

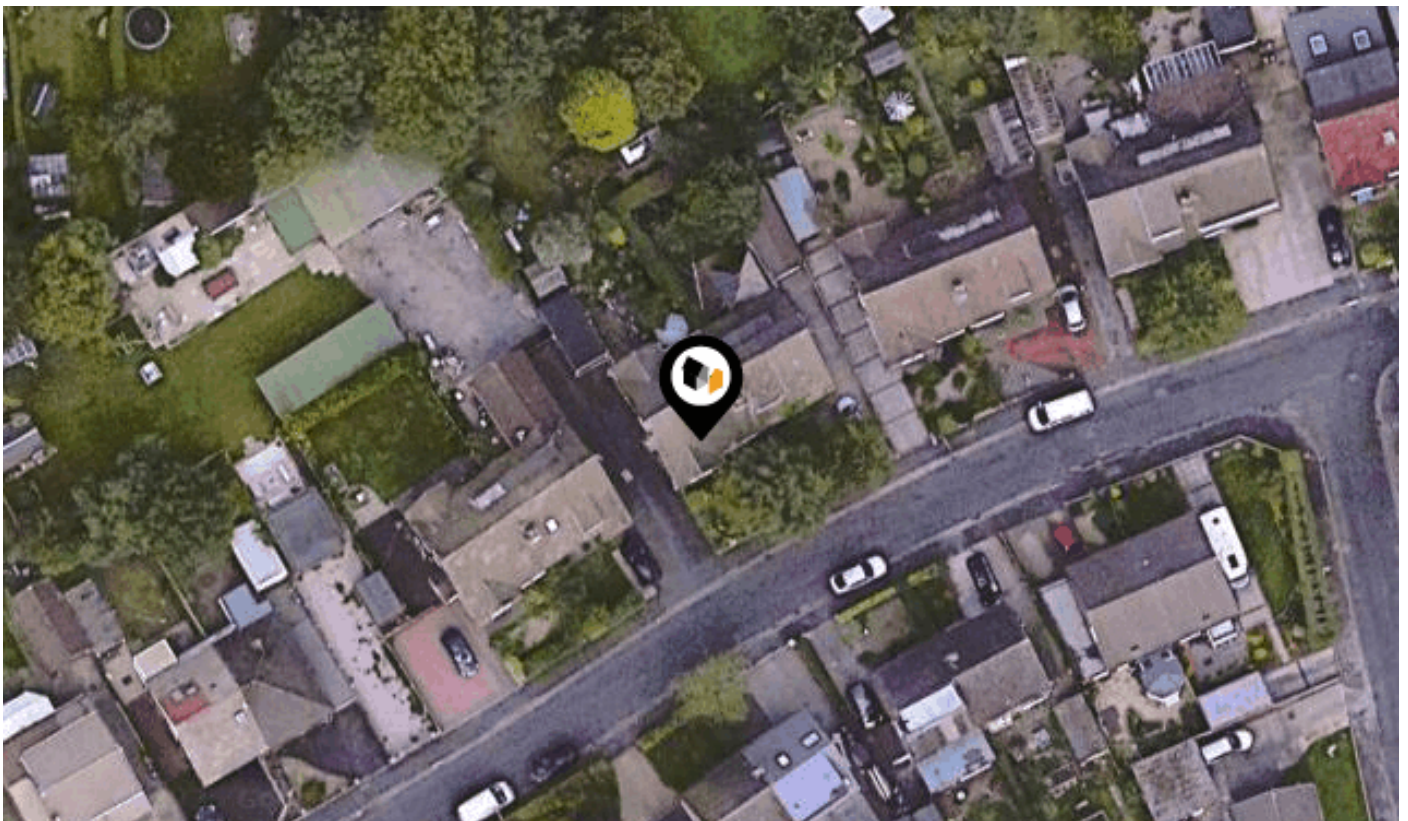


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th September 2025



SHAFTESBURY AVENUE, NEW LONGTON, PRESTON, PR4

Roberts & Co

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

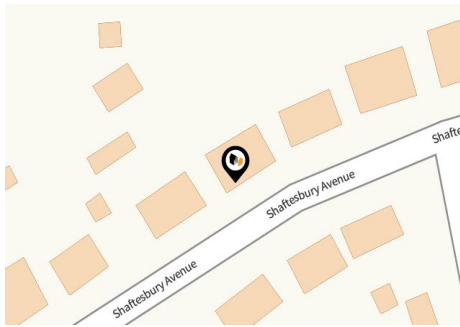
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* Spacious and Versatile Semi-Detached Bungalow* Beautiful Established Gardens* 3/4 Bedrooms Located in the heart of New Longton village, this deceptively spacious semi-detached bungalow offers a rare opportunity to enjoy flexible living in a peaceful yet highly convenient setting. Just a short walk from local shops, schools, and village amenities, the property is ideally situated for both families and downsizers alike. The ground floor offers great versatility, with a welcoming main living room, a bright fitted kitchen featuring light grey sleek units, and space for modern appliances. There is plumbing for a washing machine, an integrated fridge freezer, and an electric oven and hob - creating a practical and stylish cooking space. Also on the ground floor are two generously sized rooms that can be used as bedrooms or additional reception spaces, depending on your needs, along with a modern three-piece bathroom suite. To the first floor, you'll find two further bedrooms, offering