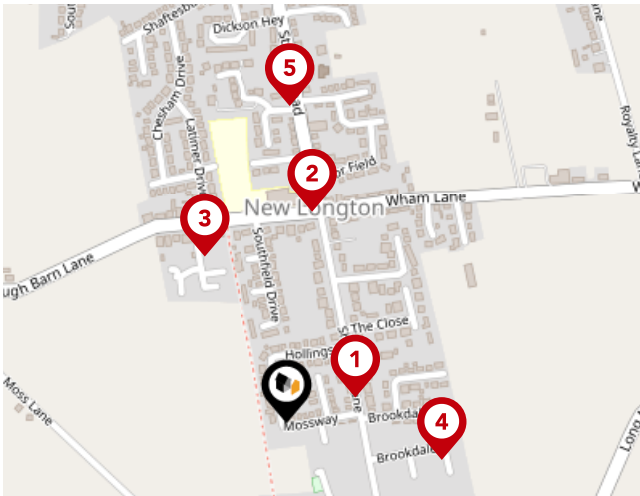


### Airports/HELIPADS

Pin	Name	Distance
1	Highfield	12.78 miles
2	Speke	26.8 miles
3	Manchester Airport	30.97 miles
4	Leeds Bradford Airport	45.53 miles

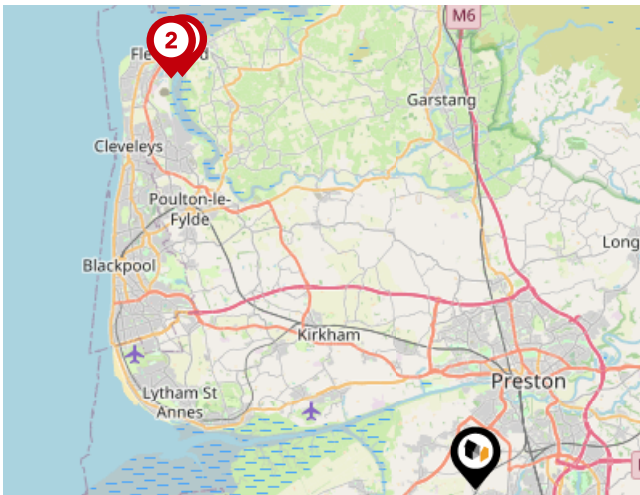
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Sheep Hill Lane	0.08 miles
2	Primary School	0.23 miles
3	Latimer Drive	0.2 miles
4	Brookdale	0.18 miles
5	All Saints Church	0.35 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.73 miles
2	Fleetwood for Knott End Ferry Landing	17.89 miles



### 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 for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

#### Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

### 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



/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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