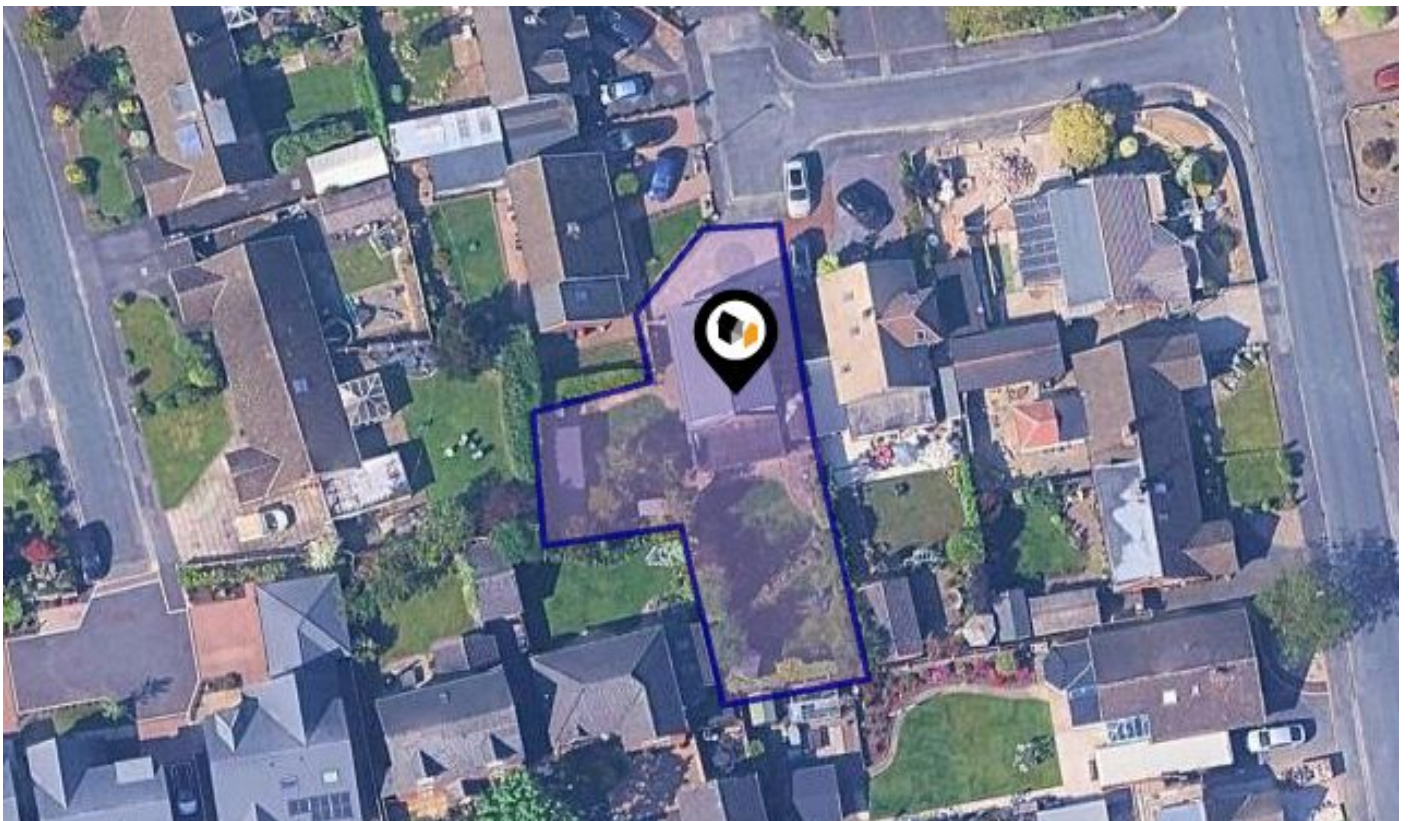




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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Monday 30th March 2026**



