

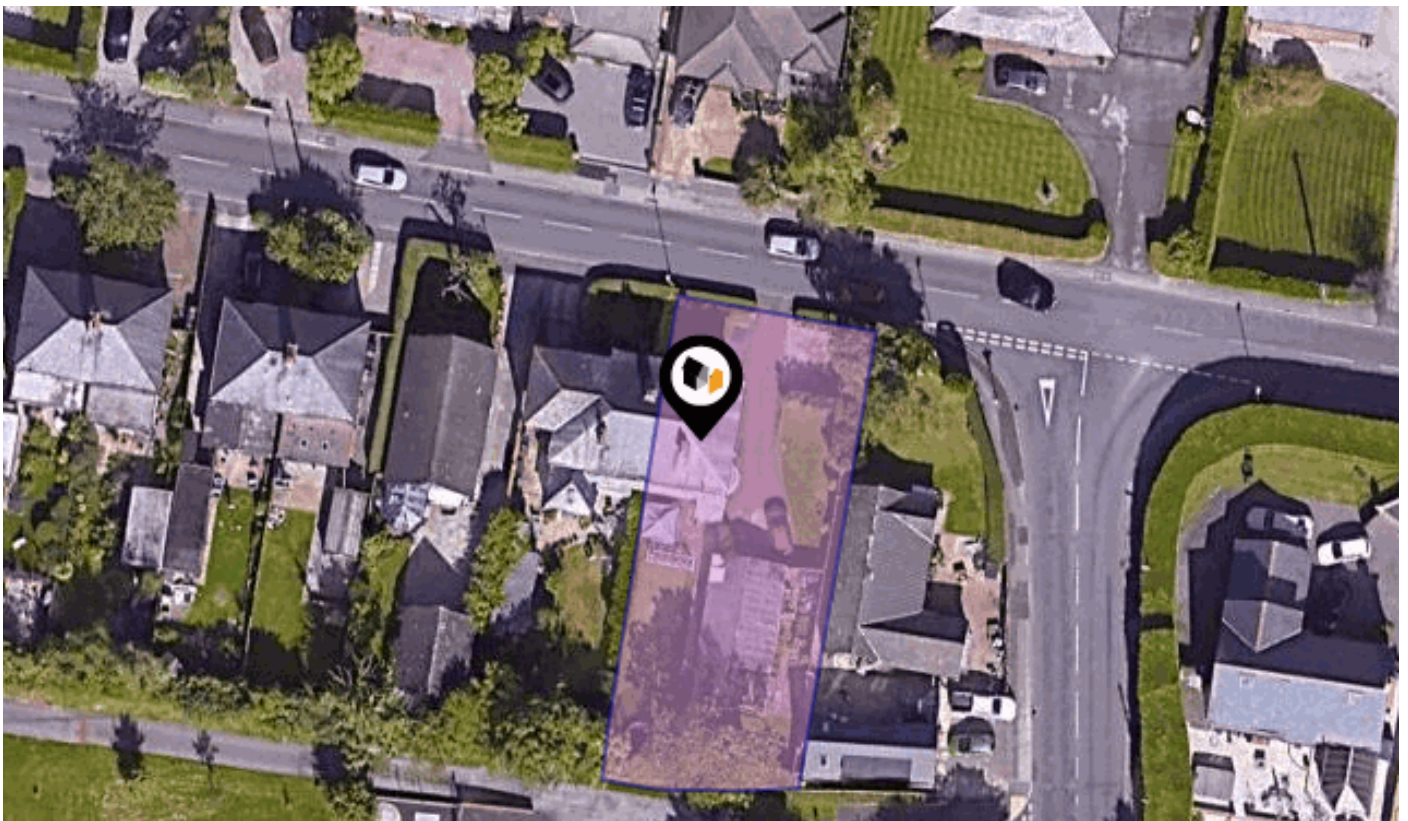


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 10<sup>th</sup> February 2025**



**CHAPEL LANE, LONGTON, PRESTON, PR4**

## Roberts & Co

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

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### Property Overview

Spacious, character-filled home with a south-facing garden

This charming property boasts a south-facing garden and offers a wonderful opportunity for those seeking a home with character and space. Unlike the typical three-bedroom semi-detached, this traditional house features a distinctive layout and a range of appealing characteristics.

