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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 17th July 2025



HAMBLETON CLOSE, LONGTON, PRESTON, PR4

Roberts & Co

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* Spacious 4-Bedroom Detached Home * Prime Location * Walking Distance to Longton Village Centre

This spacious four-bedroom detached home is located in a highly desirable and popular residential area, just a short walk from Longton village centre. Well-maintained throughout, the property offers versatile and comfortable living space, ideal for families.

Upon entering, you are welcomed by a bright entrance hall, which features a good-sized built-in storage cupboard - perfect for coats, shoes, and everyday essentials.

The living and dining room is a generous open-plan space, complete with a gas fireplace that adds a cosy focal point. Sliding doors open into a lovely conservatory, creating an easy flow between the indoor and outdoor living areas.

The conservatory is a great size and enjoys pleasant views over the rear garden, making it an ideal spot for relaxing or entertaining guests.

The fitted kitchen is both stylish and functional, offering cream cabinets with contrasting black granite worktops. Integrated appliances include an oven, combi oven grill, dishwasher, and a tall fridge freezer. A convenient downstairs WC is located off the hallway, adding further practicality to the ground floor.

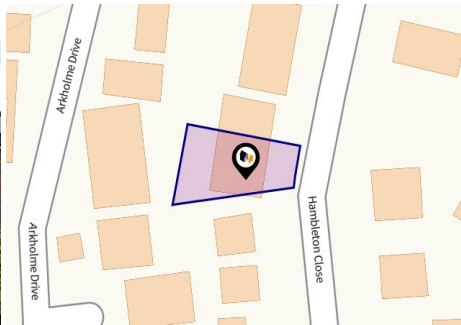
The garage provides additional useful storage space, ideal for bikes, tools, or seasonal items.

Upstairs, there are four bedrooms of average size. The main bedroom benefits from its own modern en-suite shower room. Bedroom two includes fitted wardrobes, while bedroom three is currently used as a dressing room and bedroom four serves as a home office - both can easily be converted back into bedrooms if needed. This flexibility allows you to tailor the space to suit your lifestyle.

The family bathroom is fitted with a modern three-piece suite, including a double walk-in shower, and serves the remaining bedrooms.

Externally, the property boasts a neat front garden and a driveway providing off-road parking. To the rear, the private garden features a patio area for outdoor dining, a lawn, and mature shrubs, offering a peaceful and attractive outdoor space.

This is a fantastic opportunity to acquire a beautifully kept home in a prime location, close to local amenities, schools, and transport links.



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,076 ft ² / 100 m ²
Plot Area:	0.1 acres
Council Tax :	Band E
Annual Estimate:	£2,875
Title Number:	LA648473

Tenure:	Freehold
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Local Area

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

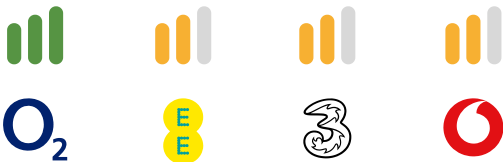
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17	80	-
mb/s	mb/s	mb/s

Mobile Coverage:

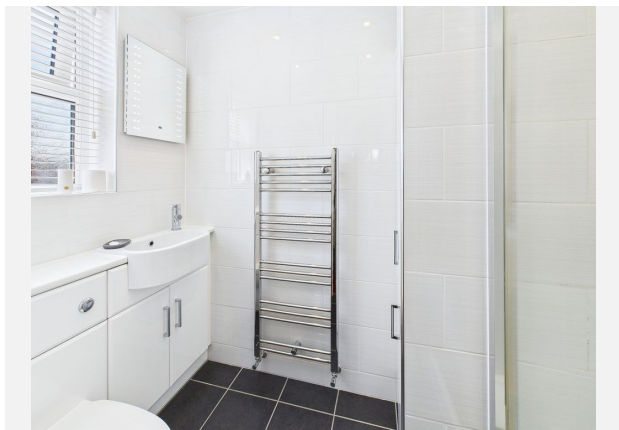
(based on calls indoors)