## FENGROVE, LONGTON, PRESTON, PR4

### Roberts & Co

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

01772 746100

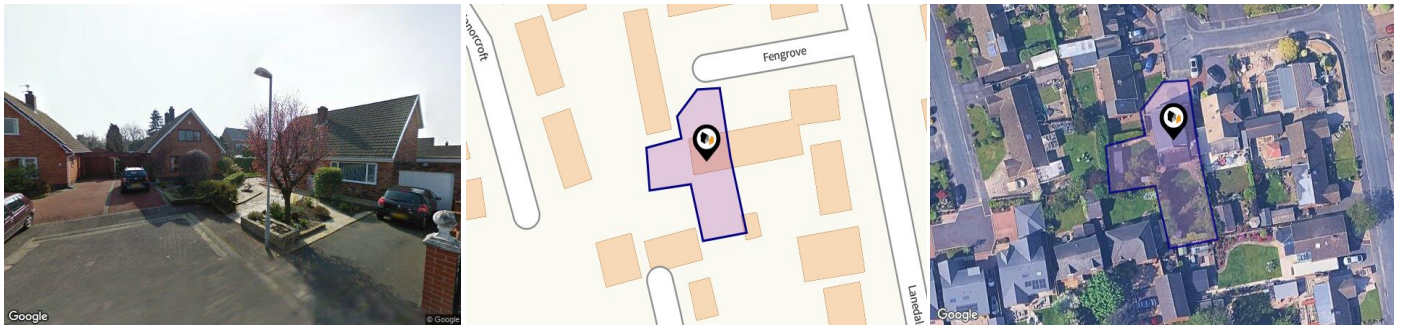
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



\* Impressive 4-Bedroom Detached Dormer Bungalow \* Chalet-Style Offering Spacious and Versatile Accommodation Over 2 Floors \* Ideal Home For Families or Those Seeking Flexible Living

The ground floor welcomes you with a bright entrance hall featuring an open staircase leading to the first floor. A living room sitting to the front of the home. A standout feature of the home is the open-plan family dining kitchen, designed for modern living and entertaining. The kitchen is fitted with stylish quartz work surfaces and a range of integrated Neff appliances, including a dishwasher, fridge freezer, hob, double electric ovens and a convenient hot water tap. The main living space includes a comfortable lounge with a feature wood-burning stove, creating a warm and inviting focal point. The dining area enjoys plenty of natural light and is enhanced by feature panelled walling and bi-fold doors that open out onto the south-facing rear garden, seamlessly connecting indoor and outdoor living. The property also benefits from a fourth bedroom on the ground floor, which could equally serve as a home office or guest room. Also located on the ground floor are a modern shower room and a separate cloakroom, providing added practicality for everyday family life. To the first floor, the property offers three generously sized double bedrooms. The impressive primary bedroom suite benefits from its own ensuite shower room and dressing area, while the remaining bedrooms are served by a well-appointed family bathroom. Externally, the home continues to impress. The property enjoys two separate garden areas: a south-facing rear garden ideal for outdoor relaxation and entertaining, and an additional side garden. The side garden currently accommodates a large cattery, which offers excellent potential to be converted into a home office, gym, studio, or other useful outbuilding. To the front, there is a spacious patterned concrete driveway providing ample off-road parking. The property has been externally rendered, giving it a modern and attractive finish. Situated within a quiet cul-de-sac location, the property is conveniently within walking distance of the shops, amenities, and local facilities in Longton, making it an excellent choice for those seeking both comfort and convenience.



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,280 ft <sup>2</sup> / 119 m <sup>2</sup>		
<b>Plot Area:</b>	0.14 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,352		
<b>Title Number:</b>	LAN245255		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>18</b> mb/s	<b>76</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

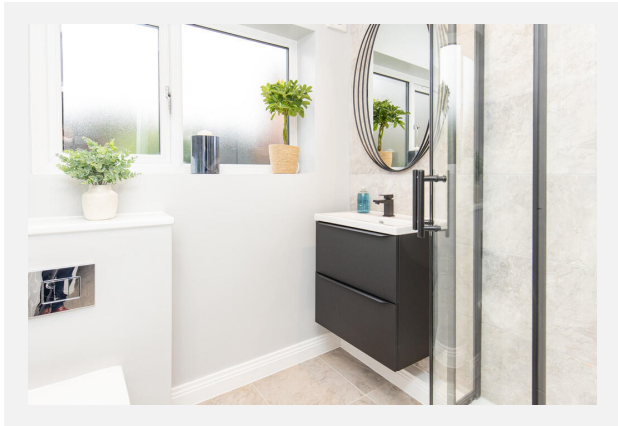
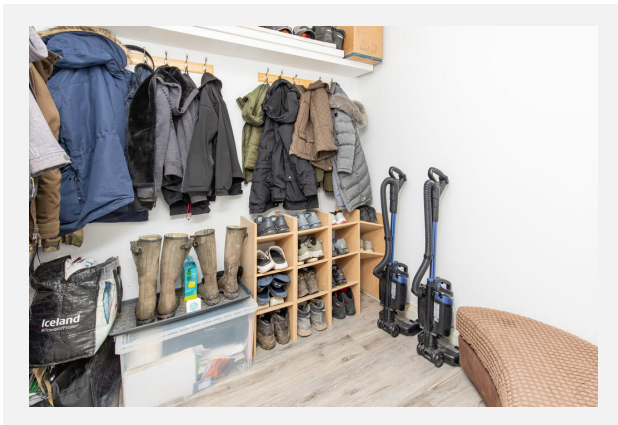
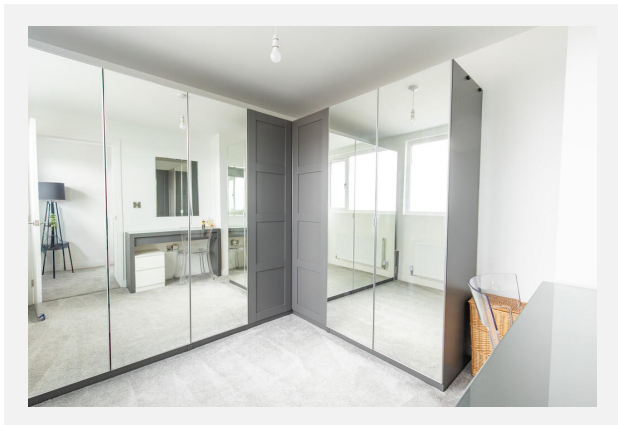