Upon entering, you're welcomed by a spacious entrance hall. Off the hall are two reception rooms. The front living room is particularly striking, with a large bay window that floods the space with natural light, creating a bright and inviting atmosphere. The rear reception room offers excellent built-in storage cupboards, perfect for keeping your home organized and clutter-free. The fitted dining kitchen offers ample space for a table and chairs positioned by the window, offering a lovely view of the side garden. This space provides a great opportunity for a buyer to personalize and truly make it their own. At the rear of the house, you'll find a convenient porch area, ideal for housing a washing machine and dryer, as well as a great spot for muddy boots or cleaning off the dog after a day in the garden.

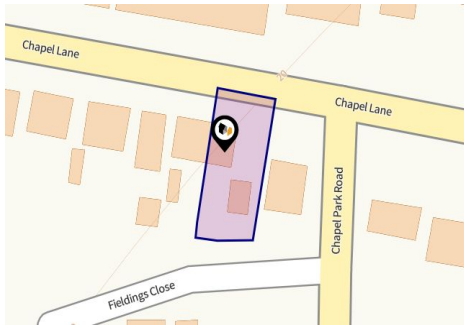
Upstairs there are three generous size bedrooms, while the bathroom is a spacious four-piece suite, offering ample room for family living.

The plot is fantastic, offering a double garage, 3 outbuildings, outdoor toilet, a generous side garden, and a lovely area behind the garage. There are also vegetable plots on the side of the garage, perfect for those who enjoy gardening or growing their own produce. The driveway provides parking for multiple vehicles, and the design allows for easy turning, so there's no need to reverse out.

What we love about the property: This home presents a rare chance for someone to add their personal touch and truly make it their own, with plenty of space both inside and out to enjoy.

Tenure: Freehold

Council: D



## Property

|                         |  |                |          |
|-------------------------|--|----------------|----------|
| <b>Type:</b>            | Semi-Detached                              | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 3  |                |          |
| <b>Floor Area:</b>      | 1,216 ft <sup>2</sup> / 113 m <sup>2</sup> |                |          |
| <b>Plot Area:</b>       | 0.16 acres                                 |                |          |
| <b>Year Built :</b>     | 1900-1929                                  |                |          |
| <b>Council Tax :</b>    | Band D                                     |                |          |
| <b>Annual Estimate:</b> | £2,242                                     |                |          |
| <b>Title Number:</b>    | LAN119674                                  |                |          |

## Local Area

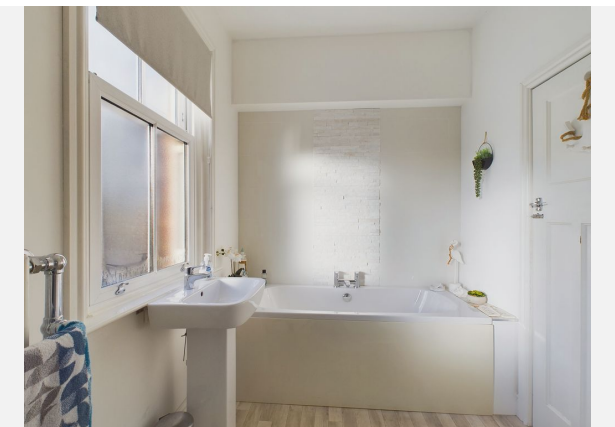
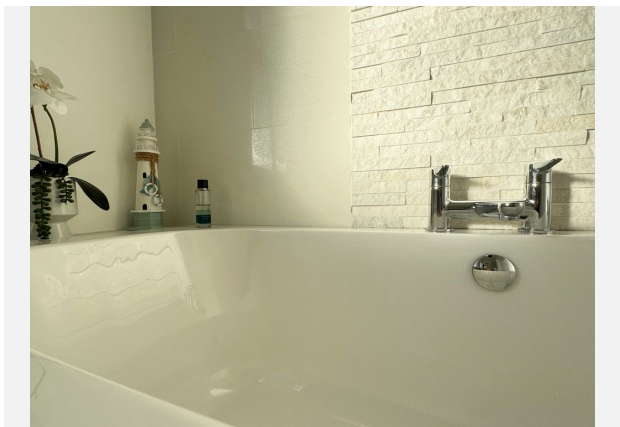
|                           |            |   |                   |                  |
|---------------------------|------------|---|-------------------|------------------|
| <b>Local Authority:</b>   | Lancashire | <b>Estimated Broadband Speeds</b><br>(Standard - Superfast - Ultrafast) |                   |                  |
| <b>Conservation Area:</b> | No         |   |                   |                  |
| <b>Flood Risk:</b>        |            |   |                   |                  |
| • Rivers & Seas           | No Risk    | <b>12</b><br>mb/s   | <b>47</b><br>mb/s | <b>-</b><br>mb/s |
| • Surface Water           | Low        |   |                   |                  |

