

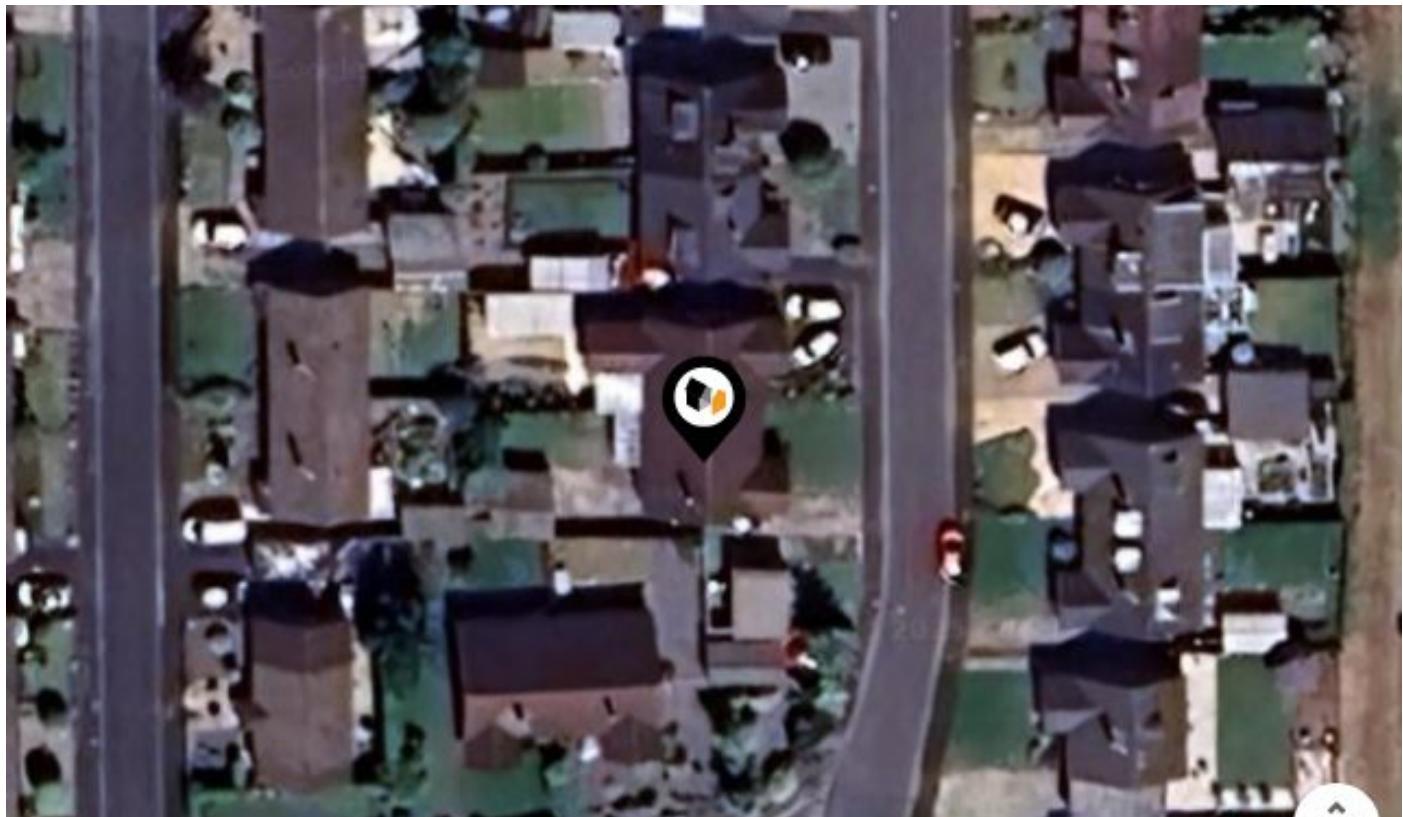


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 16th June 2025



FRANKLANDS, LONGTON, PRESTON, PR4

Roberts & Co

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

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Introduction

Our Comments

Spacious Semi-Detached Bungalow in the Heart of Longton – Full Renovation Opportunity with Huge Potential

This fantastic-sized semi-detached bungalow is located in the centre of Longton, offering a rare opportunity for buyers looking to create their dream home in a sought-after village setting. Now in need of a full renovation from top to bottom, the property presents an ideal project for developers, investors, or anyone keen to modernise and personalise a home to their own tastes.