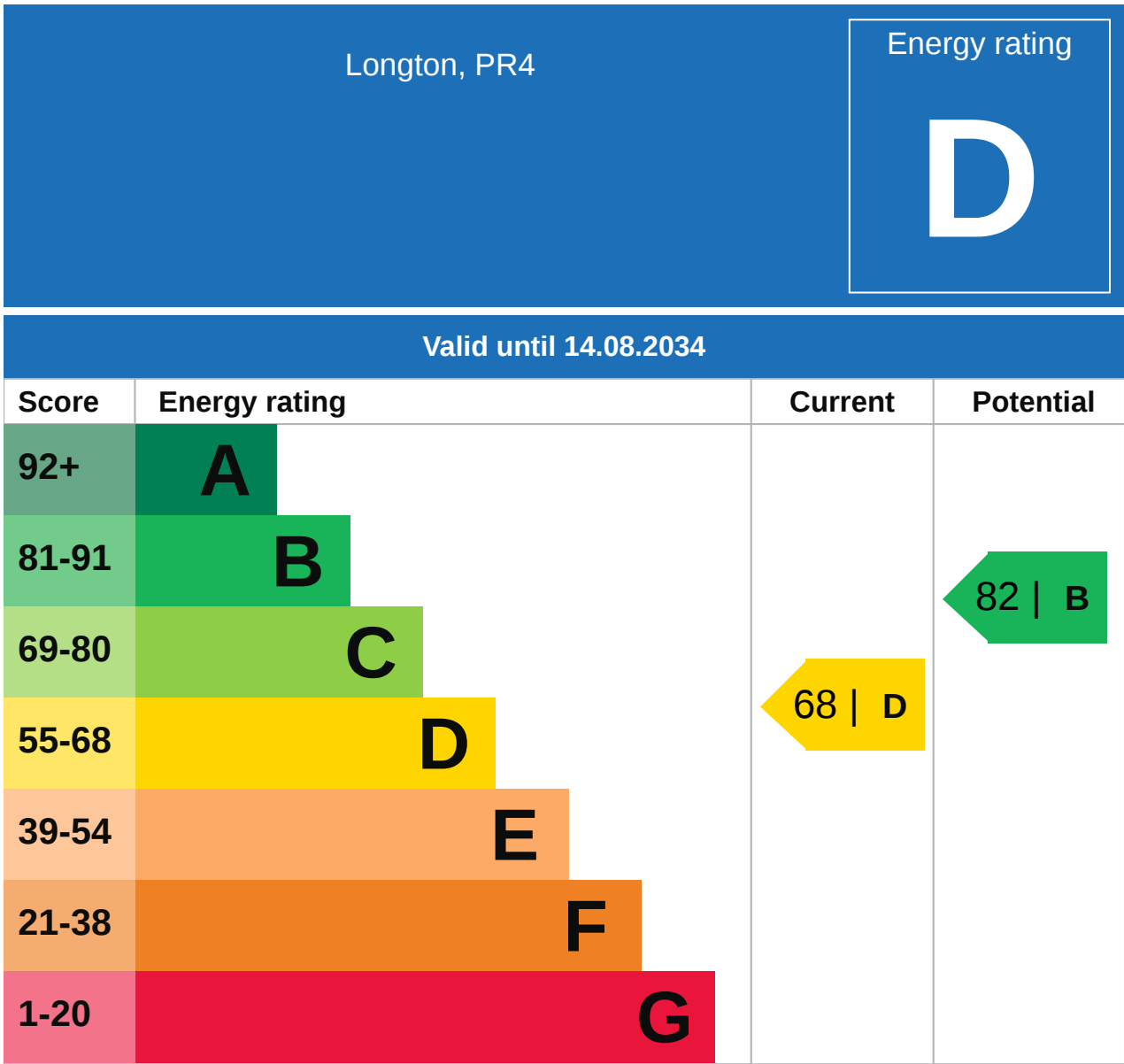


Satellite/Fibre TV Availability:









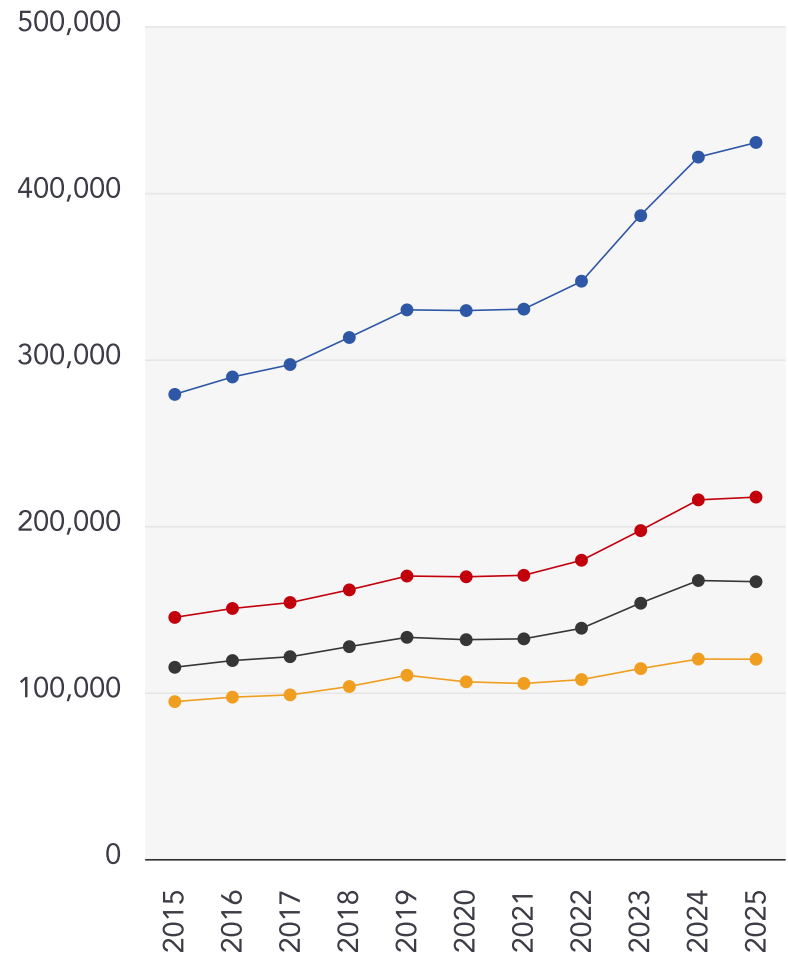
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
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 71% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	100 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