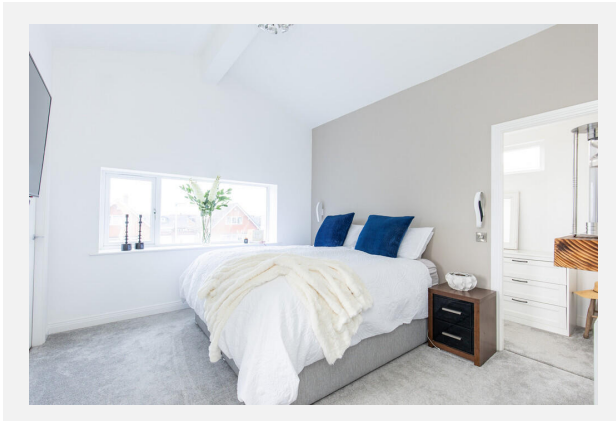
# Planning History

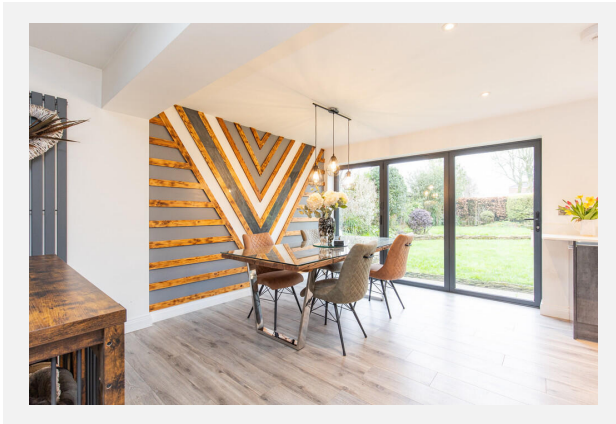
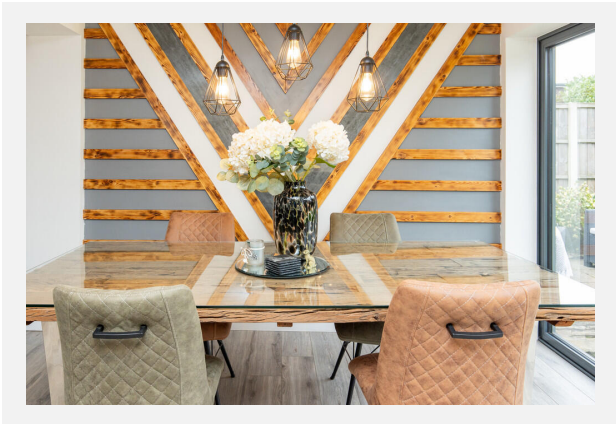
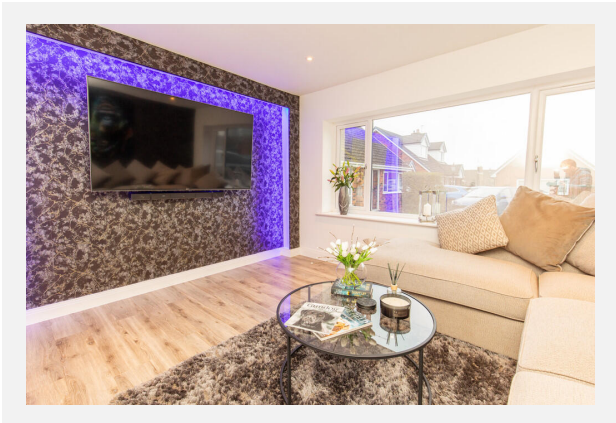
## This Address