|   |  |  |  |   |  |  |
|---|--|--|--|---|--|--|
| <b>Mobile Coverage:</b><br>(based on calls indoors) |  |  |  | <b>Satellite/Fibre TV Availability:</b> |  |  |
|   |  |  |  |   |  |  |
|   |  |  |  |   |  |  |



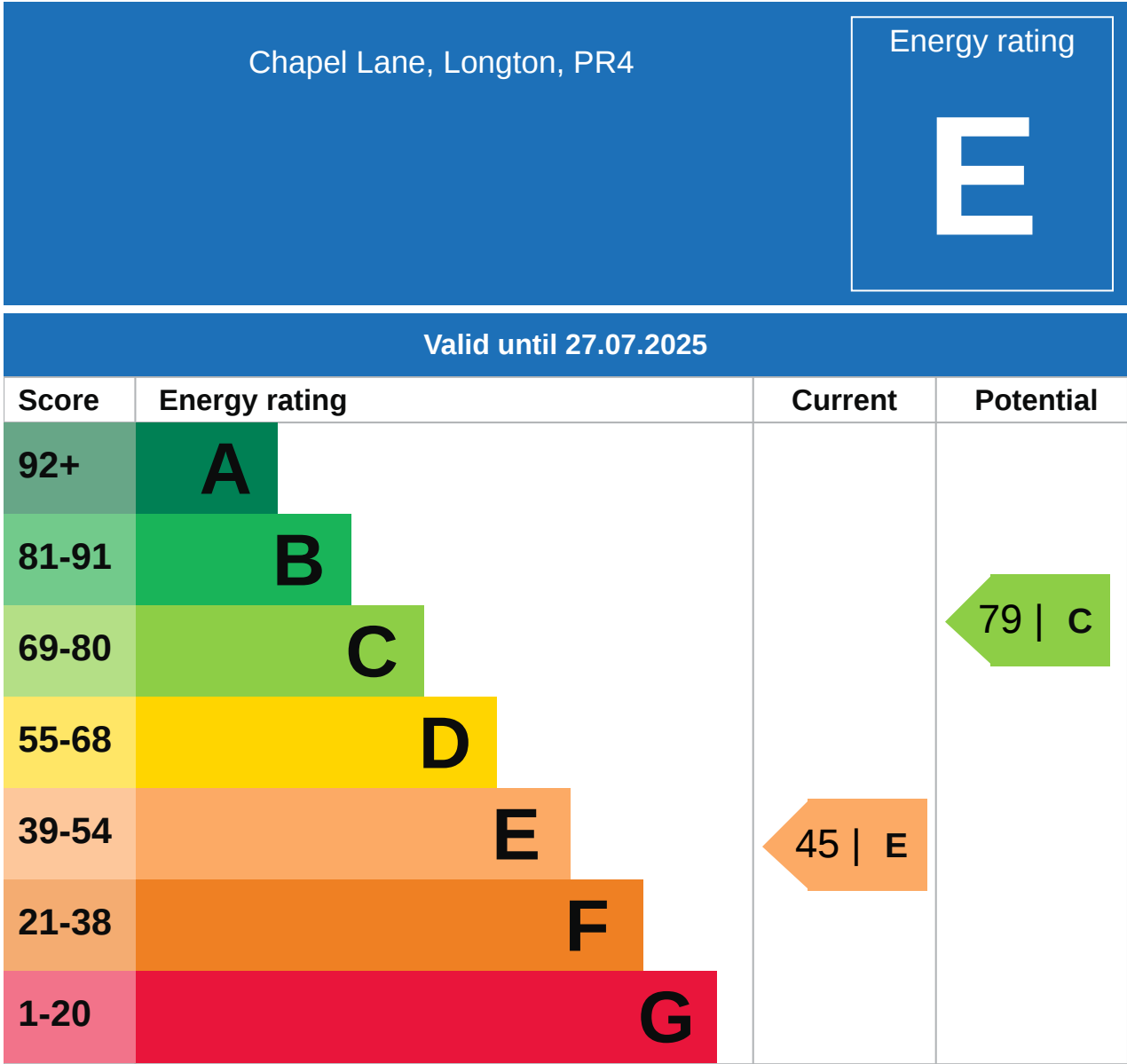








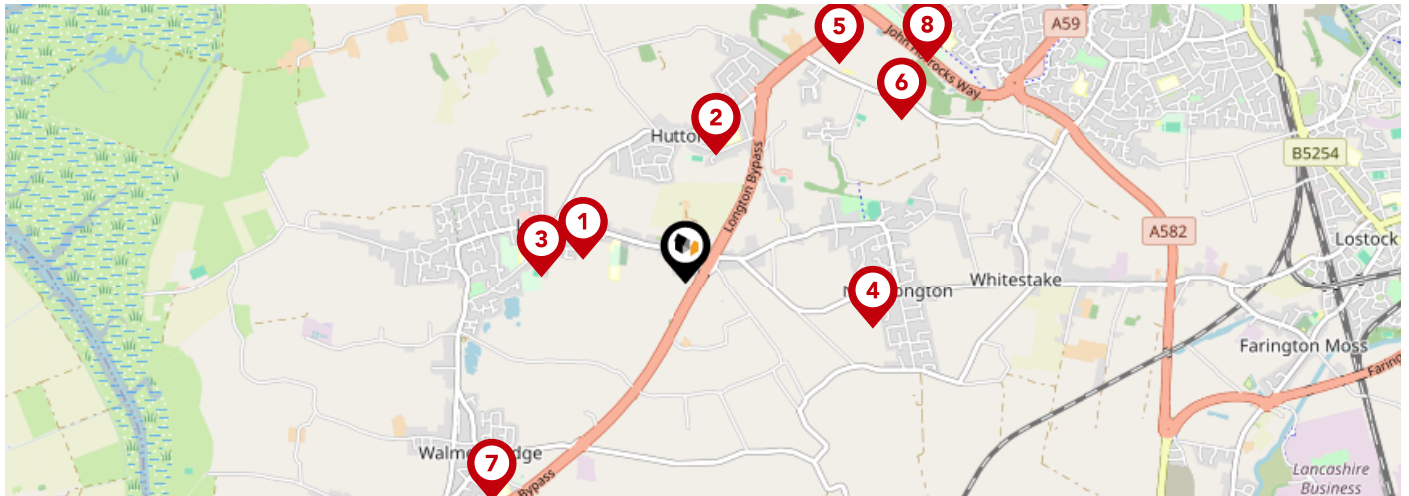




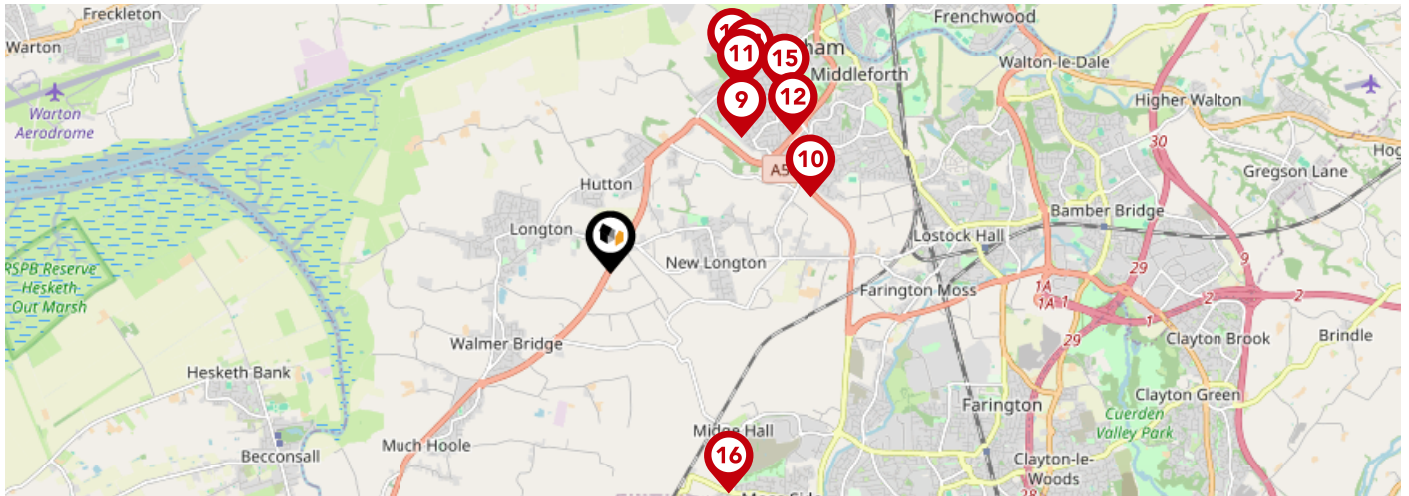
### Additional EPC Data









|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | House  |
| <b>Build Form:</b>                  | Semi-Detached                                  |
| <b>Transaction Type:</b>            | Non marketed sale                              |
| <b>Energy Tariff:</b>               | Single   |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes  |
| <b>Flat Top Storey:</b>             | No   |
| <b>Top Storey:</b>                  | 0  |
| <b>Glazing Type:</b>                | Double glazing installed before 2002           |
| <b>Previous Extension:</b>          | 0  |
| <b>Open Fireplace:</b>              | 1  |
| <b>Ventilation:</b>                 | Natural  |
| <b>Walls:</b>                       | Cavity wall, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Poor   |
| <b>Roof:</b>                        | Pitched, no insulation                         |
| <b>Roof Energy:</b>                 | Very Poor                                      |
| <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> | Good   |