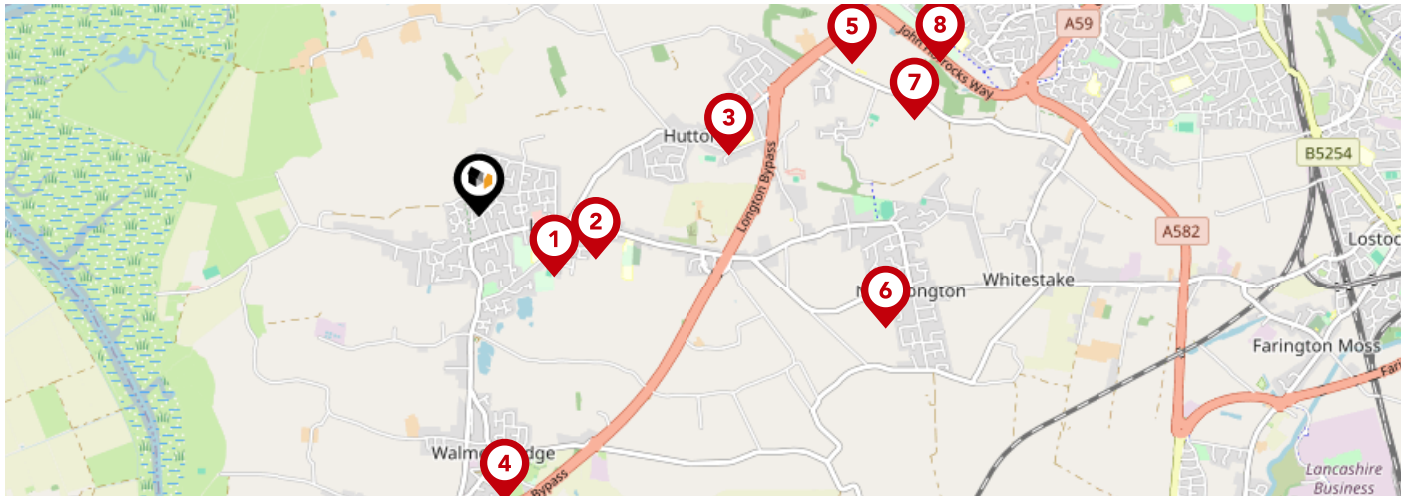
+49.8%

Terraced

+44.66%

Flat

+26.94%



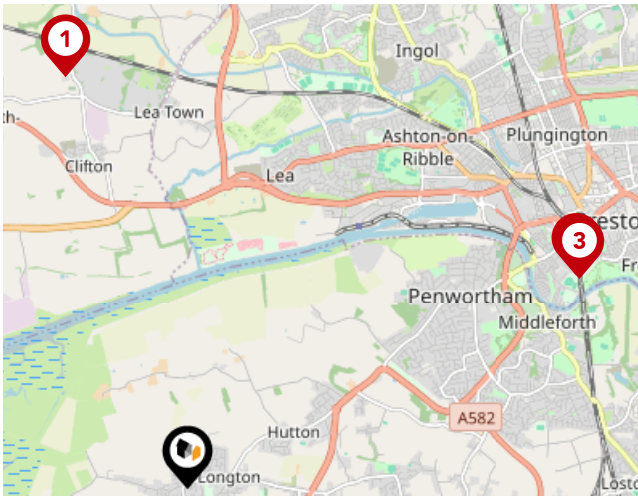
		Nursery	Primary	Secondary	College	Private
1	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.43	☐	☒	☐	☐	☐
2	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 246 Distance:0.55	☐	☒	☐	☐	☐
3	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.12	☐	☐	☒	☐	☐
4	Little Hoole Primary School Ofsted Rating: Good Pupils: 197 Distance:1.26	☐	☒	☐	☐	☐
5	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:1.77	☐	☒	☐	☐	☐
6	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.85	☐	☒	☐	☐	☐
7	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:1.95	☐	☒	☐	☐	☐
8	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:2.13	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Pioneer TEC Ofsted Rating: Requires improvement Pupils:0 Distance:2.25	☐	☐	☒	☐	☐
10	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:2.3	☐	☒	☐	☐	☐
11	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:2.49	☐	☒	☐	☐	☐
12	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:2.53	☐	☐	☒	☐	☐
13	Hoole St Michael CofE Primary School Ofsted Rating: Good Pupils: 98 Distance:2.57	☐	☒	☐	☐	☐
14	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:2.61	☐	☒	☐	☐	☐
15	St Bernard's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 235 Distance:2.7	☐	☒	☐	☐	☐
16	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:2.72	☐	☒	☐	☐	☐

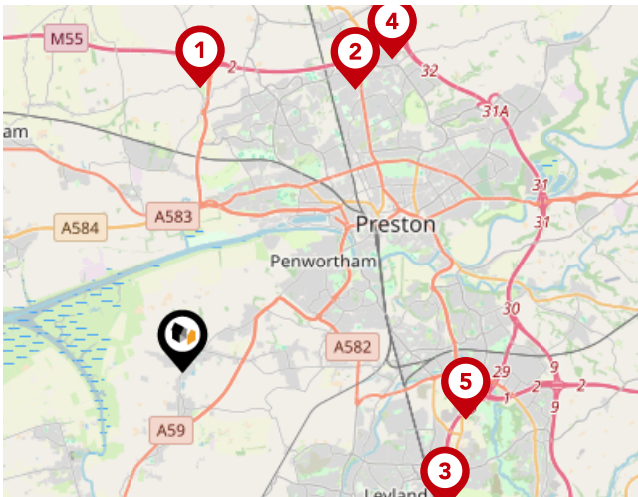
Area

Transport (National)