Currently arranged with one generous double bedroom, the property was originally designed as a two-bedroom bungalow and could be easily reconfigured back to its original layout with minimal structural work. The dual-aspect living room and rear reception area are filled with natural light and open into a conservatory, offering additional living space with garden views. The kitchen is functional but dated, and a three-piece bathroom completes the current internal layout.

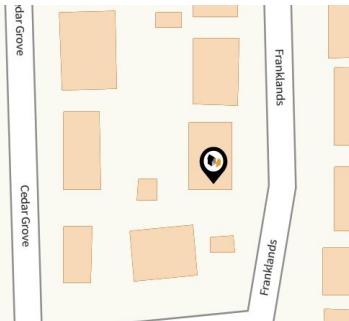
Outside, the property boasts a sunny rear garden, ideal for landscaping and outdoor entertaining. There is a driveway with off-road parking and a detached double garage, providing ample space for vehicles or further storage.

This bungalow also offers excellent potential to extend, either by expanding the existing footprint or converting the loft, subject to the relevant planning permissions and building regulations.

Located within easy walking distance of Longton village centre, this home enjoys close proximity to local shops, cafes, schools, and transport links-perfect for those seeking both convenience and community.

Being offered with no onward chain, this is a blank canvas brimming with potential. Whether you're looking to renovate and resell, invest, or create a bespoke home, this is a rare opportunity not to be missed.

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	1
Floor Area:	850 ft ² / 79 m ²
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,091

Local Area

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

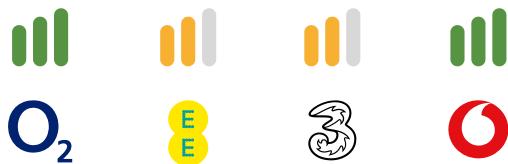
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	- mb/s
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Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



Property EPC - Certificate

Longton, PRESTON, PR4

Energy rating

E

Valid until 12.06.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		 81 B
69-80	C		
55-68	D		
39-54	E	 51 E	
21-38	F		
1-20	G		

