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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 04th September 2026



BRIERFIELD, NEW LONGTON, PRESTON, PR4

Roberts & Co

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*** A beautifully extended 4-bedroom family home * Finished to an exceptionally high standard**

*** Peaceful cul-de-sac location**

This impressive four-bedroom family home has been thoughtfully extended and upgraded by the current owners, offering stylish modern living, generous accommodation and high-quality finishes throughout. Situated at the bottom of a peaceful cul-de-sac, the property enjoys a private setting while remaining conveniently located for local amenities, village facilities, transport links and highly regarded schools, including New Longton All Saints' Church of England Primary School. The popular Stickyweeds Coffee Shop is also close by.

The property has undergone extensive renovation, including a **full rewire and completely new central heating system**, with a new boiler, radiators and pipework. Built-in smoke and carbon monoxide detectors are also fitted throughout.

Externally, a newly laid Tarmac driveway provides parking for approximately four vehicles and leads to the **integrated garage**. A covered porch opens into the welcoming entrance hall.

The front living room is bright and inviting, featuring built-in alcove shelving, TV point and Bluetooth speakers.

The **extended open-plan family dining kitchen** is the heart of the home, offering an excellent space for both everyday family life and entertaining. The stylish grey shaker-style kitchen features premium Quartz worktops, breakfast bar and a comprehensive range of **Neff appliances**, including double oven, induction hob, microwave, warming drawer, dishwasher, fridge/freezer and waste disposal unit. There is ample space for dining and seating, with Wi-Fi ceiling speakers, electrically operated Velux windows and patio doors opening onto the rear garden.

A separate utility room provides plumbing for a washing machine and tumble dryer, together with a sink and rear garden access. A downstairs WC completes the ground floor.

To the first floor are **four well-proportioned bedrooms**, comprising three doubles and a generous single, offering flexibility for family living, guests or home working.

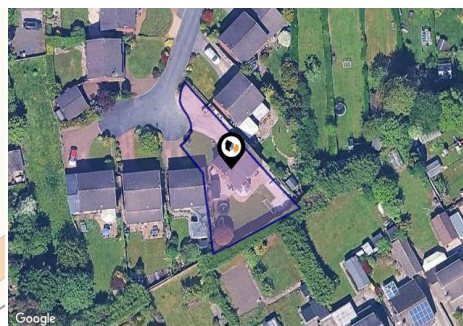
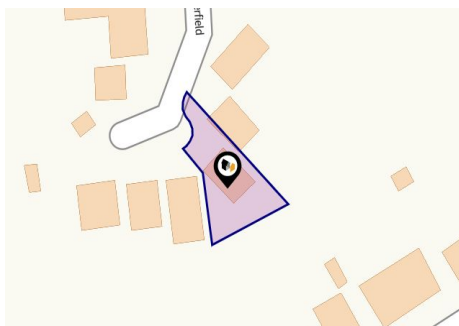
The luxurious four-piece family bathroom features a walk-in shower, slipper bath and double vanity unit with twin sinks, complemented by built-in Bluetooth speakers.

The **secluded rear garden** is a particular highlight, enjoying excellent privacy and a peaceful setting surrounded by mature trees. A lawn and generous Porcelain-tiled patio provide an ideal space for outdoor dining and entertaining.

The chimney breast has been constructed to accommodate a log burner, with an existing flue in place.

Buyers should satisfy themselves regarding its condition, suitability and compliance with current regulations before installation.

A superb extended family home offering four bedrooms, exceptional open-plan living, premium kitchen fittings, extensive renovation, integrated technology, generous parking, an integrated garage and a wonderfully private rear garden.



