

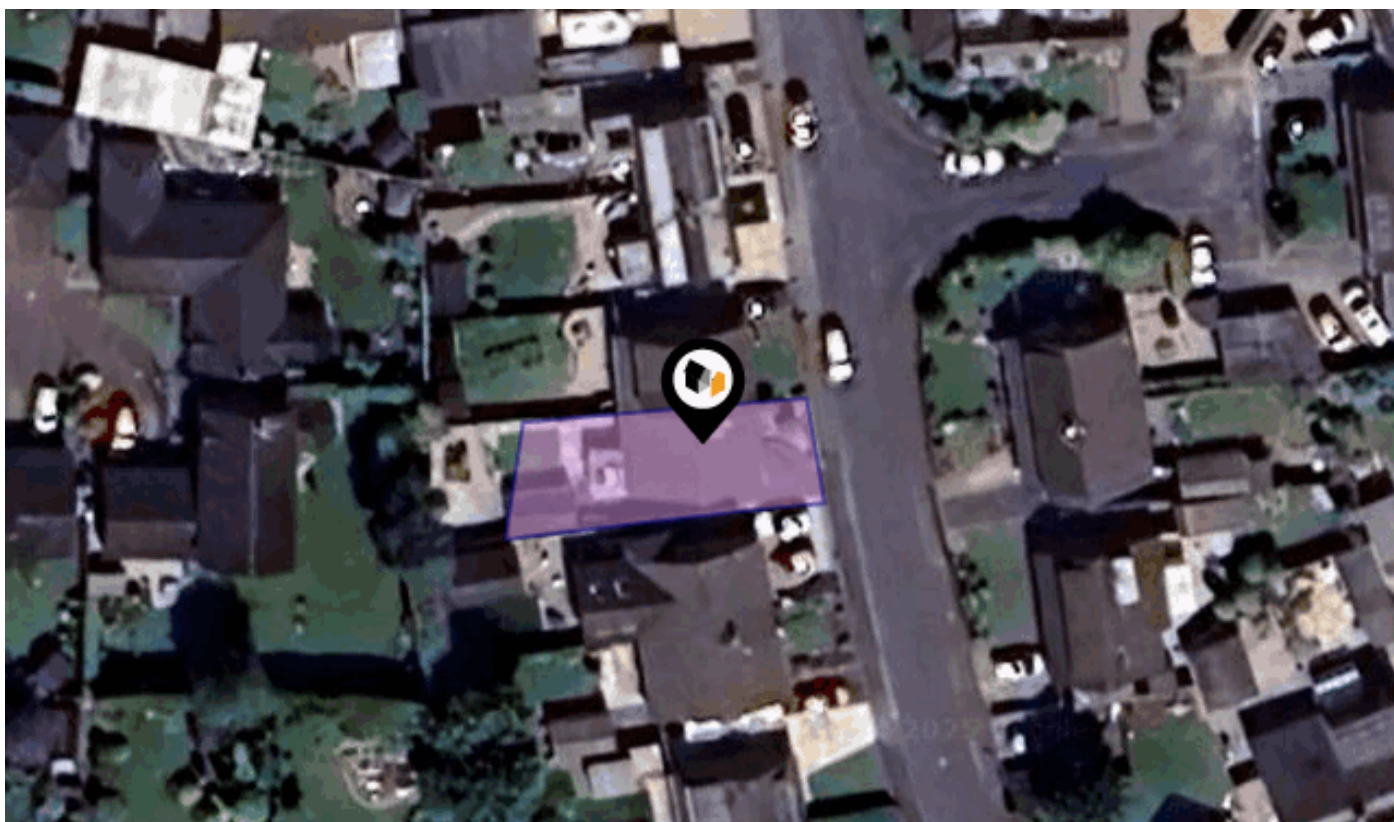


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th October 2025



BANK CROFT, LONGTON, PRESTON, PR4

Roberts & Co

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* Charming 2-Bedroom Semi-Detached True Bungalow * In the Heart of Longton * Perfect for Downsizers or First Time Buyers

Located in a quiet and convenient residential area, this well-maintained two-bedroom true bungalow offers comfortable single-level living, perfect for downsizers, first-time buyers, or those seeking accessible accommodation. Perfectly positioned within easy walking distance of Longton Brickcroft Nature Reserve, a Booths supermarket, and a variety of local shops and amenities, this home offers both tranquillity and convenience in equal measure.

Step inside via a small entrance hallway which leads into a compact yet functional kitchen, featuring side-door access to the driveway. The kitchen offers space for a fridge and freezer side by side, plumbing for a washing machine, and a built-in oven - ideal for easy everyday living.

