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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 17th March 2025



GRANGEFIELD, LONGTON, PRESTON, PR4

Roberts & Co

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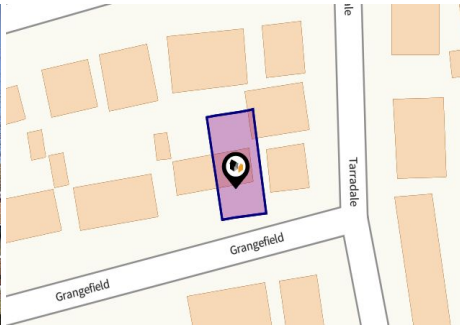
Property Overview

This spacious well-maintained Routledge bungalow offers versatile accommodation suitable for a range of buyers. With its central village location, you are within easy walking distance of all the amenities offered by Longton village including bars, restaurants, shops, doctors surgery and pharmacy.

On entering the property you will find a spacious hallway with stairs leading to the first floor. The living room is bright and generously sized, with a bay window and electric fire. There are two double bedrooms to the ground floor, one of which could be used as an additional reception room to suit a variety of uses. To the rear of the property is the dining kitchen, incorporating an electric double oven, integrated fridge freezer and plumbing for a washing machine. Beyond this is a sun room, offering additional living space.

Upstairs are two further double bedrooms. There is significant scope for further development to the first floor with the addition of a dormer, with many neighbouring properties having an upstairs shower room installed into the eaves space (subject to the relevant permissions).

Externally both the front and rear gardens have been designed to be low maintenance, with a good sized driveway leading to a detached garage. This property is offered with no chain delay.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,044 ft ² / 97 m ²
Plot Area:	0.14 acres
Council Tax :	Band C
Annual Estimate:	£1,993
Title Number:	LA878032

Tenure: Freehold

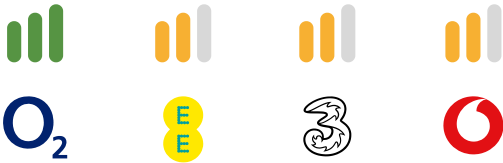
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s

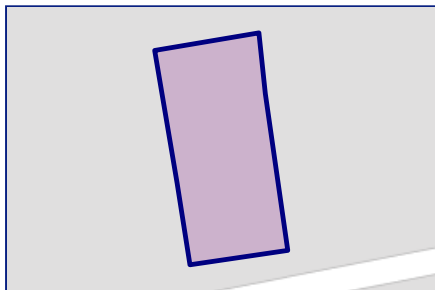
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

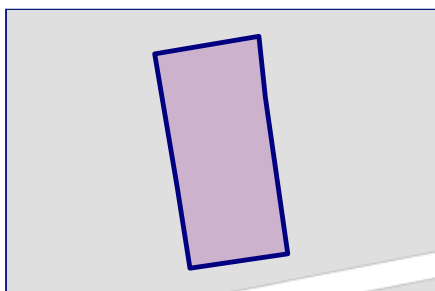


Multiple Freehold Title Plans Detected



LA878032

Multiple Freehold Title Plans Detected

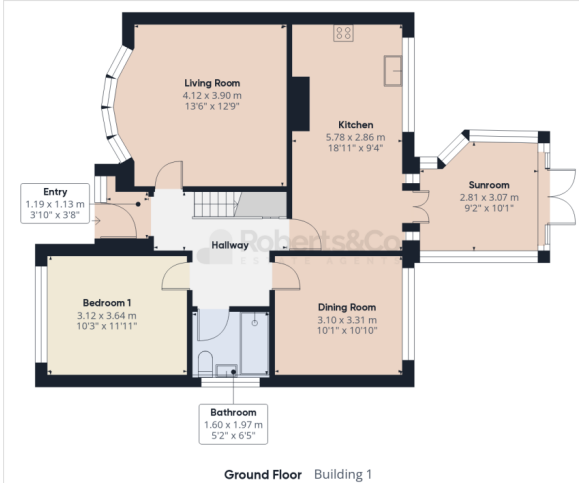


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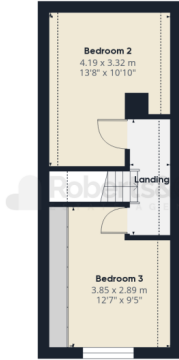




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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area[†]
121.65 m²
1309.43 ft²

Reduced headroom
3.52 m²
37.89 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