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,259 ft ² / 117 m ²
Plot Area:	0.12 acres
Year Built :	1991-1995
Council Tax :	Band E
Annual Estimate:	£2,985
Title Number:	LAN71098

Tenure: Freehold

Local Area

Local Authority:	South ribble
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9 mb/s	34 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

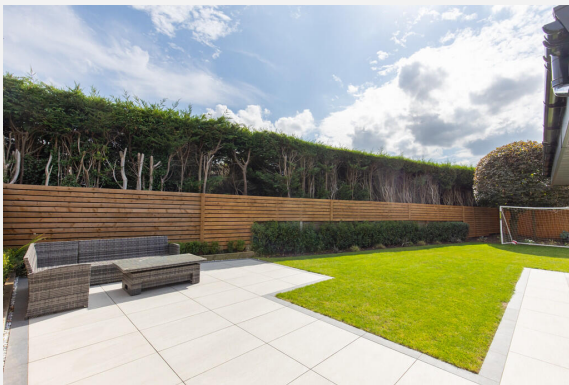


Satellite/Fibre TV Availability:







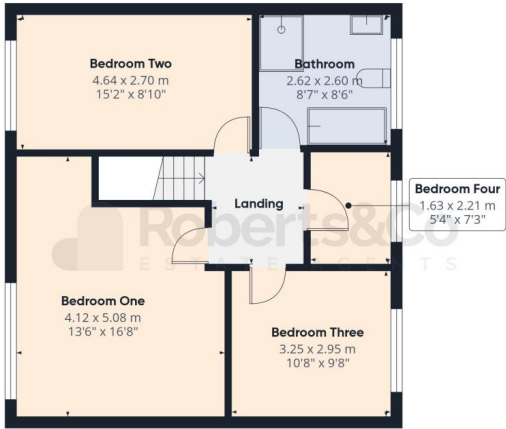




BRIERFIELD, NEW LONGTON, PRESTON, PR4



Ground Floor



Floor 1



Approximate total area⁽¹⁾

128.9 m²

1387 ft²

Reduced headroom

1.5 m²

17 ft²

(1) Excluding balconies and terraces

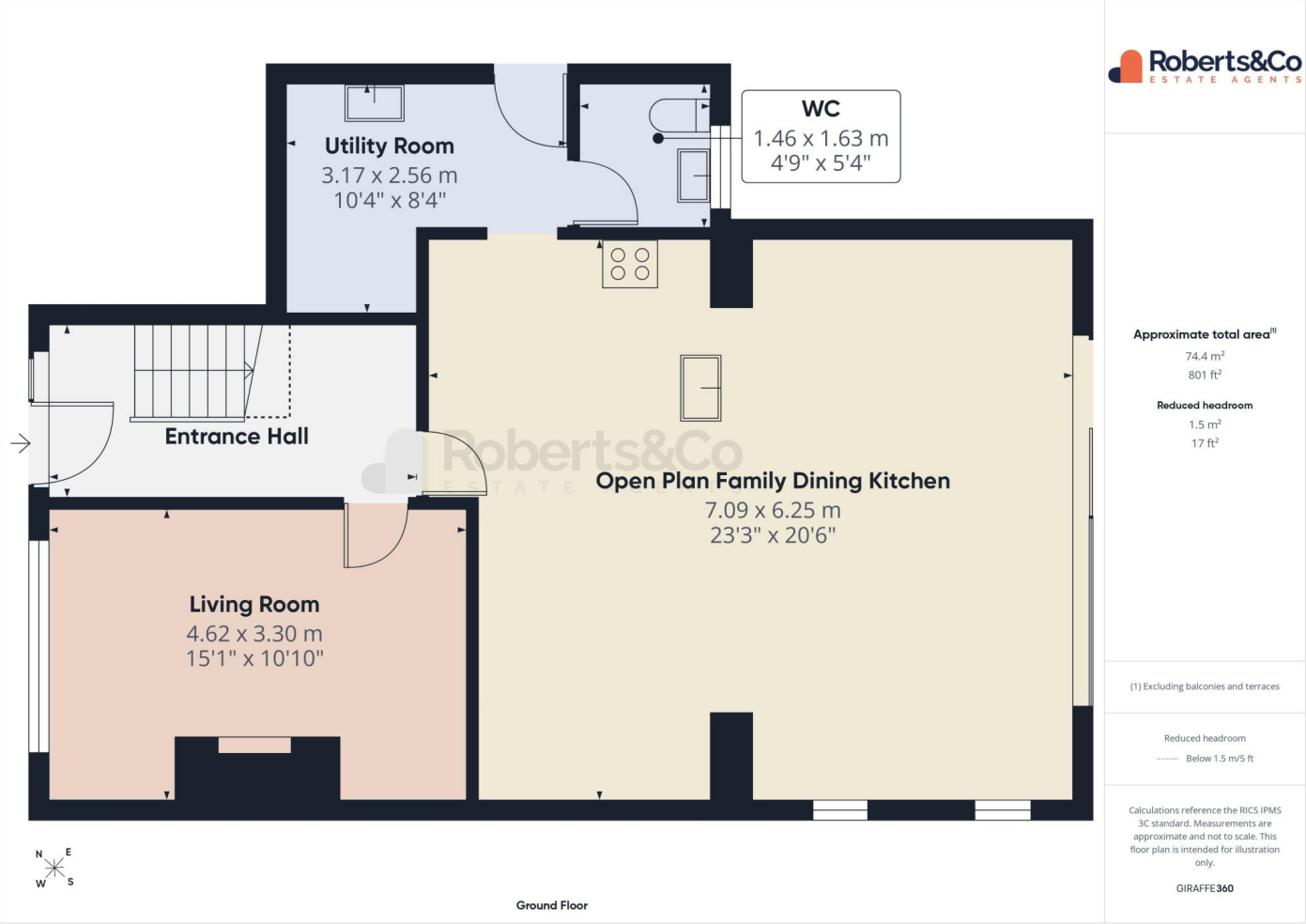
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