The spacious living room is warm and inviting, complete with a gas fireplace and ample space for furniture.

To the rear of the property, you'll find two bedrooms, one of which benefits from patio doors leading directly out to the garden via a ramp, providing step-free access. The shower room is designed as an accessible wet room, with an electric shower and a tanked floor - ideal for anyone with mobility needs.

The rear garden has been landscaped for low maintenance, featuring artificial turf, paved seating areas, and is pleasantly private, with mature trees offering natural screening.

Additional features include:

A detached single garage with a recently replaced roof.

Driveway parking

Two access points to the home - ramped front door and rear entry



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	581 ft ² / 54 m ²
Plot Area:	0.05 acres
Council Tax :	Band B
Annual Estimate:	£1,829
Title Number:	LA542232

Tenure:	Freehold
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Local Area

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

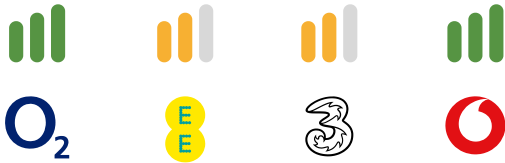
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17	56	-
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



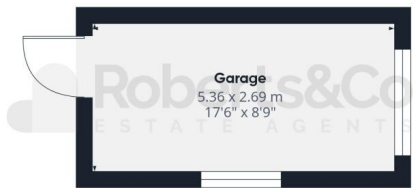
Satellite/Fibre TV Availability:







BANK CROFT, LONGTON, PRESTON, PR4



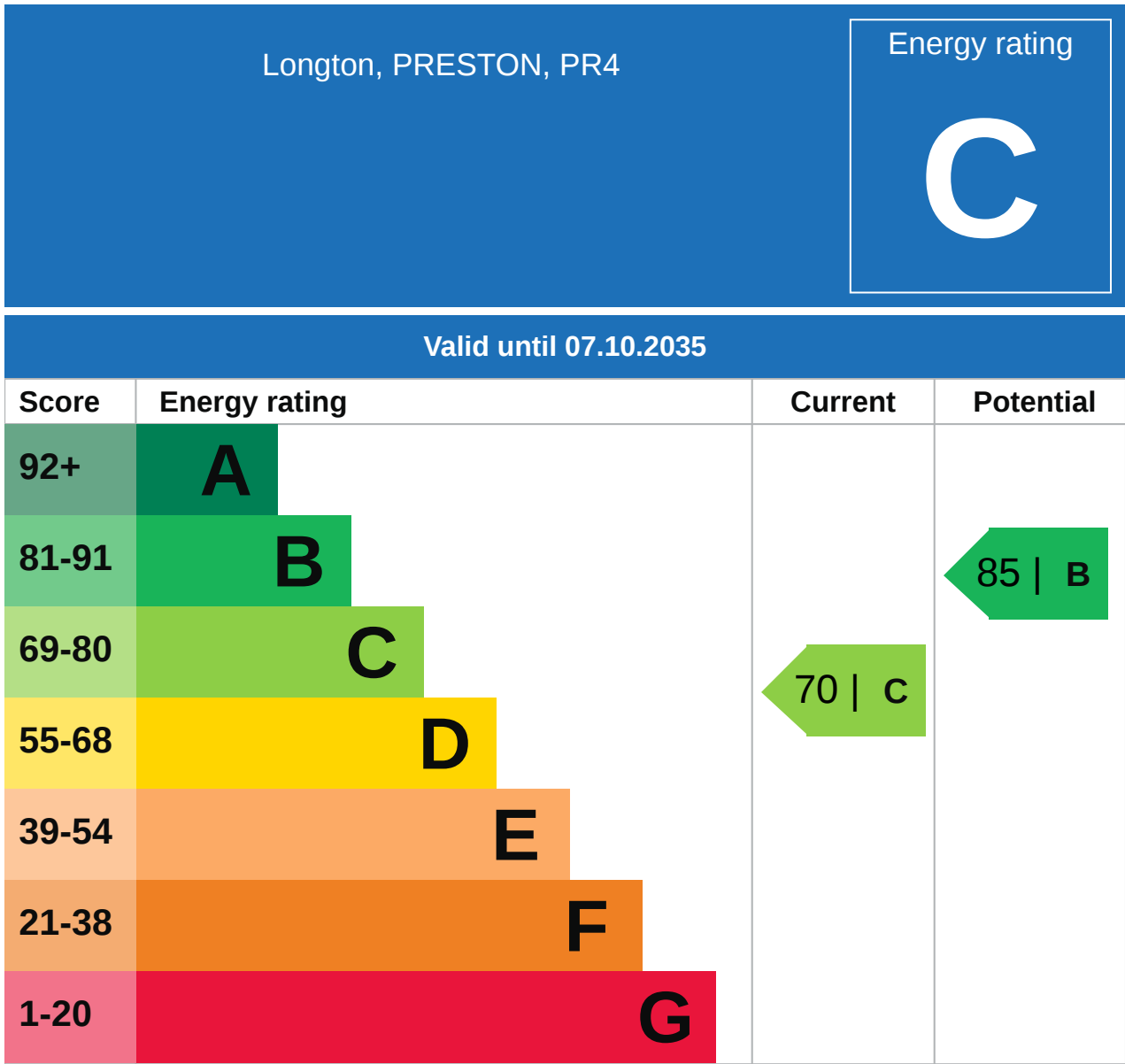
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Approximate total area^m
76.5 m²
824 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