Planning records for: *Fengrove, Longton, Preston, PR4*

<b>Reference - 07/2021/00697/HOH</b>	
<b>Decision:</b>	-
<b>Date:</b>	16th June 2021
<b>Description:</b>	Dormers to both side elevations

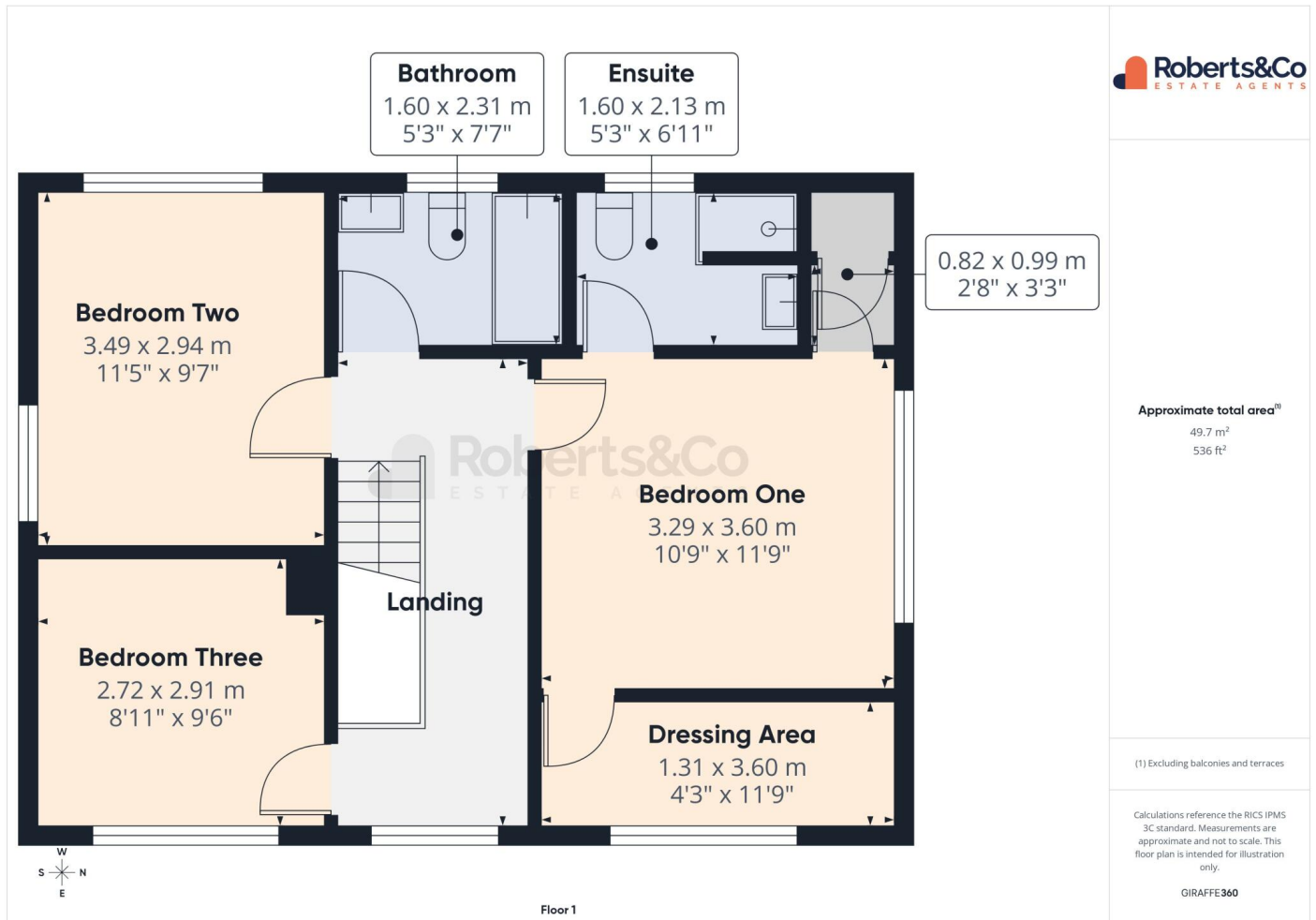




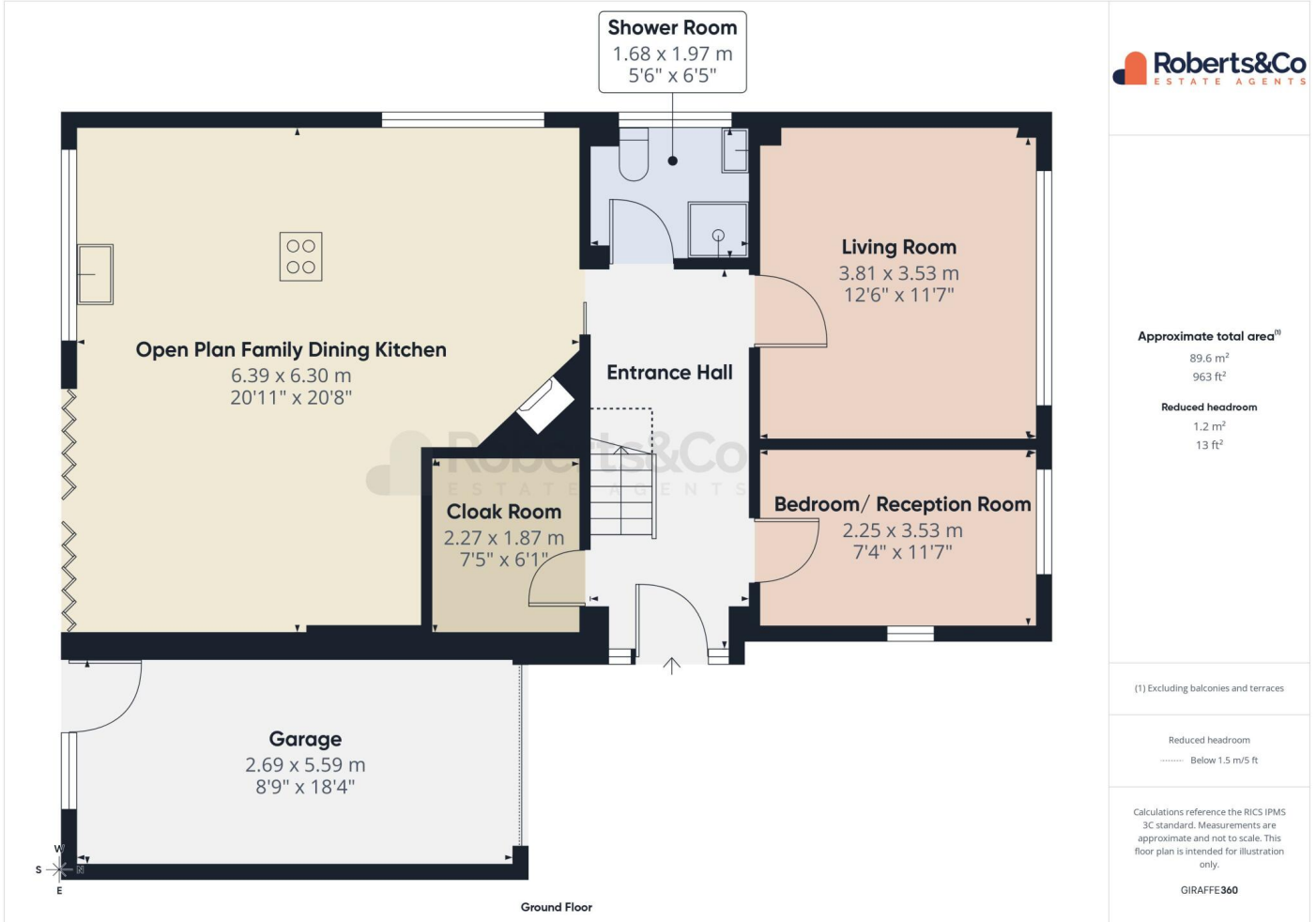




## FENGROVE, LONGTON, PRESTON, PR4



FENGROVE, LONGTON, PRESTON, PR4



## FENGROVE, LONGTON, PRESTON, PR4



**Approximate total area<sup>(1)</sup>**  
139.3 m<sup>2</sup>  
1499 ft<sup>2</sup>

**Reduced headroom**  
1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

(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

Fengrove, Longton, PR4

Energy rating

**D**

Valid until 24.07.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   <b>C</b>
55-68	<b>D</b>	56   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