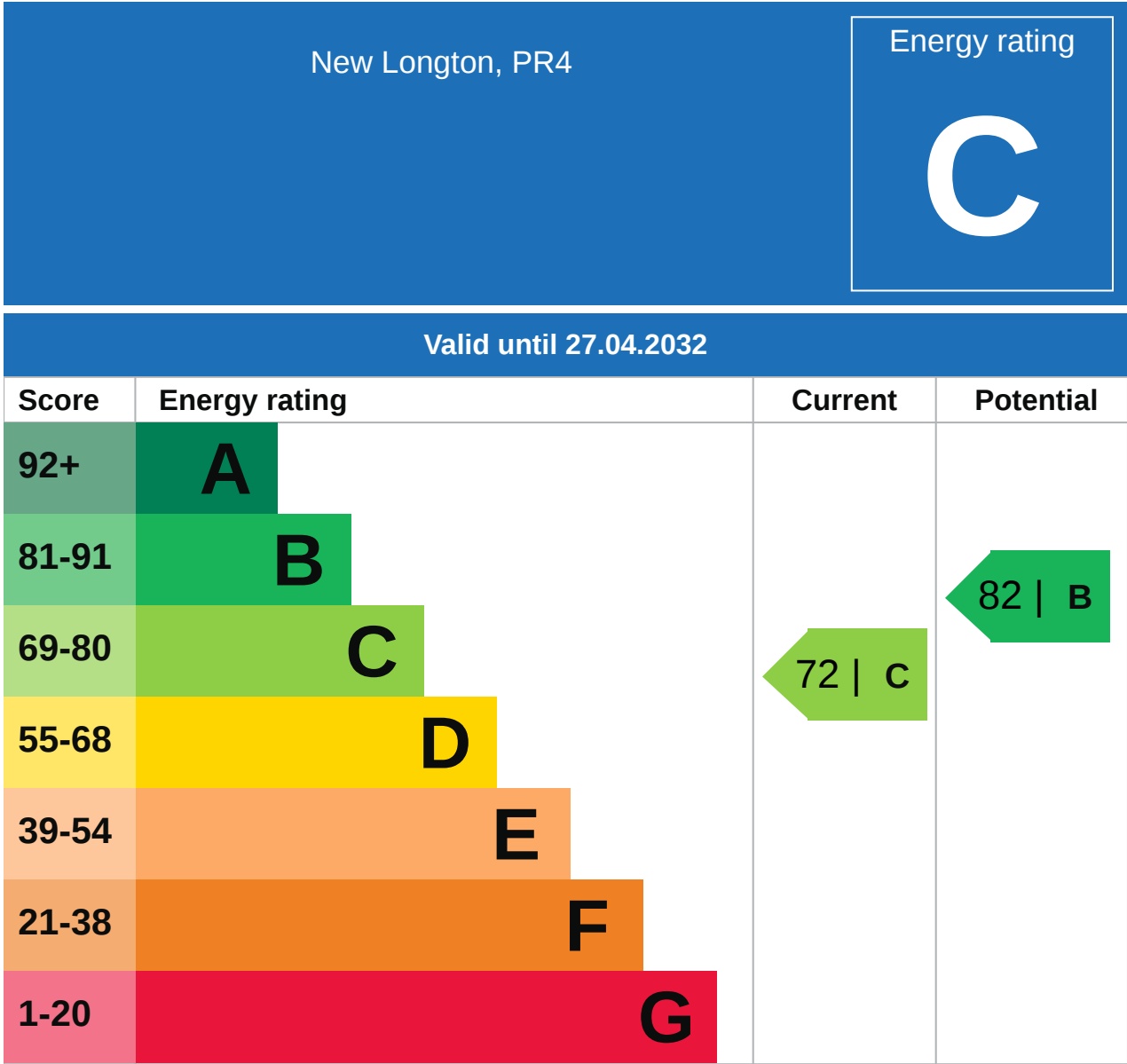
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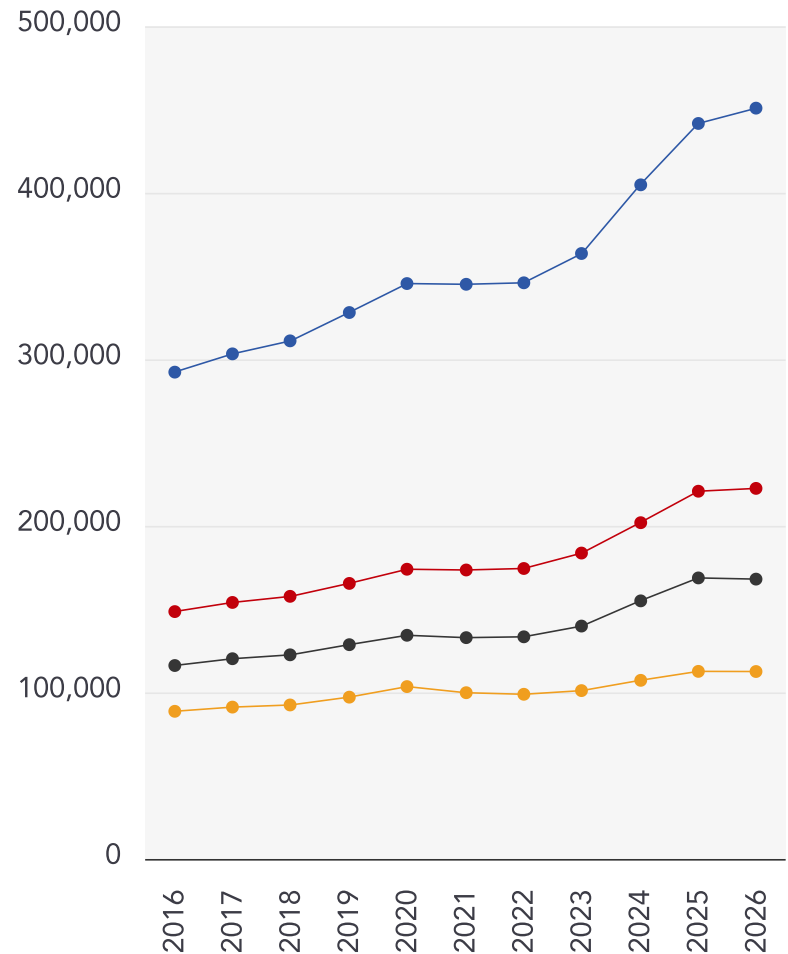
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
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, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	117 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