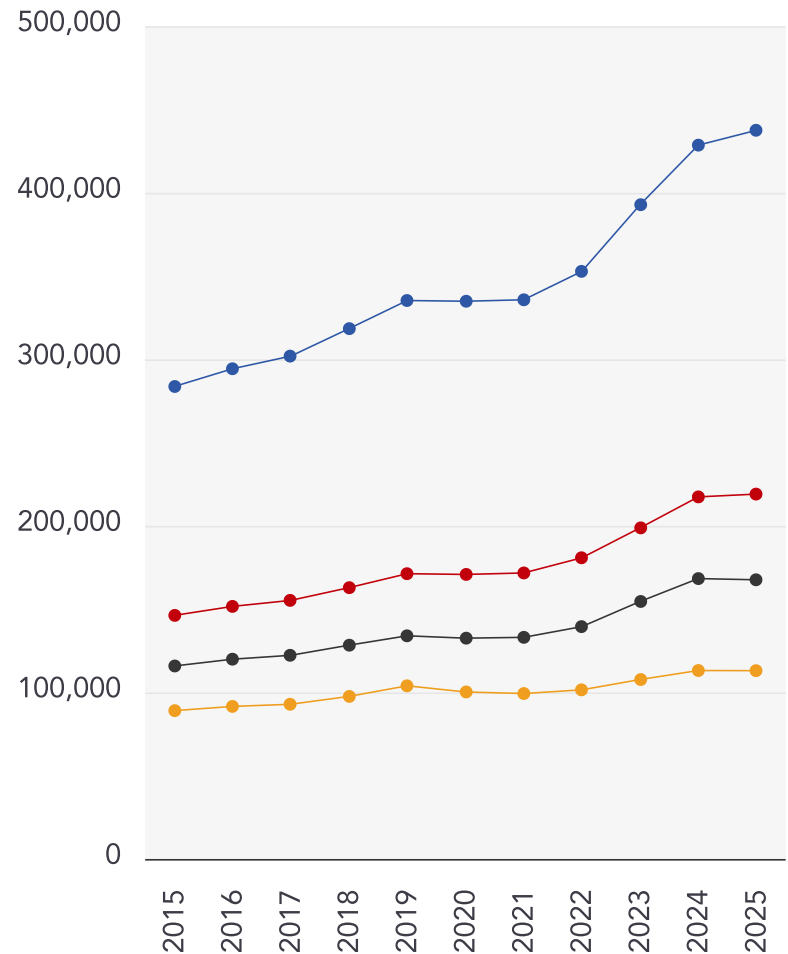
Additional EPC Data

Property Type:	Semi-detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very 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:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	54 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