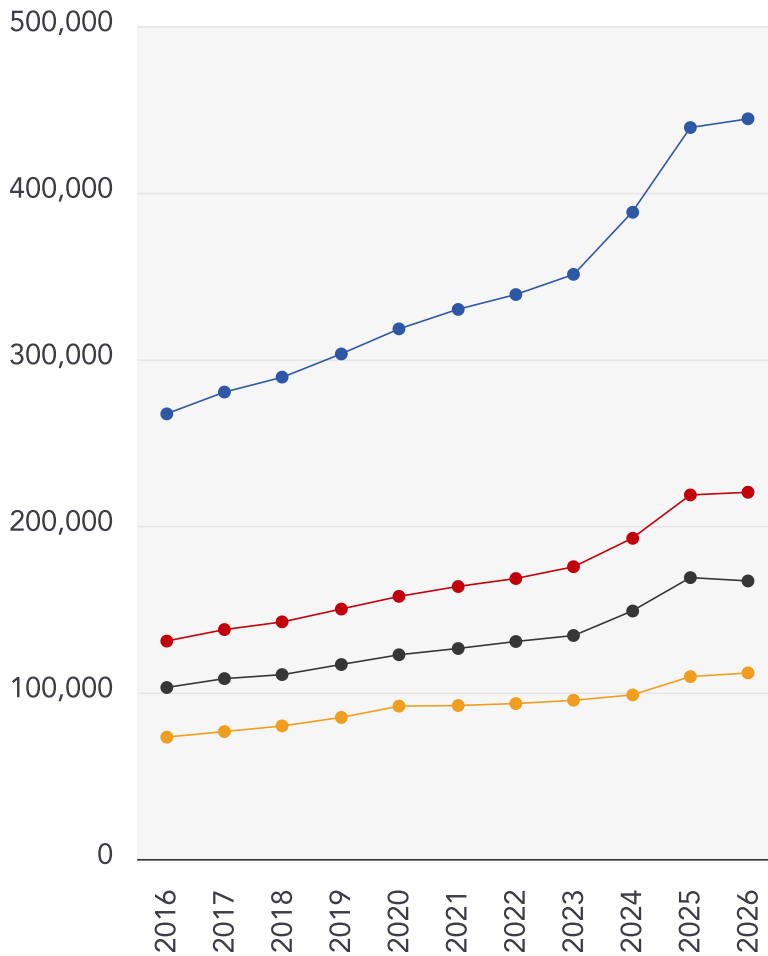
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<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Flat, limited insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 75% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	119 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+66.29%**