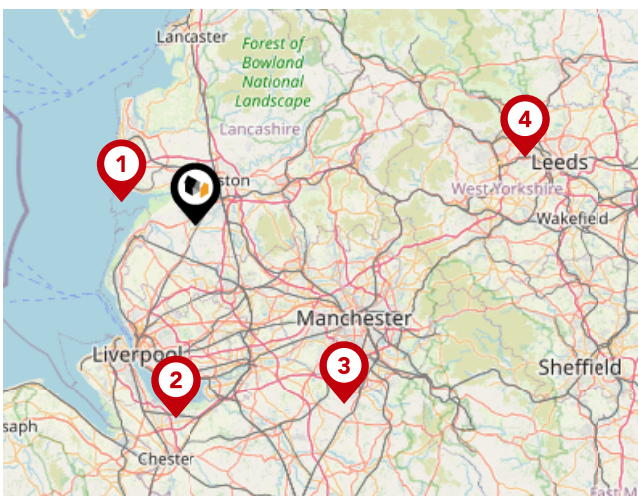
National Rail Stations

Pin	Name	Distance
1	Salwick Rail Station	3.76 miles
2	Preston Rail Station	3.9 miles
3	Preston Rail Station	3.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	4.99 miles
2	M55 J1	5.82 miles
3	M6 J28	5.22 miles
4	M6 J32	6.64 miles
5	M65 J1A	5.06 miles

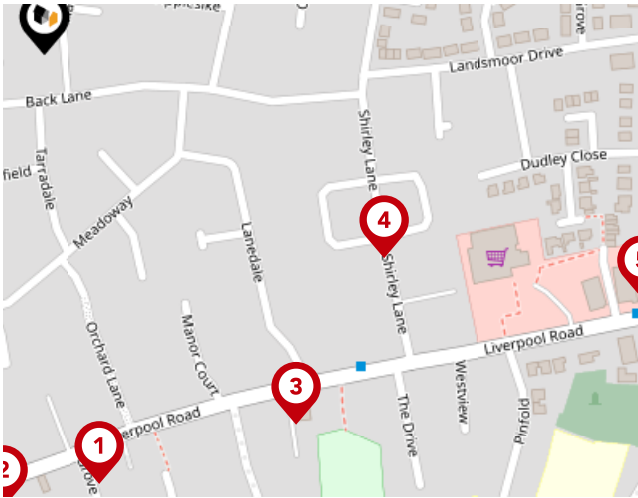


Airports/Helipads

Pin	Name	Distance
1	Highfield	10.8 miles
2	Speke	27.21 miles
3	Manchester Airport	32.67 miles
4	Leeds Bradford Airport	47.19 miles

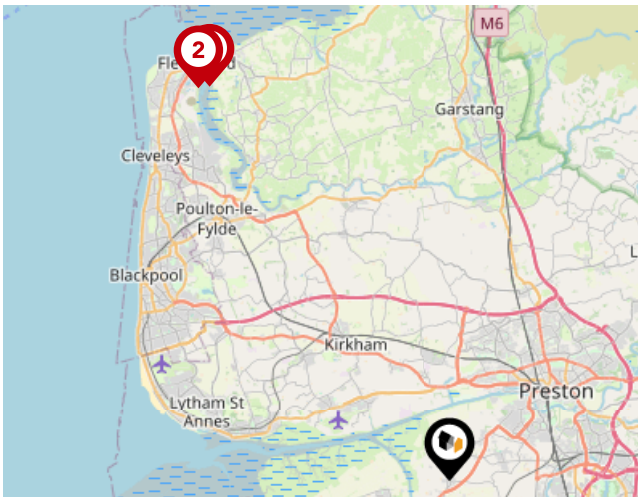
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Red Lion	0.24 miles
2	Golden Ball	0.25 miles
3	Black Bull	0.25 miles
4	Shirley Lane	0.22 miles
5	Franklands	0.35 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.15 miles
2	Fleetwood for Knott End Ferry Landing	16.29 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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