

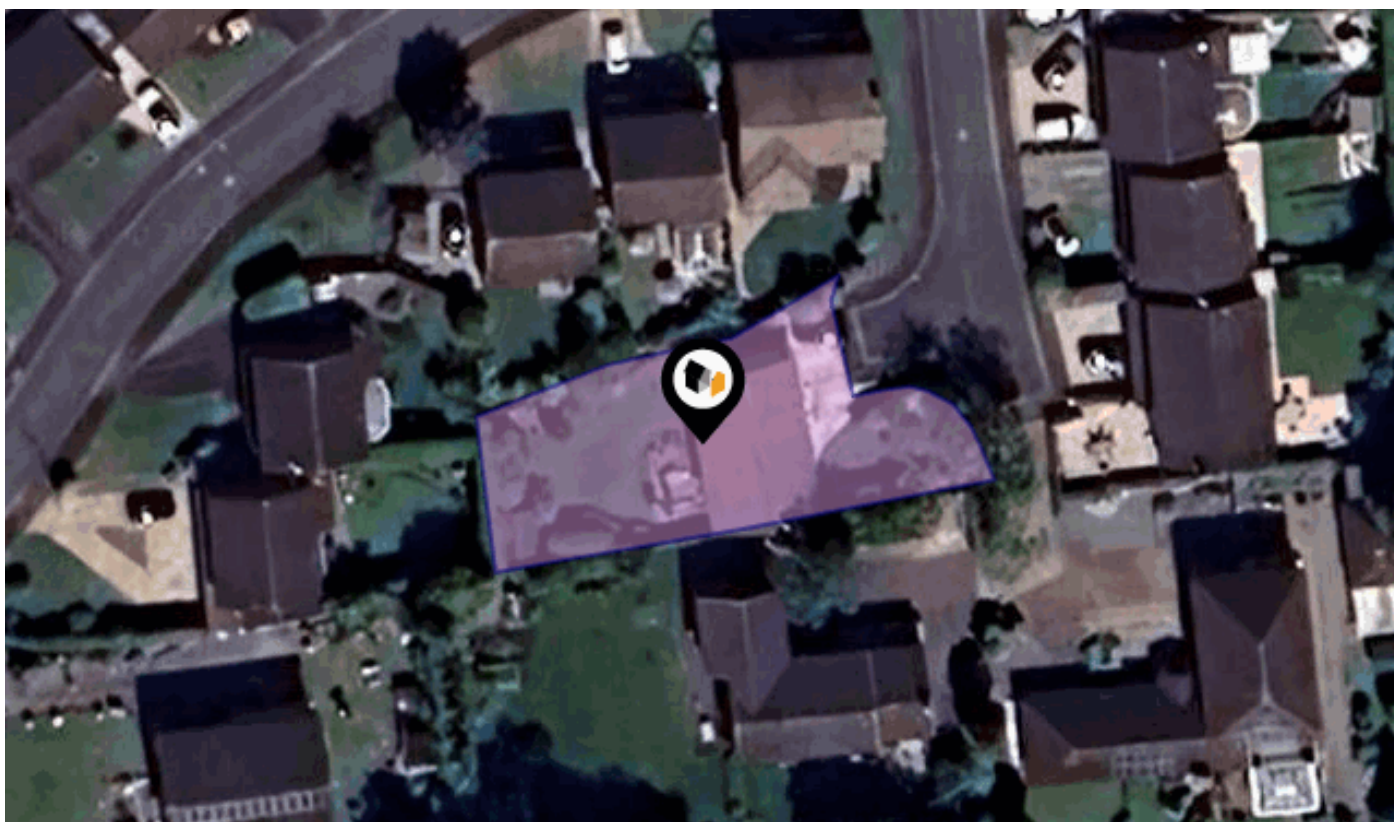


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 03rd September 2025



BRIAR CROFT, LONGTON, PRESTON, PR4

Roberts & Co

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* Spacious 5-Bedroom Family Home * Set on a Generous Plot* Quiet Cul-de-Sac Location in the Heart of Longton

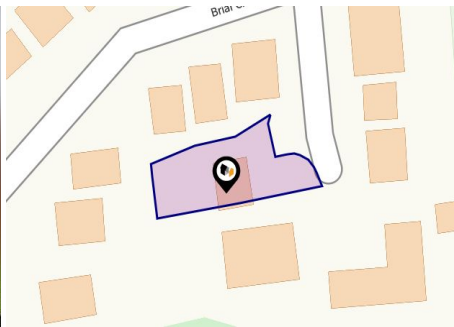
Tucked away in a peaceful cul-de-sac in the sought-after village of Longton, this impressive five-bedroom detached family home is set on a fantastic plot with generous outdoor space, ideal for families seeking comfort, style, and privacy.