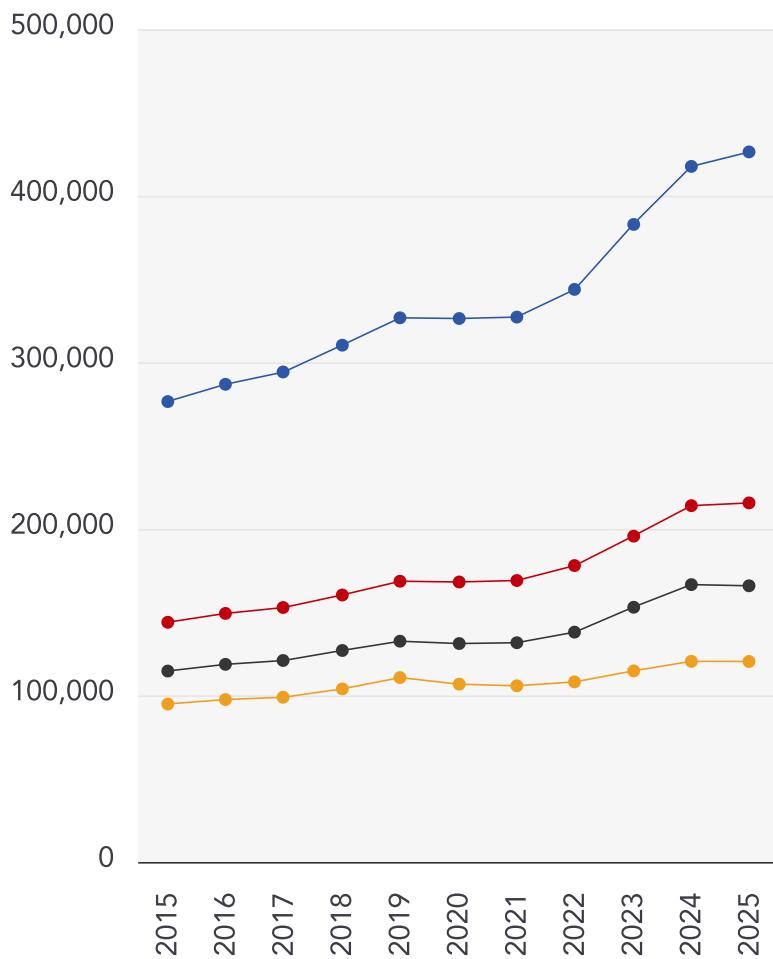
Property EPC - Additional Data

Additional EPC Data

Property Type:	Semi-detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 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, no room thermostat
Main Heating Controls Energy:	Very poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	72 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%

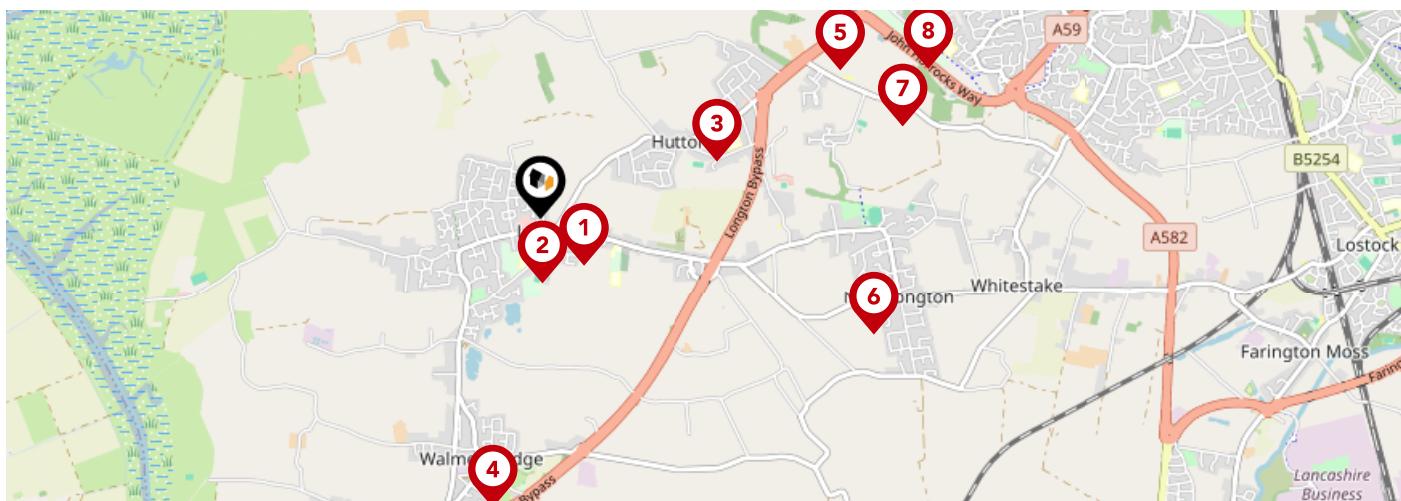
Terraced

+44.66%

Flat

+26.94%

Area Schools



Nursery Primary Secondary College Private

 St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 246 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Little Hoole Primary School Ofsted Rating: Good Pupils: 197 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:1.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

