

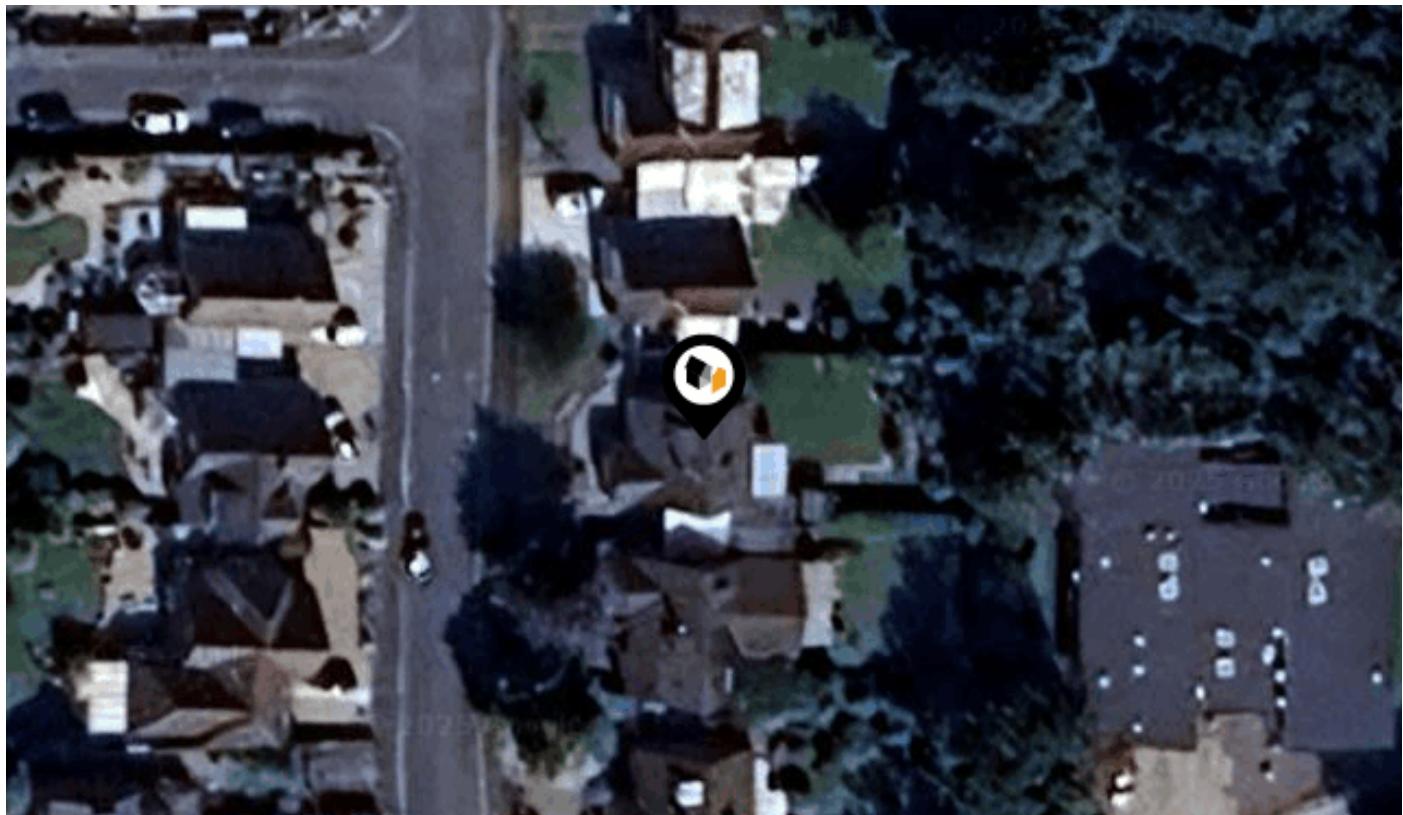


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 12th December 2025



FRANKLANDS, LONGTON, PRESTON, PR4

Roberts & Co

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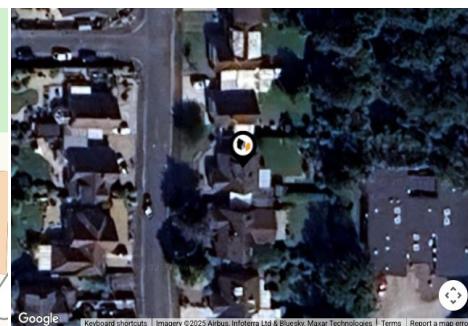
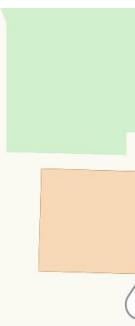
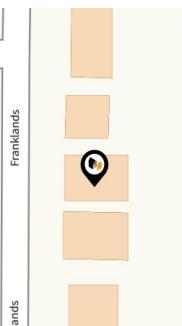