The property offers well-proportioned and versatile living accommodation throughout. The dual-aspect living room is bright and welcoming, featuring a fireplace as its focal point and patio doors that open directly onto the rear garden-perfect for relaxing or entertaining.

The heart of the home is a stylish dining kitchen, fitted with sleek mussel cabinetry and light wood-effect worktops. It comes fully equipped with high-quality integrated appliances, including a dishwasher, fridge freezer, induction hob, and a single Neff oven with combination grill and a Neff microwave oven, ideal for the modern cook. A separate utility room offers additional practicality, with space and plumbing for both a washing machine and tumble dryer, rear door access to the garden, and internal access to the garage. The ground floor is completed by a formal dining room-perfect for family meals or entertaining guests-and a convenient downstairs WC.

Upstairs, the home boasts five generously sized double bedrooms. The principal bedroom benefits from a luxurious en-suite shower room, while the remaining rooms are served by a contemporary family shower room.

Externally, the property enjoys a large frontage with driveway parking for at least three vehicles, a well-maintained lawn, and access to an attached garage. The beautifully landscaped rear garden features a mix of lawn, mature trees, and established shrubs, as well as multiple seating areas designed to make the most of the outdoor space throughout the seasons.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,829 ft ² / 170 m ²		
Plot Area:	0.13 acres		
Council Tax :	Band E		
Annual Estimate:	£2,875		
Title Number:	LA562015		

Local Area

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

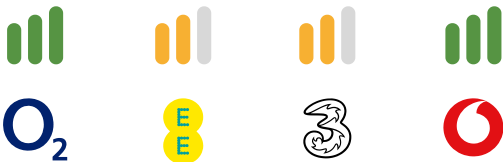
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

14	67	-
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)