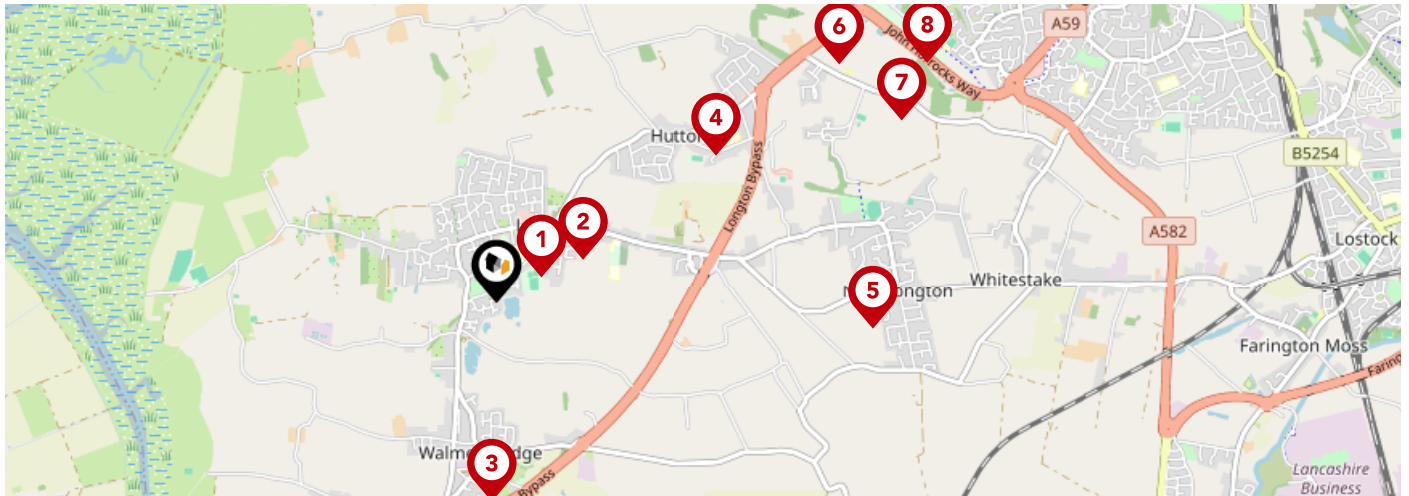
+49.8%

Terraced

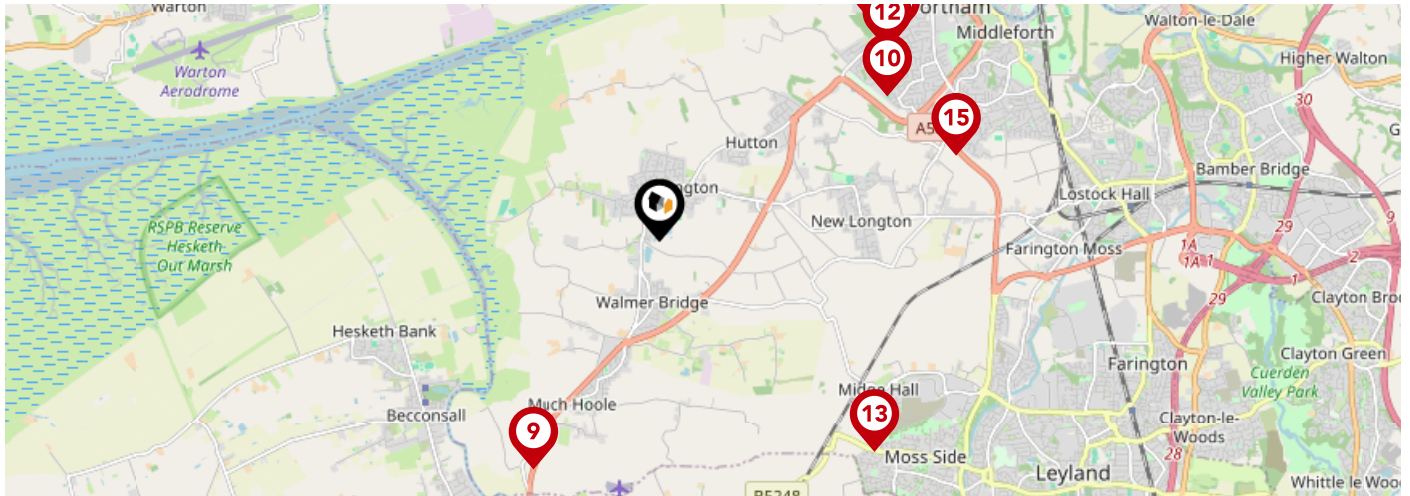
+44.66%

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:0.43	☐	☒	☐	☐	☐
3	Little Hoole Primary School Ofsted Rating: Good Pupils: 197 Distance:0.87	☐	☒	☐	☐	☐
4	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.16	☐	☐	☒	☐	☐
5	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.66	☐	☒	☐	☐	☐
6	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:1.83	☐	☒	☐	☐	☐
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:2.16	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Hoole St Michael CofE Primary School Ofsted Rating: Good Pupils: 98 Distance:2.29	☐	☒	☐	☐	☐
	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:2.36	☐	☒	☐	☐	☐
	Pioneer TEC Ofsted Rating: Requires improvement Pupils:0 Distance:2.54	☐	☐	☒	☐	☐
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:2.61	☐	☒	☐	☐	☐
	Aurora Brooklands School Ofsted Rating: Requires improvement Pupils: 54 Distance:2.64	☐	☐	☒	☐	☐
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:2.67	☐	☐	☒	☐	☐
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:2.7	☐	☒	☐	☐	☐
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:2.73	☐	☒	☐	☐	☐



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



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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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