ample space for family, guests, or home office use. Externally, the property boasts a beautifully maintained rear garden - the pride and joy of the current owners for many years. The property sits on a large plot, offering plenty of room to relax or entertain in privacy. The garden is enhanced by two summer houses, a greenhouse, and a garden shed, perfect for hobbyists or those with green fingers. At the front, there is a neatly maintained garden, a single garage, and a driveway offering off-road parking for several vehicles, along with an EV charging point. Additional Information; Gas central heating. Recently installed new double glazing to most areas. Fantastic potential to further personalise, extend or adapt the space to suit your lifestyle. This is a truly versatile home in a sought-after village location, offering spacious accommodation, excellent outdoor space, and a convenient setting close to everything New Longton has to offer.



Property

Type:	Semi-Detached
Bedrooms:	3
Council Tax :	Band D
Annual Estimate:	£2,352

Local Area

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

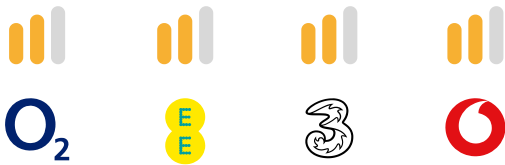
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

8	80	-
mb/s	mb/s	mb/s

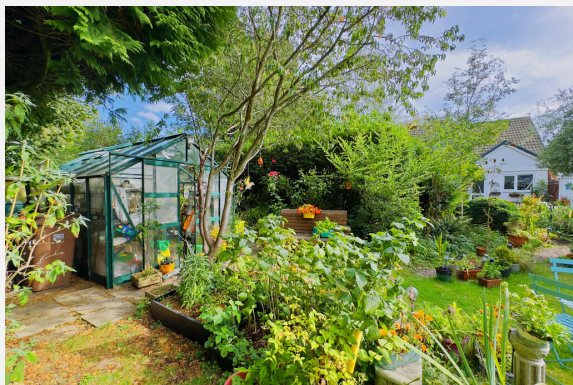
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