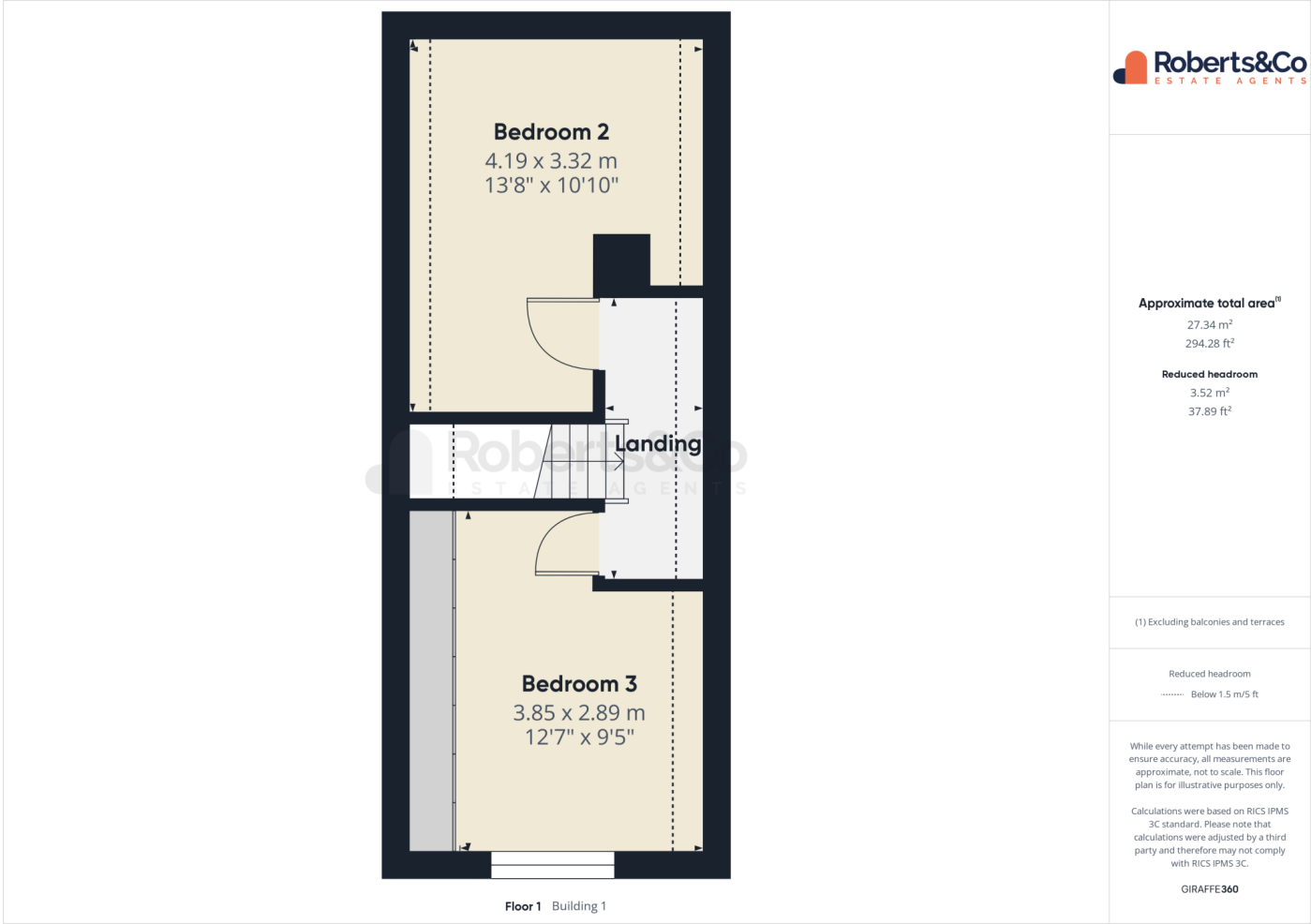
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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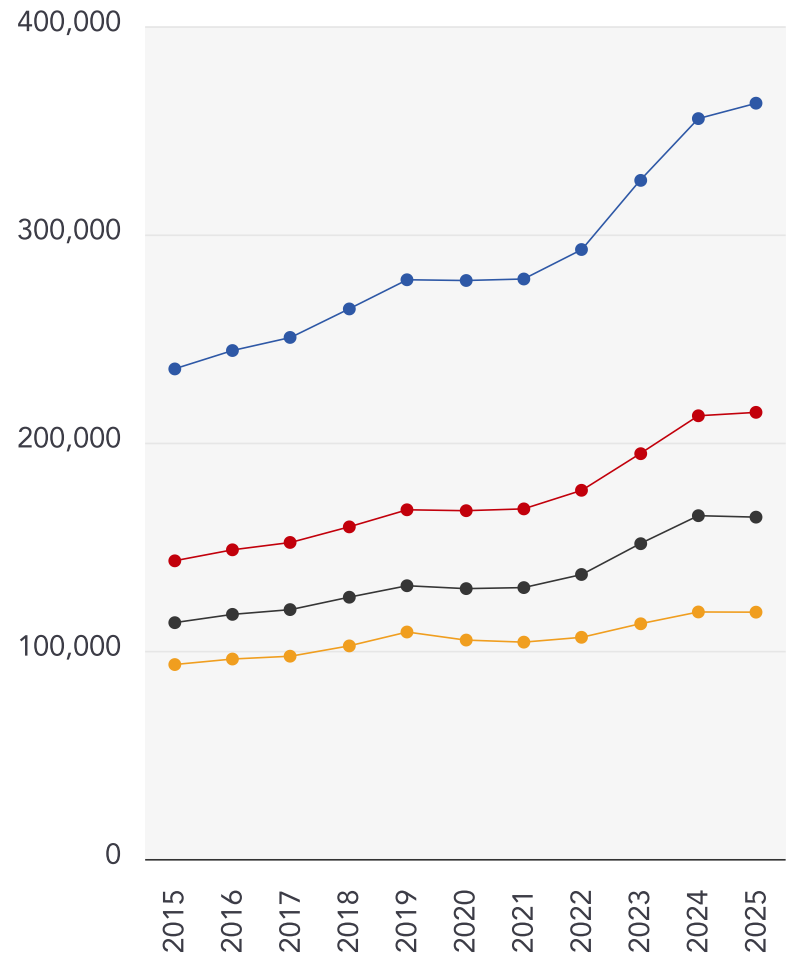
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Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