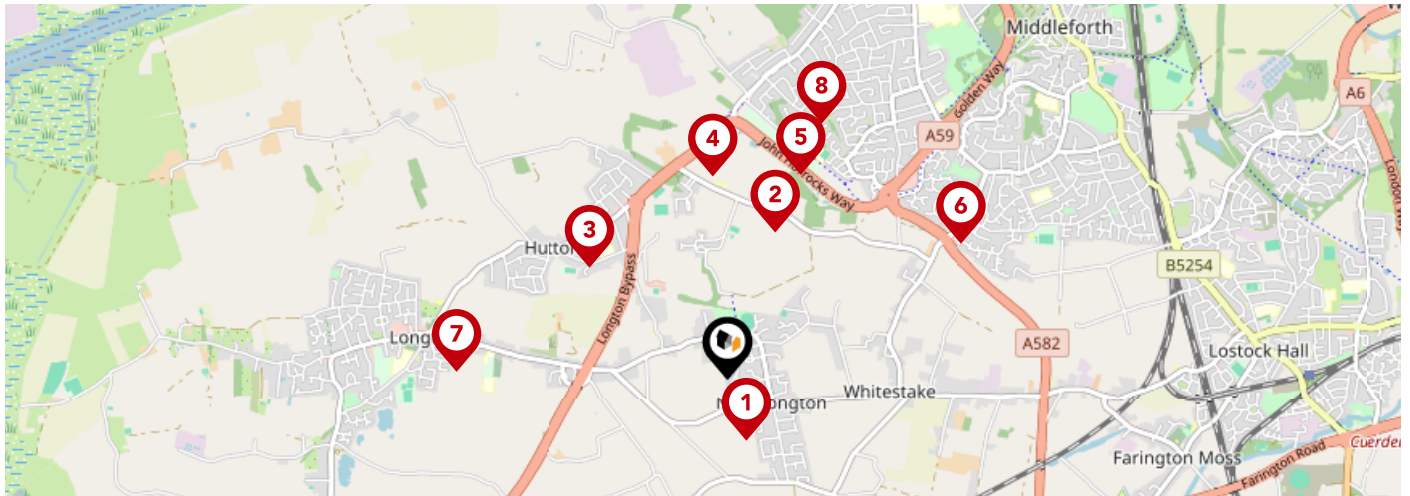
+49.8%

Terraced

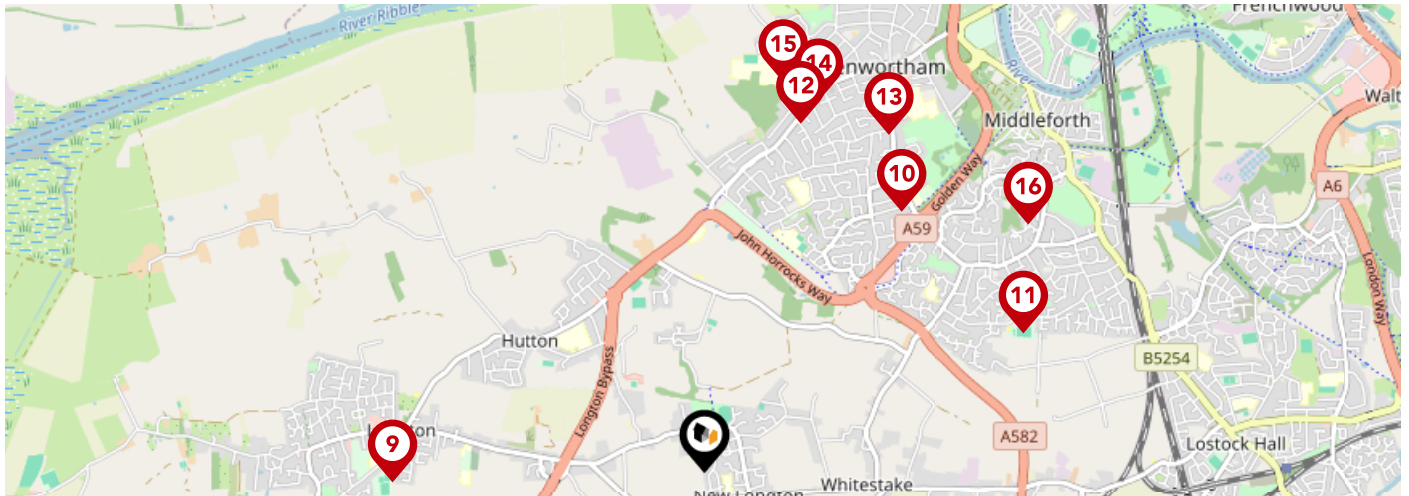
+44.66%

Flat

+26.94%



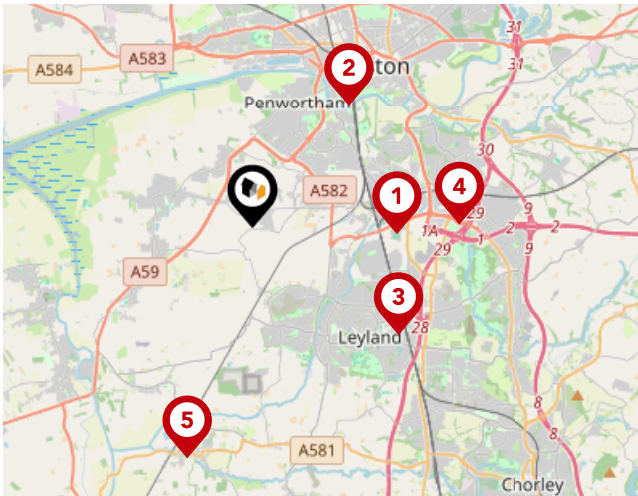
		Nursery	Primary	Secondary	College	Private
1	New Longon All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:0.28	☐	☒	☐	☐	☐
2	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.68	☐	☒	☐	☐	☐
3	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:0.78	☐	☐	☒	☐	☐
4	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.89	☐	☒	☐	☐	☐
5	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.95	☐	☐	☒	☐	☐
6	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.19	☐	☒	☐	☐	☐
7	St Oswald's Catholic Primary School, Longon Ofsted Rating: Good Pupils: 246 Distance:1.19	☐	☒	☐	☐	☐
8	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:1.2	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:1.37	☐	☒	☐	☐	☐