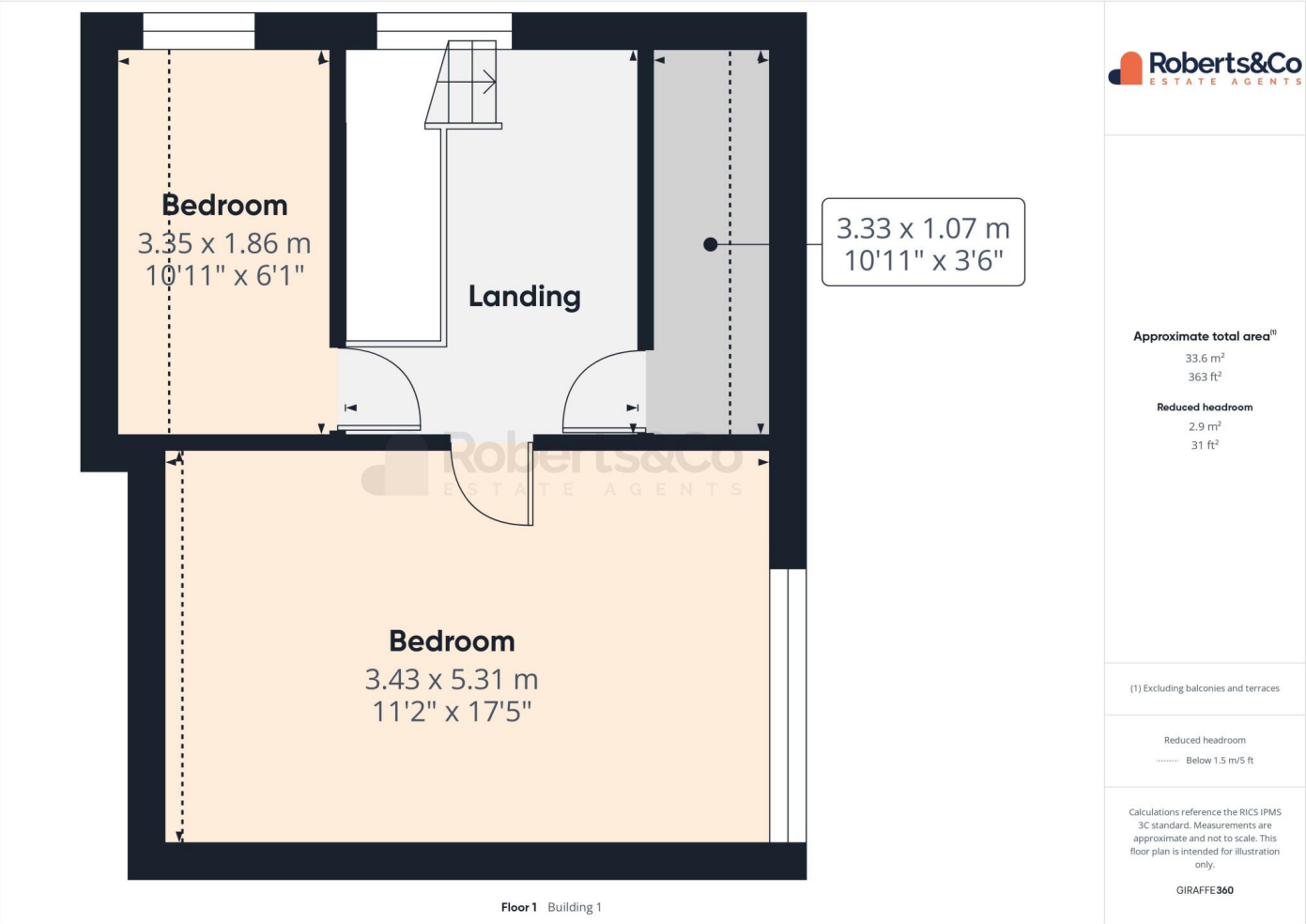




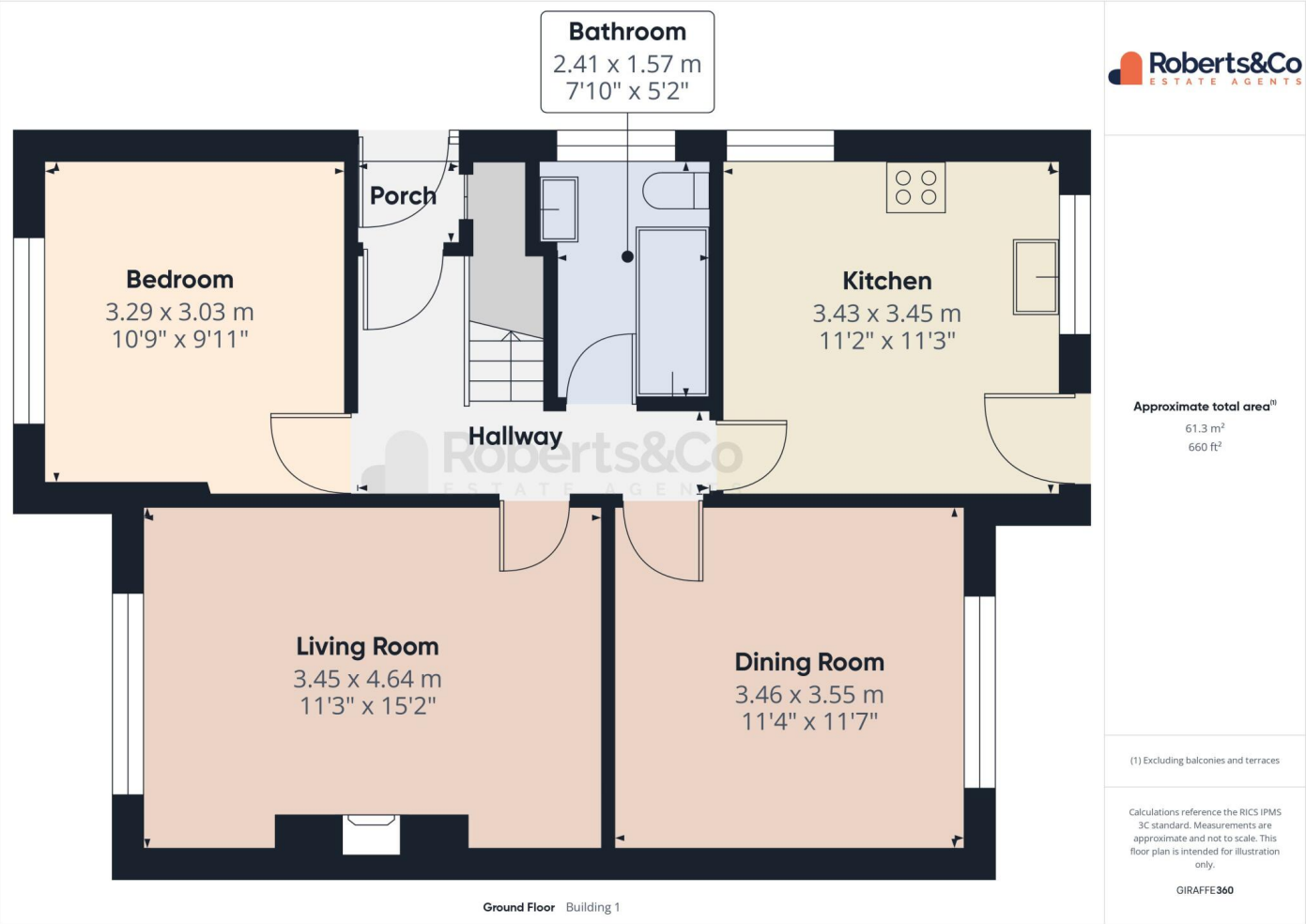




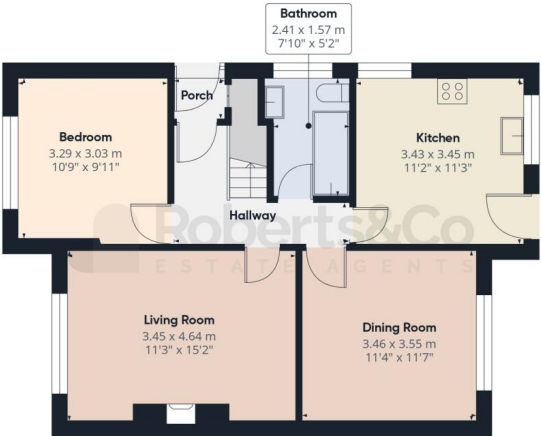
SHAFTESBURY AVENUE, NEW LONGTON, PRESTON, PR4