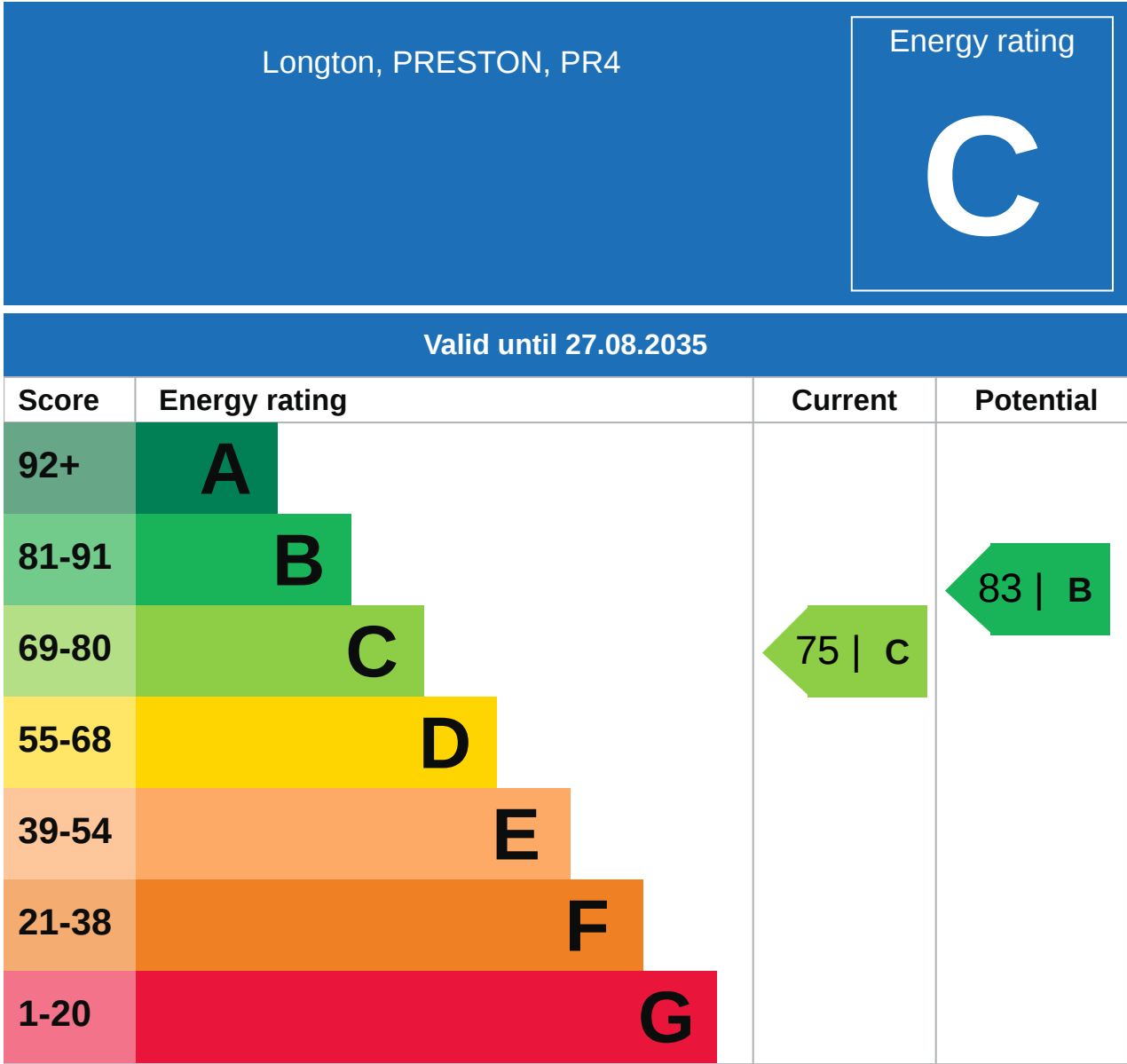


Satellite/Fibre TV Availability:









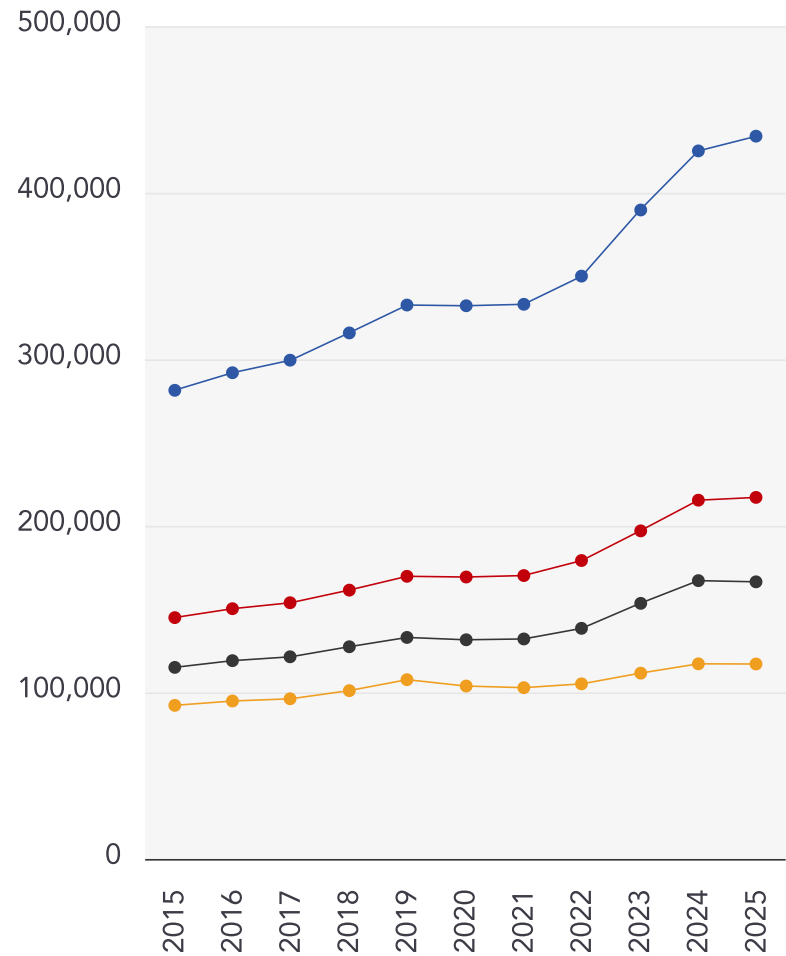
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	170 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