	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:1.43	☐	☒	☐	☐	☐
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.53	☐	☒	☐	☐	☐
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:1.59	☐	☒	☐	☐	☐
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:1.69	☐	☐	☒	☐	☐
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:1.7	☐	☒	☐	☐	☐
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:1.75	☐	☐	☒	☐	☐
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.79	☐	☒	☐	☐	☐

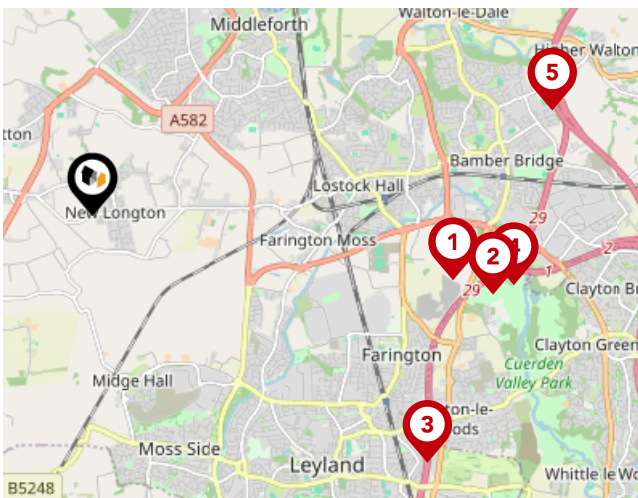
Area

Transport (National)



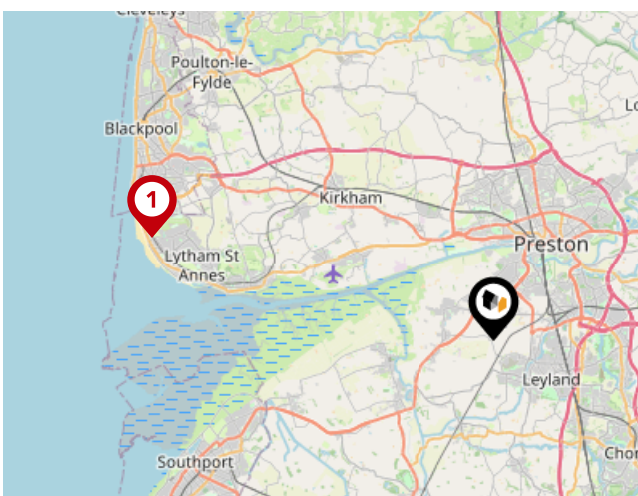
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	2.53 miles
2	Preston Rail Station	2.71 miles
3	Leyland Rail Station	3.15 miles
4	Bamber Bridge Rail Station	3.61 miles
5	Croston Rail Station	4.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	3.2 miles
2	M65 J1	3.57 miles
3	M6 J28	3.64 miles
4	M6 J29	3.74 miles
5	M6 J30	4.13 miles