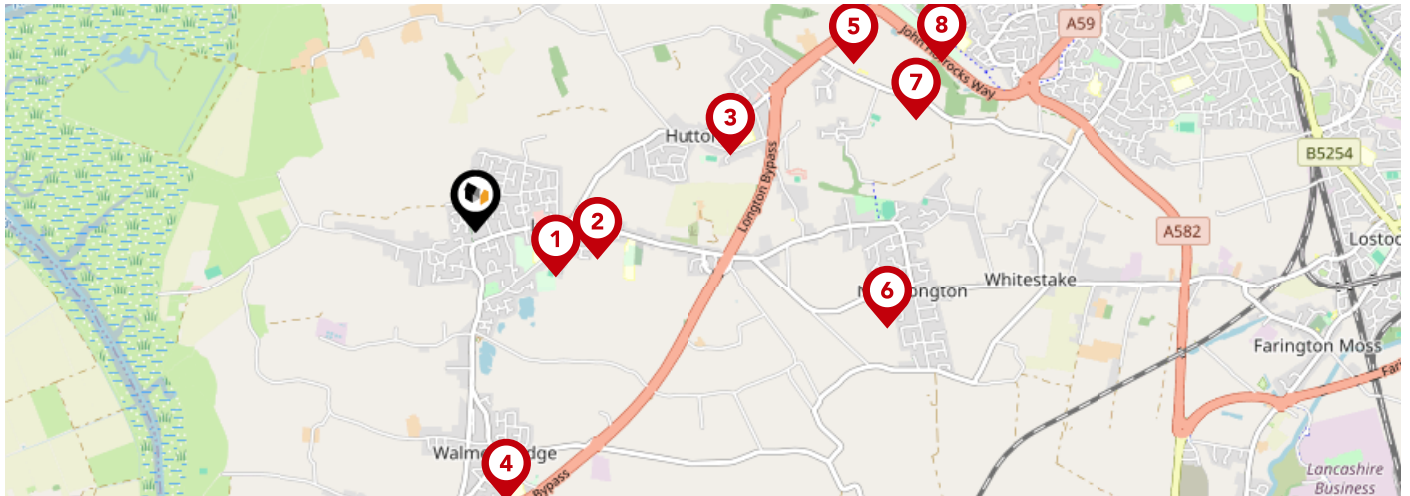
+49.8%

Terraced

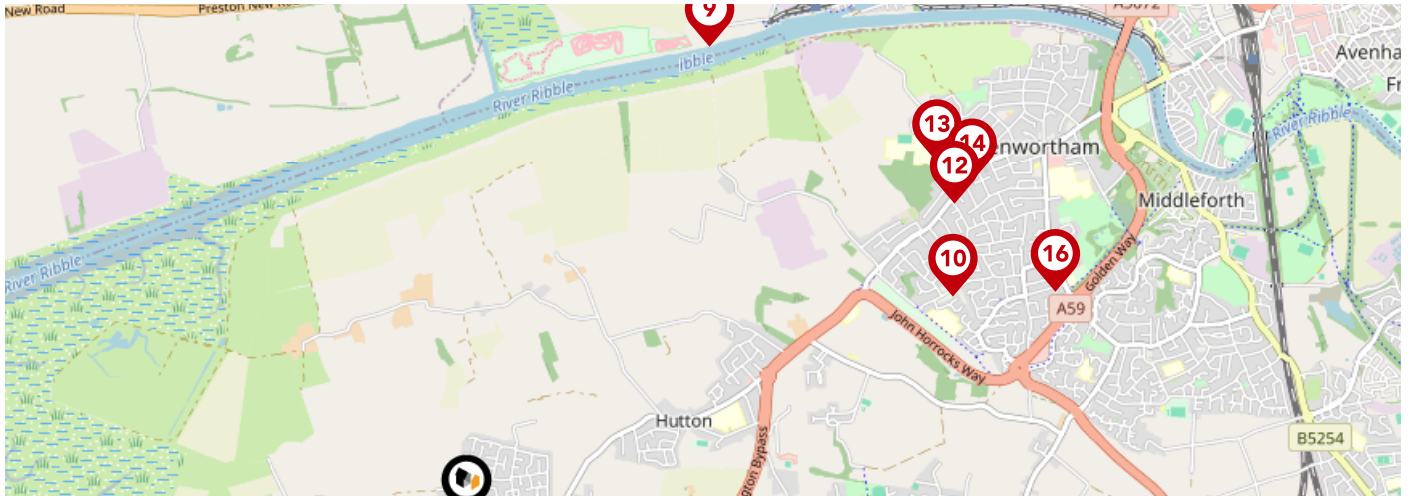
+44.66%

Flat

+26.94%



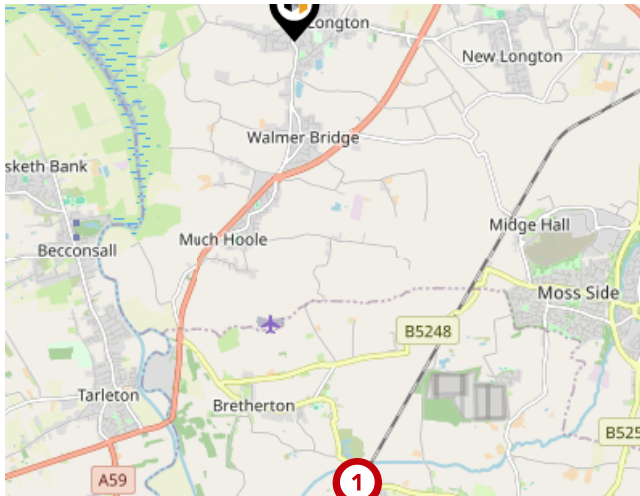
		Nursery	Primary	Secondary	College	Private
1	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 246 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Little Hoole Primary School Ofsted Rating: Good Pupils: 197 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Pioneer TEC Ofsted Rating: Requires improvement Pupils:0 Distance:2.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Hoole St Michael CofE Primary School Ofsted Rating: Good Pupils: 98 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:2.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Hesketh-With-Beconsall All Saints CofE School Ofsted Rating: Not Rated Pupils:0 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

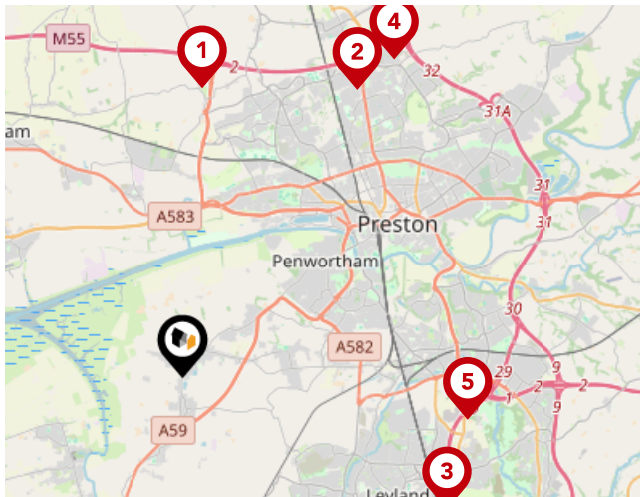
Area

Transport (National)