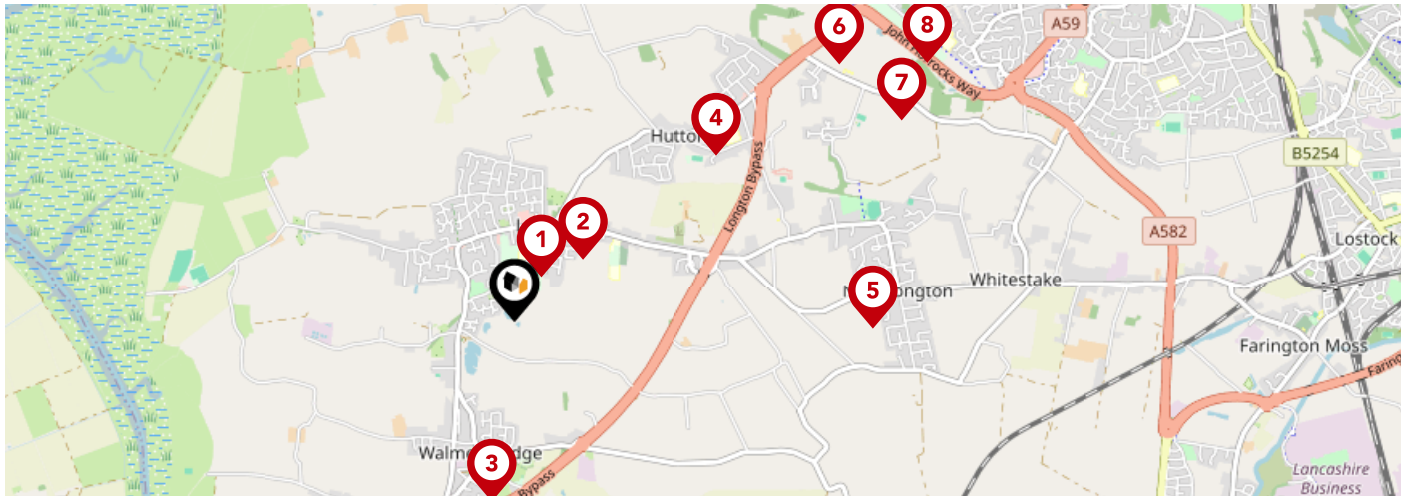
+49.8%

Terraced

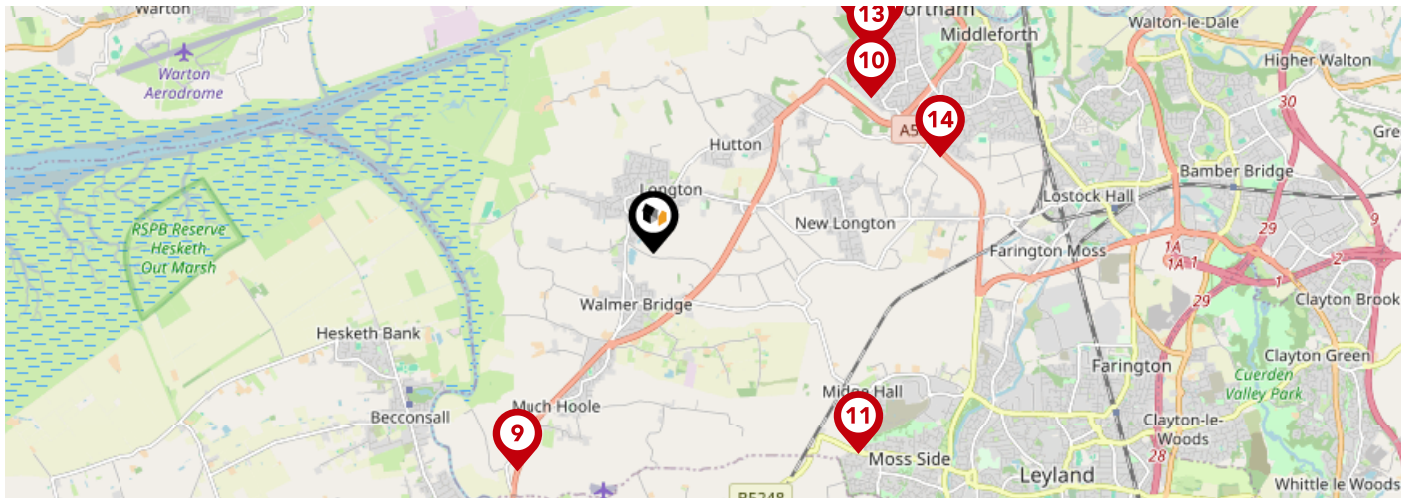
+44.66%

Flat

+26.94%



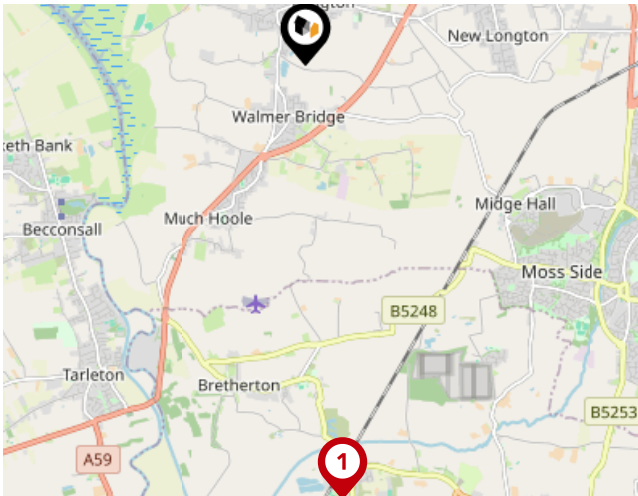
		Nursery	Primary	Secondary	College	Private
1	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.22	☐	☒	☐	☐	☐
2	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 246 Distance:0.4	☐	☒	☐	☐	☐
3	Little Hoole Primary School Ofsted Rating: Good Pupils: 197 Distance:0.8	☐	☒	☐	☐	☐
4	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.14	☐	☐	☒	☐	☐
5	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.57	☐	☒	☐	☐	☐
6	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:1.82	☐	☒	☐	☐	☐
7	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:1.91	☐	☒	☐	☐	☐