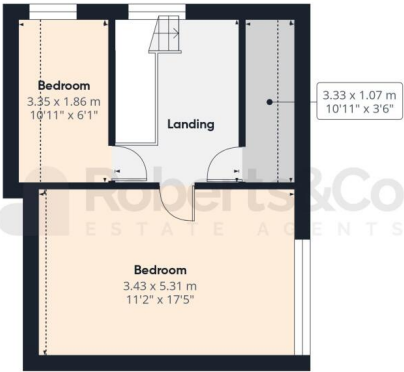
SHAFTESBURY AVENUE, NEW LONGTON, PRESTON, PR4



SHAFTESBURY AVENUE, NEW LONGTON, PRESTON, PR4



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

94.9 m²
1023 ft²

Reduced headroom

2.9 m²
31 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

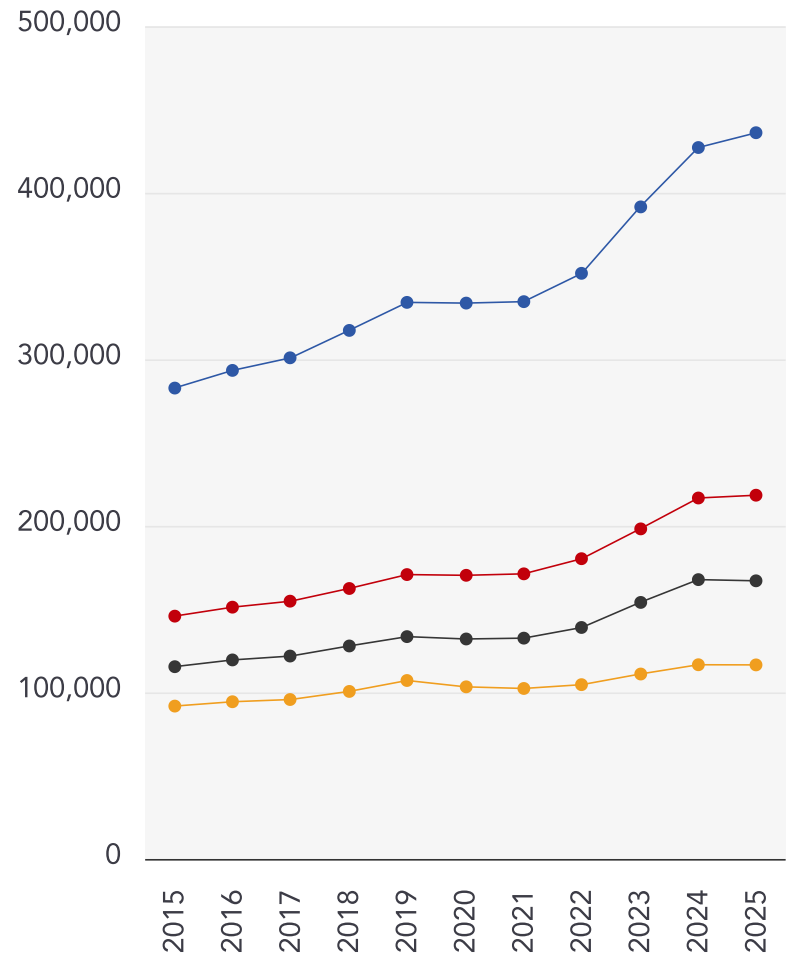
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