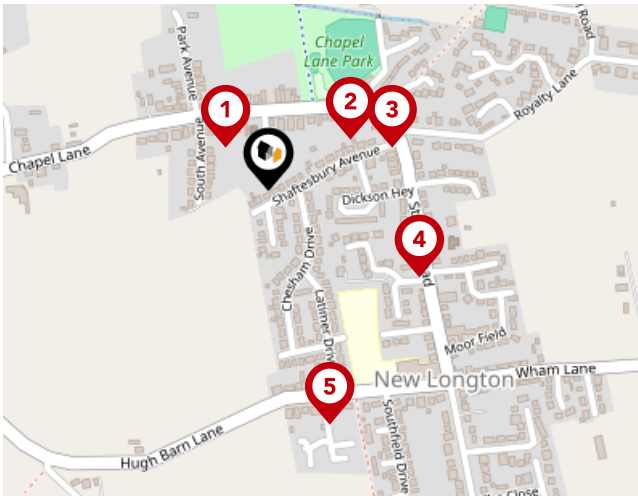


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.47 miles

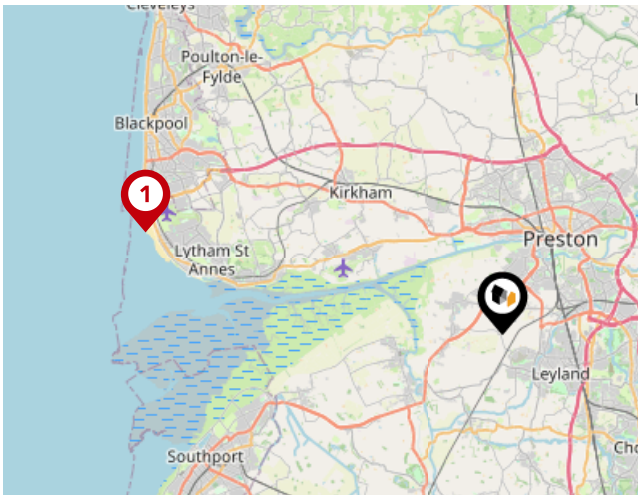
Area

Transport (Local)



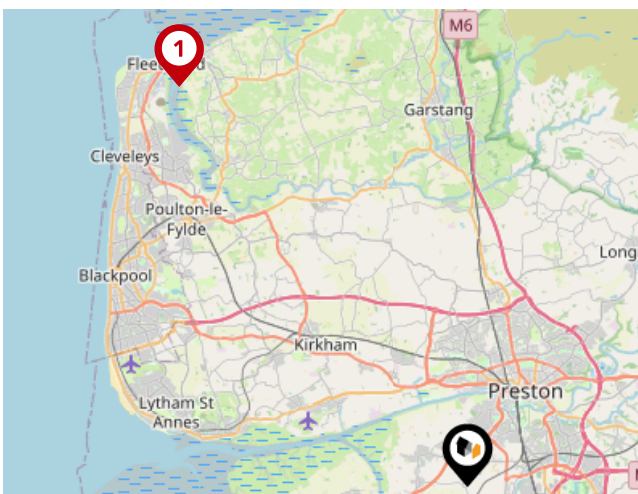
Bus Stops/Stations

Pin	Name	Distance
1	Methodist Church	0.06 miles
2	Boundary Close	0.1 miles
3	Boundary Close	0.14 miles
4	All Saints Church	0.18 miles
5	Latimer Drive	0.26 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	13.03 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.25 miles



Roberts & Co

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



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/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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