8	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:2.14	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Hoole St Michael CofE Primary School Ofsted Rating: Good Pupils: 98 Distance:2.26	☐	☒	☐	☐	☐
	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:2.34	☐	☒	☐	☐	☐
	Aurora Brooklands School Ofsted Rating: Requires improvement Pupils: 54 Distance:2.52	☐	☐	☒	☐	☐
	Pioneer TEC Ofsted Rating: Requires improvement Pupils:0 Distance:2.59	☐	☐	☒	☐	☐
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:2.6	☐	☒	☐	☐	☐
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:2.65	☐	☒	☐	☐	☐
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:2.67	☐	☐	☒	☐	☐
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:2.73	☐	☒	☐	☐	☐

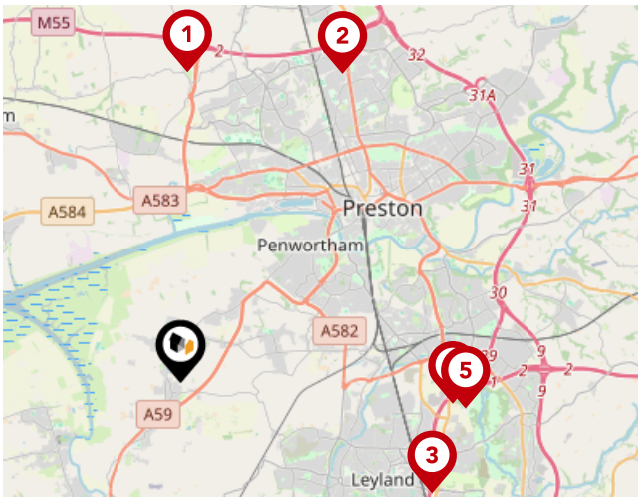
Area

Transport (National)