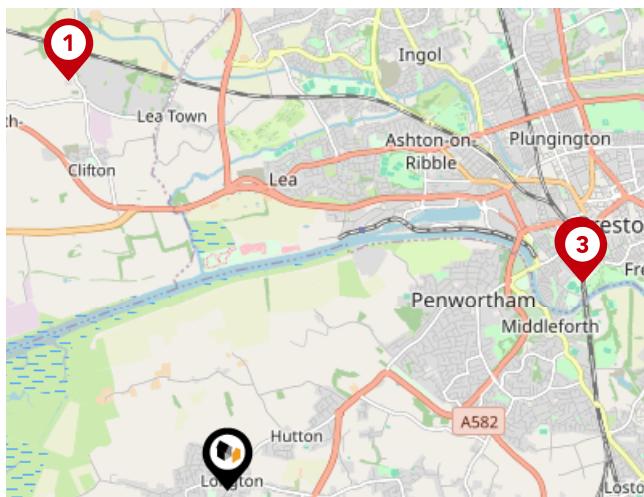
Area Schools



Nursery Primary Secondary College Private

 Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Pioneer TEC Ofsted Rating: Requires improvement Pupils:0 Distance:2.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:2.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:2.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Salwick Rail Station	3.85 miles
2	Preston Rail Station	3.61 miles
3	Preston Rail Station	3.62 miles



Trunk Roads/Motorways

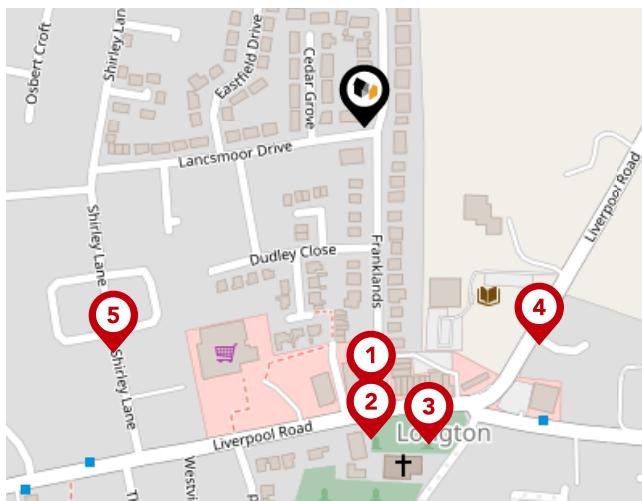
Pin	Name	Distance
1	M55 J2	4.97 miles
2	M55 J1	5.65 miles
3	M6 J28	4.94 miles
4	M6 J32	6.45 miles
5	M65 J1A	4.74 miles



Airports/Helipads

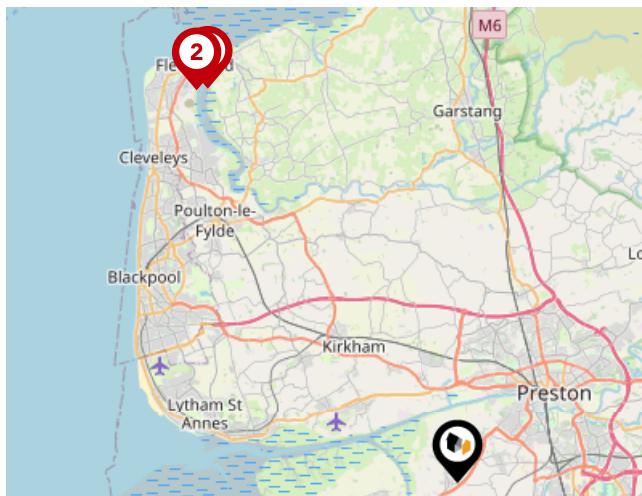
Pin	Name	Distance
1	Highfield	11.1 miles
2	Speke	27.26 miles
3	Manchester Airport	32.47 miles
4	Leeds Bradford Airport	46.87 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Franklands	0.15 miles
2	Booths	0.17 miles
3	St Andrews Church	0.18 miles
4	Library	0.15 miles
5	Shirley Lane	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.31 miles
2	Fleetwood for Knott End Ferry Landing	16.46 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.

Roberts & Co

Testimonials



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_sales_lettings/



@Roberts_and_Co

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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Roberts & Co

Branch address 36E Liverpool Road,
Penwortham, Preston, PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk



Land Registry



Ofcom