| <b>Lighting:</b>                    | Low energy lighting in 50% of fixed outlets    |
| <b>Floors:</b>                      | Suspended, no insulation (assumed)             |
| <b>Total Floor Area:</b>            | 113 m <sup>2</sup>                             |





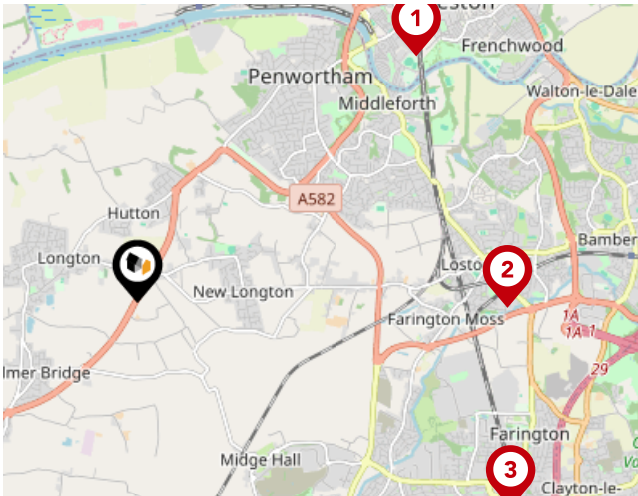
|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>St Oswald's Catholic Primary School, Longton</b><br>Ofsted Rating: Good   Pupils: 246   Distance:0.46 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Hutton Church of England Grammar School</b><br>Ofsted Rating: Good   Pupils: 857   Distance:0.58      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Longton Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 211   Distance:0.64                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>New Longton All Saints CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 216   Distance:0.85   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Howick Church Endowed Primary School</b><br>Ofsted Rating: Good   Pupils: 107   Distance:1.18         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Ashbridge Independent School</b><br>Ofsted Rating: Not Rated   Pupils: 551   Distance:1.19            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Little Hoole Primary School</b><br>Ofsted Rating: Good   Pupils: 197   Distance:1.28                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>All Hallows Catholic High School</b><br>Ofsted Rating: Outstanding   Pupils: 912   Distance:1.43      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



|   |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Whitefield Primary School</b><br>Ofsted Rating: Good   Pupils: 370   Distance:1.66                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>Penwortham Broad Oak Primary School</b><br>Ofsted Rating: Good   Pupils: 201   Distance:1.89                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Penwortham, St Teresa's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 275   Distance:1.98              | <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><br>Ofsted Rating: Outstanding   Pupils: 208   Distance:2.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Penwortham Priory Academy</b><br>Ofsted Rating: Good   Pupils: 762   Distance:2.09                                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Penwortham Primary School</b><br>Ofsted Rating: Good   Pupils: 201   Distance:2.1                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Penwortham Girls' High School</b><br>Ofsted Rating: Outstanding   Pupils: 801   Distance:2.19                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Aurora Brooklands School</b><br>Ofsted Rating: Requires improvement   Pupils: 54   Distance:2.2                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