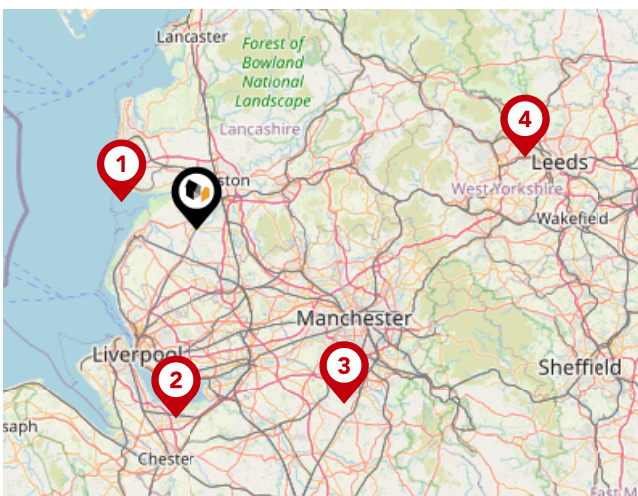
National Rail Stations

Pin	Name	Distance
1	Croston Rail Station	3.83 miles
2	Preston Rail Station	3.96 miles
3	Preston Rail Station	3.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	5.45 miles
2	M55 J1	6.12 miles
3	M6 J28	4.83 miles
4	M65 J1A	4.79 miles
5	M65 J1	5.02 miles

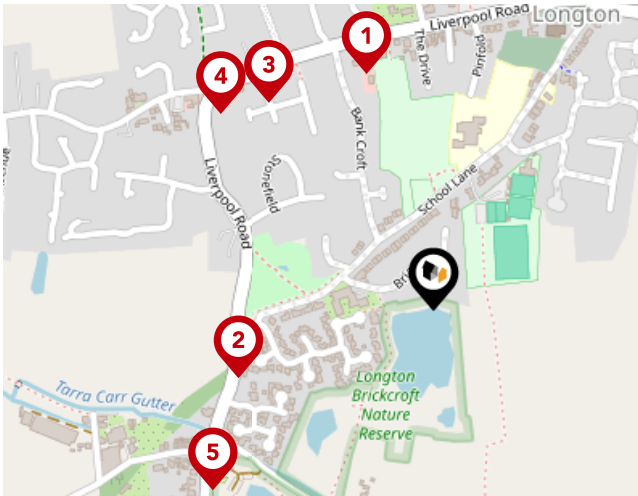


Airports/Helipads

Pin	Name	Distance
1	Highfield	11.15 miles
2	Speke	26.77 miles
3	Manchester Airport	32.18 miles
4	Leeds Bradford Airport	47.09 miles

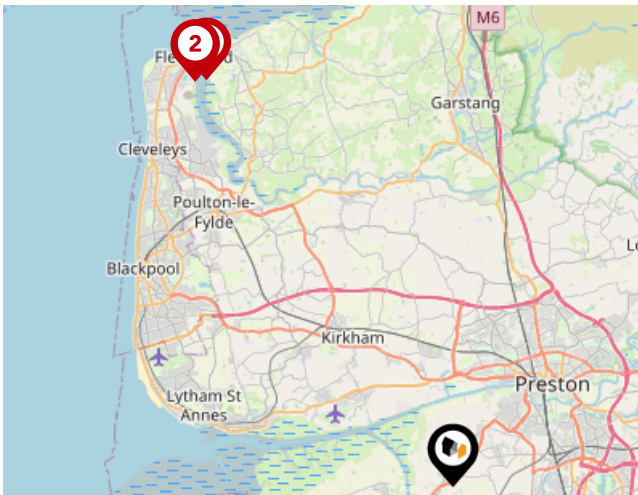
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Black Bull	0.27 miles
2	Bentley Park Road	0.23 miles
3	Red Lion	0.29 miles
4	Golden Ball	0.32 miles
5	Hall Lane	0.31 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.65 miles
2	Fleetwood for Knott End Ferry Landing	16.8 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



@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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