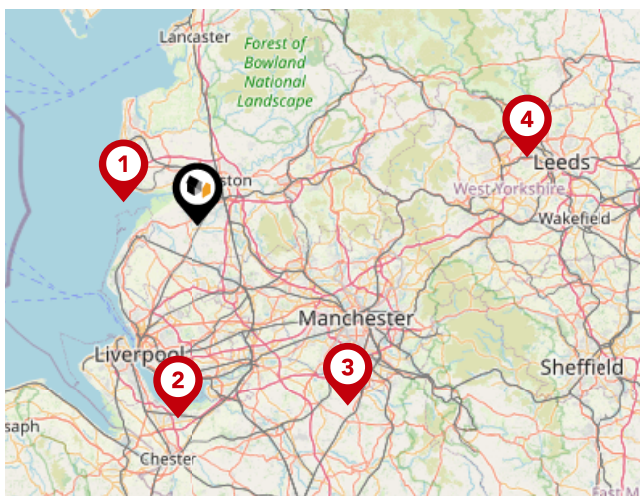
National Rail Stations

Pin	Name	Distance
1	Croston Rail Station	4.24 miles
2	Preston Rail Station	3.95 miles
3	Lostock Hall Rail Station	4.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	5.07 miles
2	M55 J1	5.89 miles
3	M6 J28	5.2 miles
4	M6 J32	6.71 miles
5	M65 J1A	5.07 miles

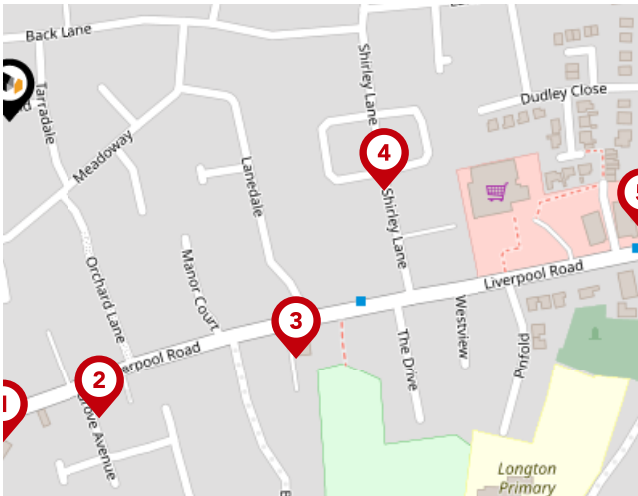


Airports/Helipads






Pin	Name	Distance
1	Highfield	10.8 miles
2	Speke	27.14 miles
3	Manchester Airport	33.07 miles
4	Leeds Bradford Airport	47.23 miles

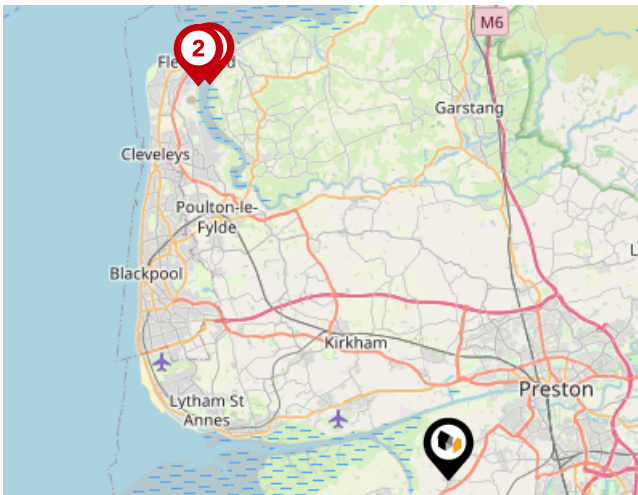
Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
	Golden Ball	0.18 miles
	Red Lion	0.17 miles
	Black Bull	0.2 miles
	Shirley Lane	0.21 miles
	Franklands	0.35 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	16.2 miles
	Fleetwood for Knott End Ferry Landing	16.34 miles



Roberts & Co

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

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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