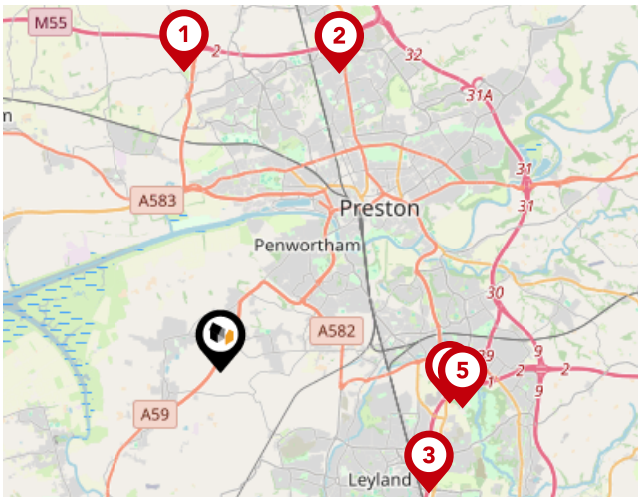
# Area

## Transport (National)



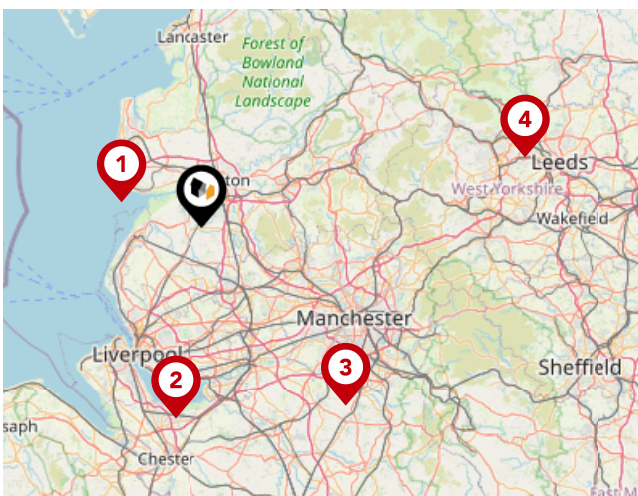
### National Rail Stations

| Pin | Name                      | Distance   |
|-----|---------------------------|------------|
|     | Preston Rail Station      | 3.28 miles |
|     | Lostock Hall Rail Station | 3.25 miles |
|     | Leyland Rail Station      | 3.74 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
|     | M55 J2  | 5.32 miles |
|     | M55 J1  | 5.65 miles |
|     | M6 J28  | 4.23 miles |
|     | M65 J1A | 4.06 miles |
|     | M65 J1  | 4.29 miles |



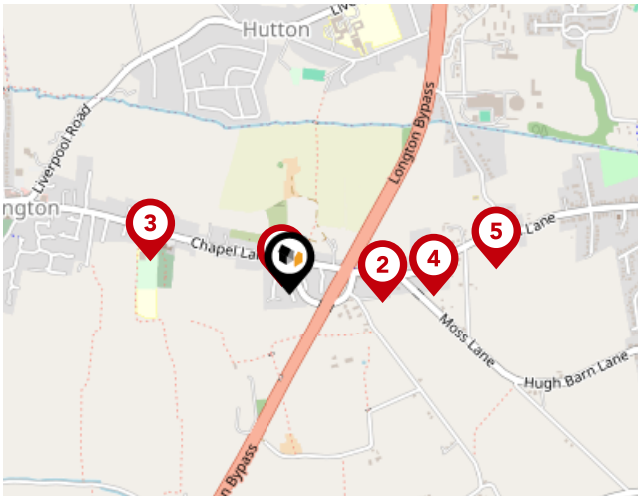
### Airports/Helipads

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
|     | Highfield              | 11.81 miles |
|     | Speke                  | 27.03 miles |
|     | Manchester Airport     | 32.27 miles |
|     | Leeds Bradford Airport | 46.32 miles |