Semi-Detached

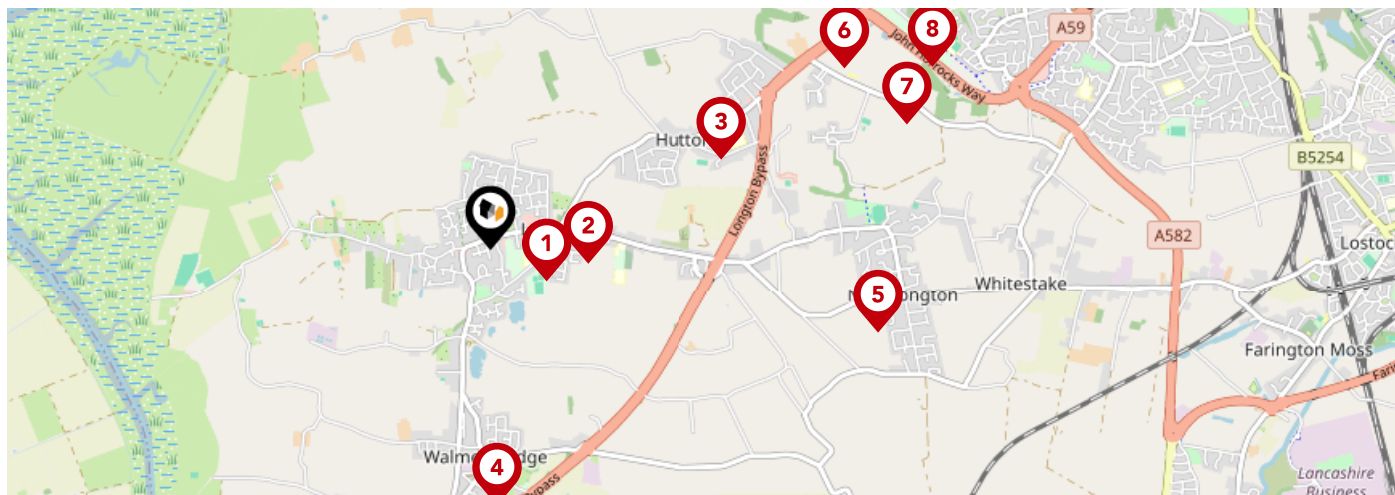
**+68.31%**

Terraced

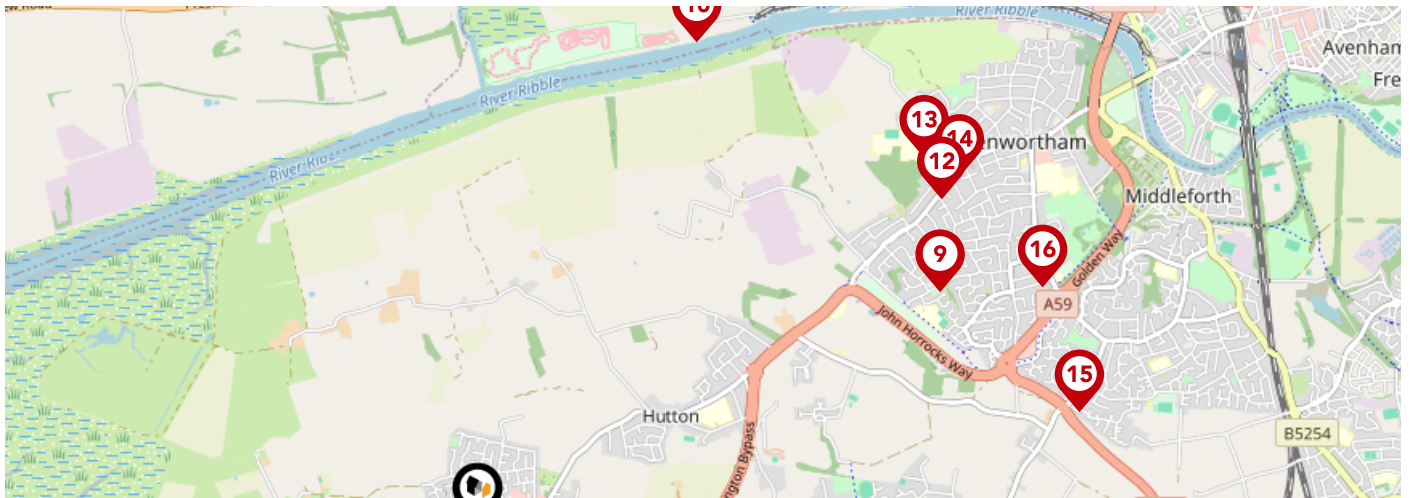
**+62.15%**

Flat

**+52.7%**



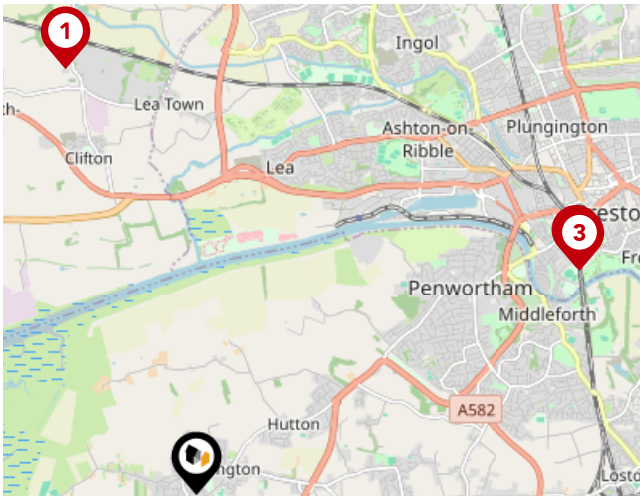
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Longton Primary School</b> Ofsted Rating: Outstanding   Pupils: 211   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Oswald's Catholic Primary School, Longton</b> Ofsted Rating: Good   Pupils: 246   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hutton Church of England Grammar School</b> Ofsted Rating: Good   Pupils: 857   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Little Hoole Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>New Longton All Saints CofE Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Howick Church Endowed Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ashbridge Independent School</b> Ofsted Rating: Not Rated   Pupils: 551   Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>All Hallows Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 912   Distance:2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 370   Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pioneer TEC</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:2.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hoole St Michael CofE Primary School</b> Ofsted Rating: Good   Pupils: 98   Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Penwortham, St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Penwortham Priory Academy</b> Ofsted Rating: Good   Pupils: 762   Distance:2.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Penwortham Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