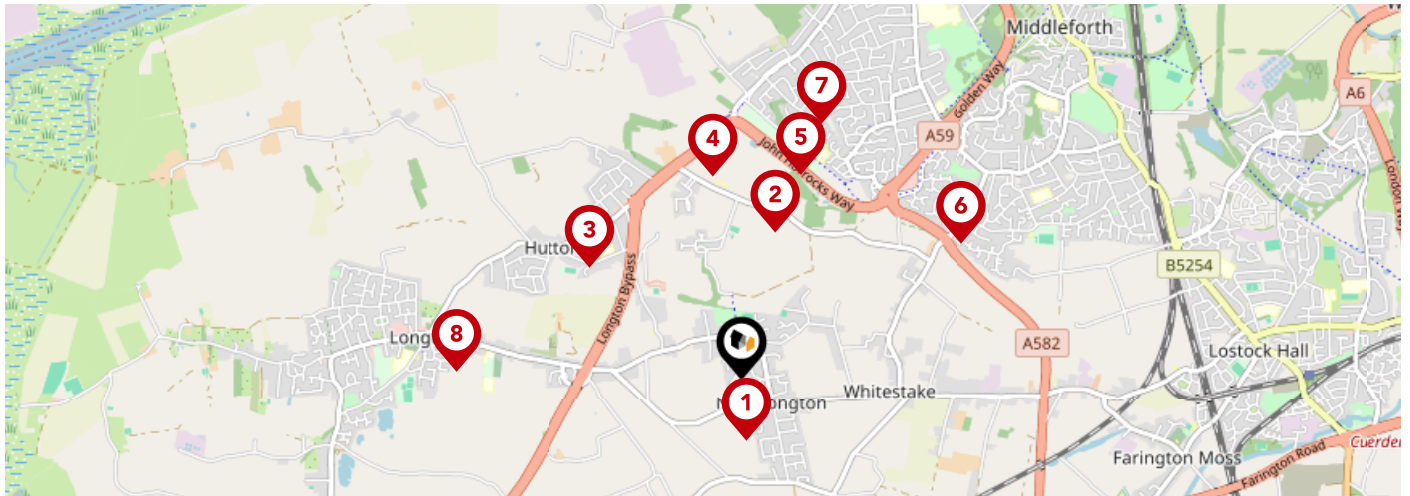
+49.8%

Terraced

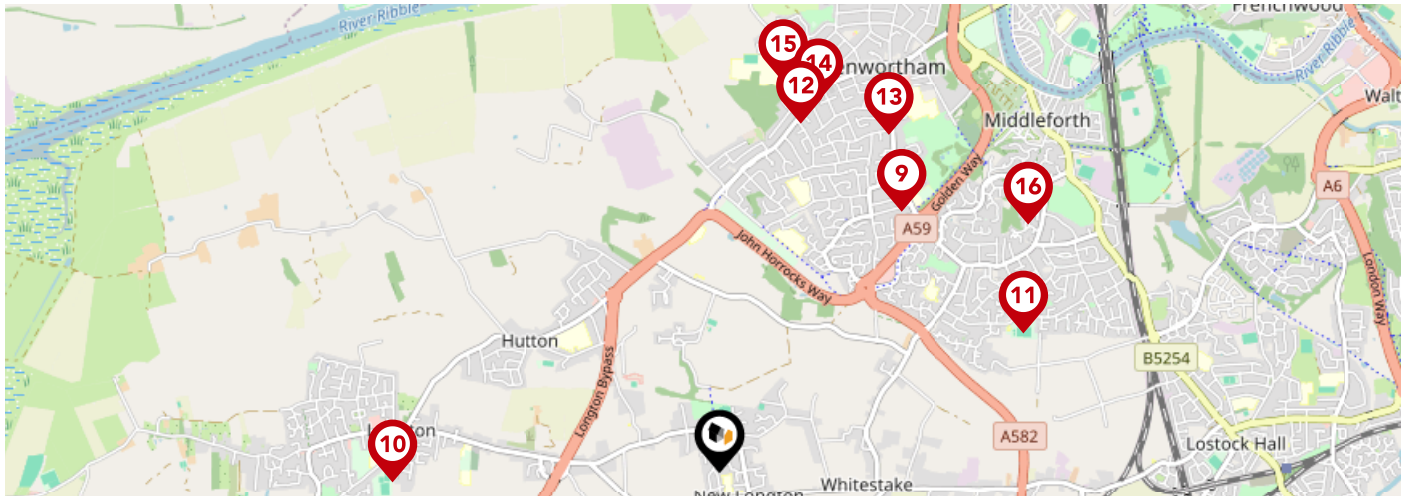
+44.66%

Flat

+26.94%



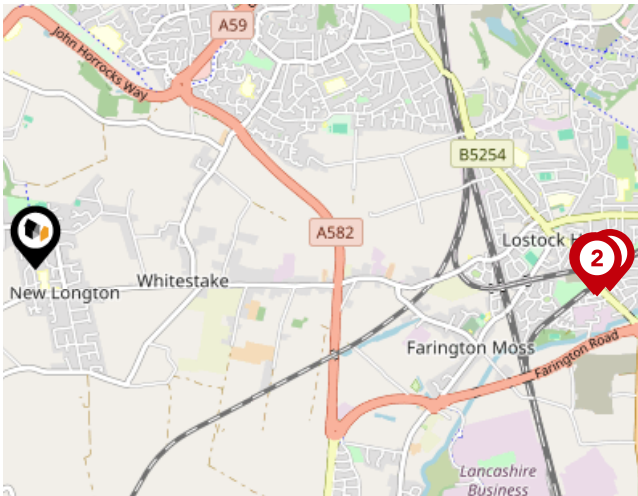
		Nursery	Primary	Secondary	College	Private
1	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:0.27	☐	☒	☐	☐	☐
2	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.66	☐	☒	☐	☐	☐
3	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:0.83	☐	☐	☒	☐	☐
4	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.9	☐	☒	☐	☐	☐
5	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.93	☐	☐	☒	☐	☐
6	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.13	☐	☒	☐	☐	☐
7	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:1.17	☐	☒	☐	☐	☐