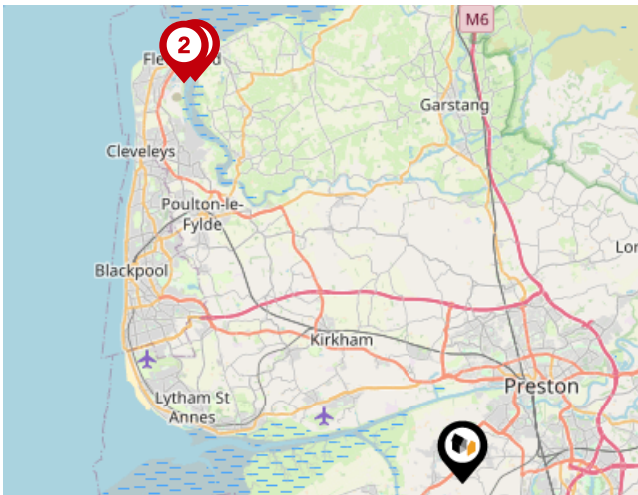
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name             | Distance   |
|-----|------------------|------------|
| 1   | Chapel Park Road | 0.02 miles |
| 2   | Chapel Ln bypass | 0.2 miles  |
| 3   | St Oswalds RCPS  | 0.31 miles |
| 4   | Moss Lane        | 0.31 miles |
| 5   | Saunders Lane    | 0.46 miles |



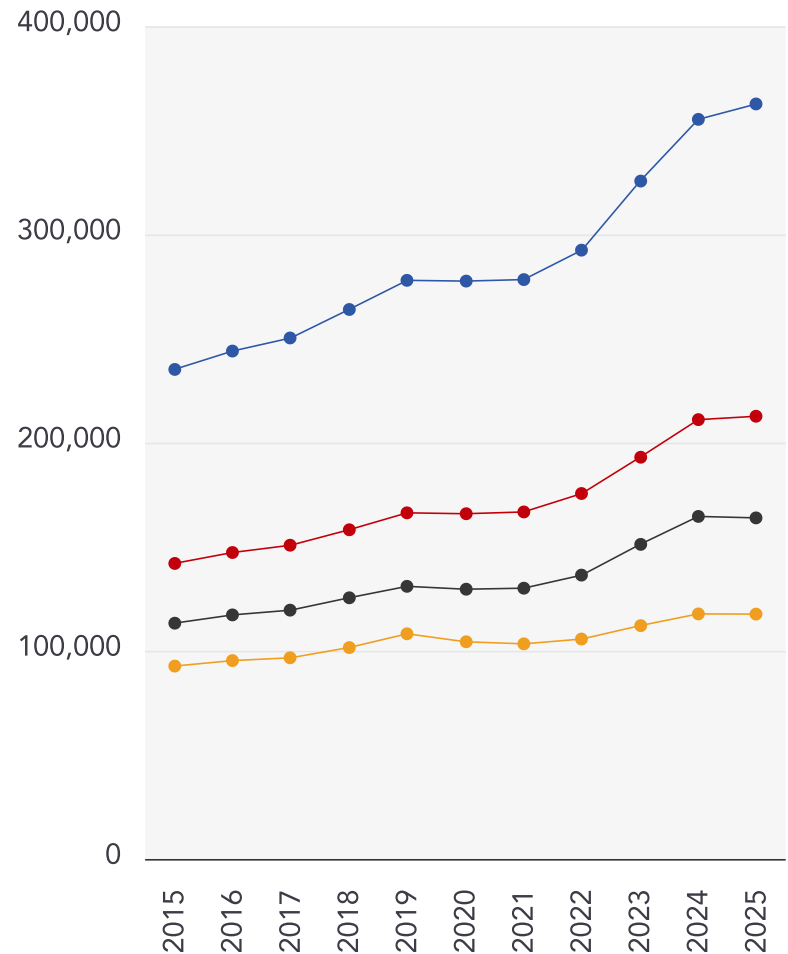
### Ferry Terminals

| Pin | Name                                  | Distance    |
|-----|---------------------------------------|-------------|
| 1   | Knott End-On-Sea Ferry Landing        | 16.91 miles |
| 2   | Fleetwood for Knott End Ferry Landing | 17.07 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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