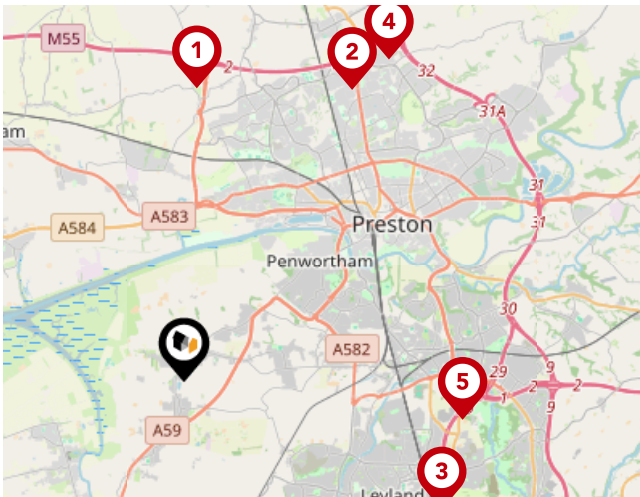
# Area

## Transport (National)



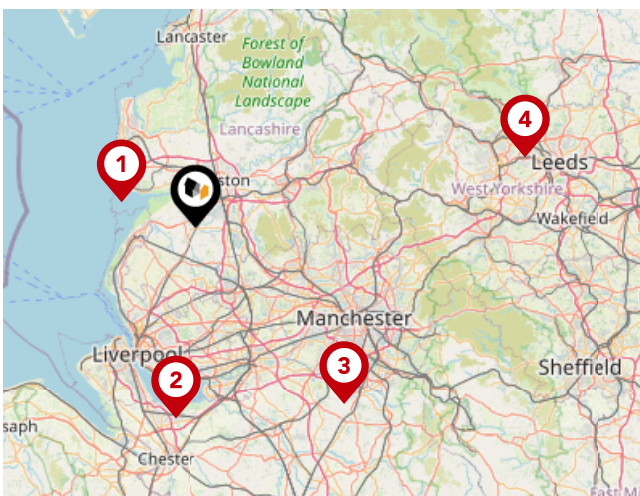
### National Rail Stations

Pin	Name	Distance
1	Salwick Rail Station	3.91 miles
2	Preston Rail Station	3.89 miles
3	Preston Rail Station	3.9 miles



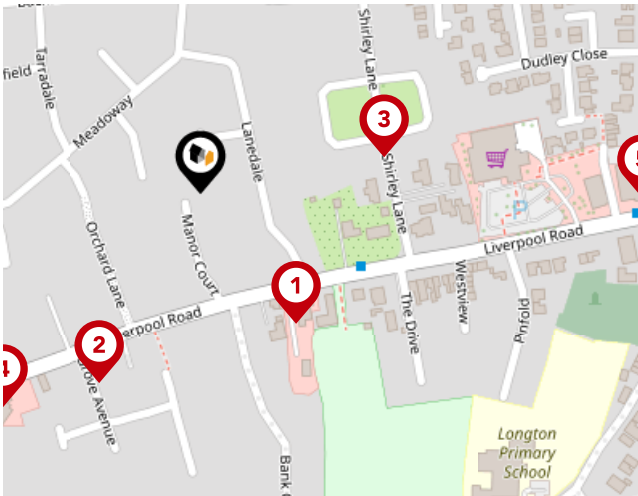
### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	5.12 miles
2	M55 J1	5.89 miles
3	M6 J28	5.08 miles
4	M6 J32	6.7 miles
5	M65 J1A	4.95 miles



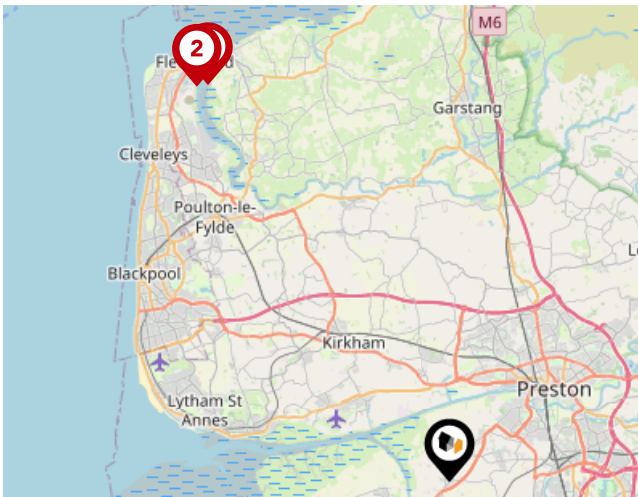
### Airports/HELIPADS

Pin	Name	Distance
1	Highfield	10.92 miles
2	Speke	27.09 miles
3	Manchester Airport	32.51 miles
4	Leeds Bradford Airport	47.14 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Black Bull	0.09 miles
2	Red Lion	0.12 miles
3	Shirley Lane	0.1 miles
4	Golden Ball	0.16 miles
5	Franklands	0.24 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.3 miles
2	Fleetwood for Knott End Ferry Landing	16.45 miles



### Roberts & Co

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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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#### Roberts & Co

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