8	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 246 Distance:1.25	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:1.39	☐	☒	☐	☐	☐
	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:1.44	☐	☒	☐	☐	☐
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.47	☐	☒	☐	☐	☐
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:1.57	☐	☒	☐	☐	☐
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:1.66	☐	☐	☒	☐	☐
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:1.69	☐	☒	☐	☐	☐
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:1.73	☐	☐	☒	☐	☐
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.74	☐	☒	☐	☐	☐

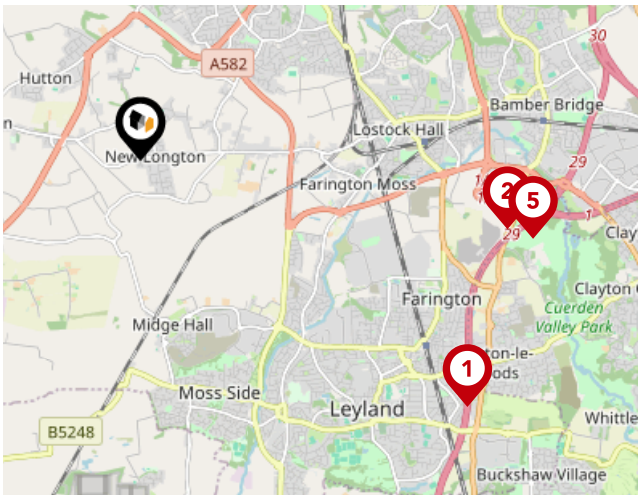
Area

Transport (National)



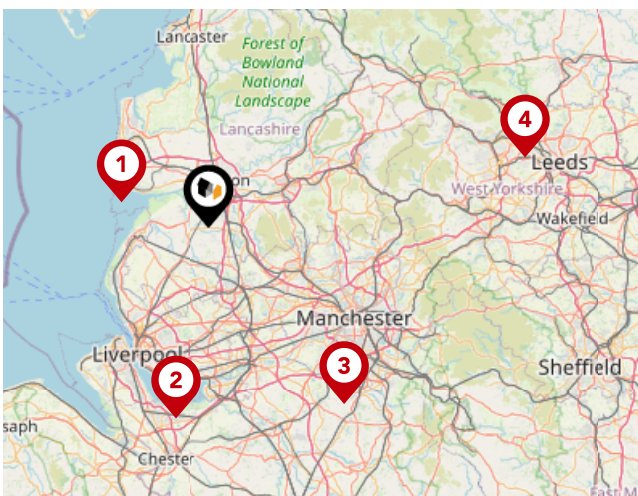
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	2.45 miles
2	Lostock Hall Rail Station	2.47 miles
3	Lostock Hall Rail Station	2.52 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	3.6 miles
2	M65 J1A	3.28 miles
3	M55 J1	5.34 miles
4	M55 J2	5.4 miles
5	M65 J1	3.52 miles

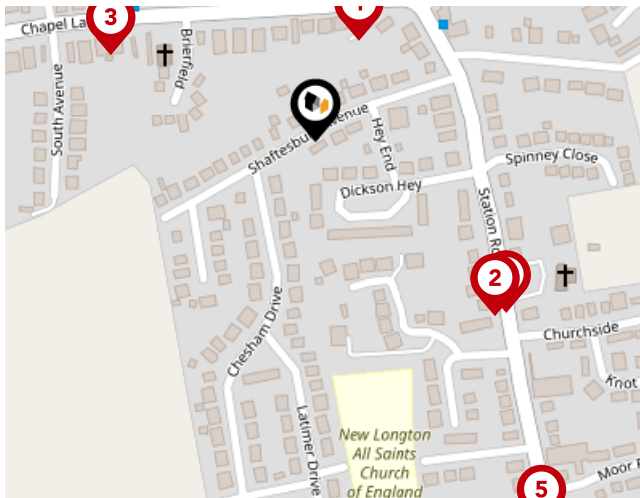


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.55 miles
2	Speke	27.22 miles
3	Manchester Airport	31.38 miles
4	Leeds Bradford Airport	45.52 miles

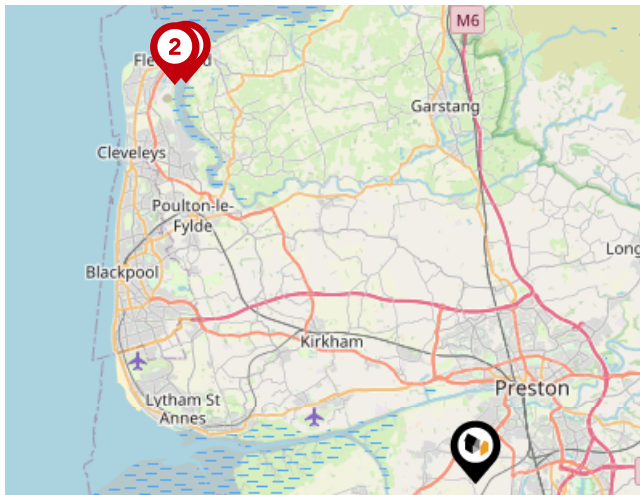
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Boundary Close	0.06 miles
2	All Saints Church	0.14 miles
3	Methodist Church	0.12 miles
4	All Saints Church	0.14 miles
5	Primary School	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.31 miles
2	Fleetwood for Knott End Ferry Landing	17.48 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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