Introduction

Our Comments

* Beautifully Presented Detached Home * On a Generous Plot * Located in the Heart of Longton Village This immaculately maintained detached property is set on a large and private plot within the highly sought-after village of Longton. Ideally situated, it offers excellent proximity to the vibrant Longton high street, placing local shops, cafes, restaurants, and essential amenities just a short walk away. The property occupies a substantial plot with mature, established gardens that offer privacy and seclusion. Several fruit trees enhance the garden's charm, and there is ample room to extend to the side and rear (subject to planning permission), making this an ideal home for growing families or those looking to add value. Inside, the accommodation is spacious and well-laid out. There are two reception rooms - a comfortable living room and a dining room with a large window overlooking the rear garden - as well as a bright and airy conservatory, perfect for relaxing or entertaining year-round. The fitted kitchen provides practical workspace and includes space for an electric cooker, under-counter fridge, dishwasher, and washing machine. A three-piece bathroom is located on the ground floor, along with a generously sized double bedroom - ideal for multi-generational living or guest accommodation. Upstairs, you will find two further double bedrooms, both offering excellent space and natural light. Additional features include a welcoming porch leading into a central hallway, a driveway providing off-road parking, and a detached garage offering further parking or storage options. This is a rare opportunity to purchase a well-cared-for home on a large plot, in a prime village location, with scope to extend and personalise. Early viewing is highly recommended.

Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,087 ft ² / 101 m ²
Council Tax :	Band D
Annual Estimate:	£2,352

Local Area

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

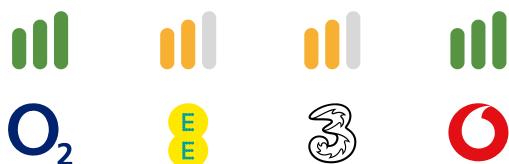
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

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



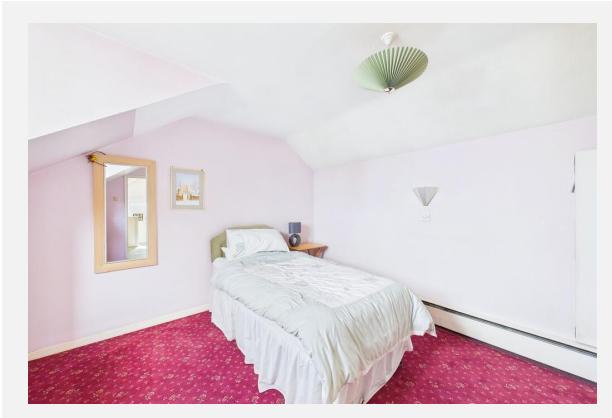
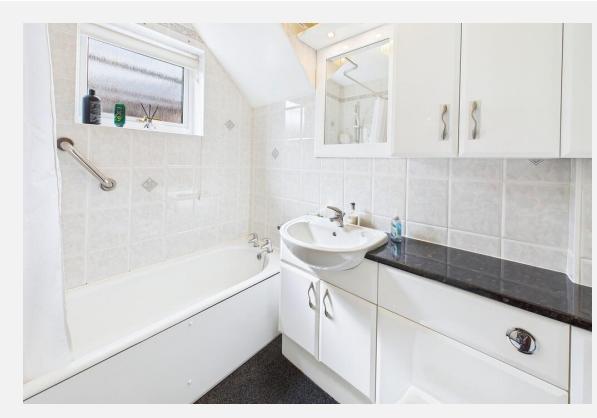
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



FRANKLANDS, LONGTON, PRESTON, PR4



Gallery Floorplan

FRANKLANDS, LONGTON, PRESTON, PR4



FRANKLANDS, LONGTON, PRESTON, PR4



Property EPC - Certificate

Longton, PR4

Energy rating

D

Valid until 14.09.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

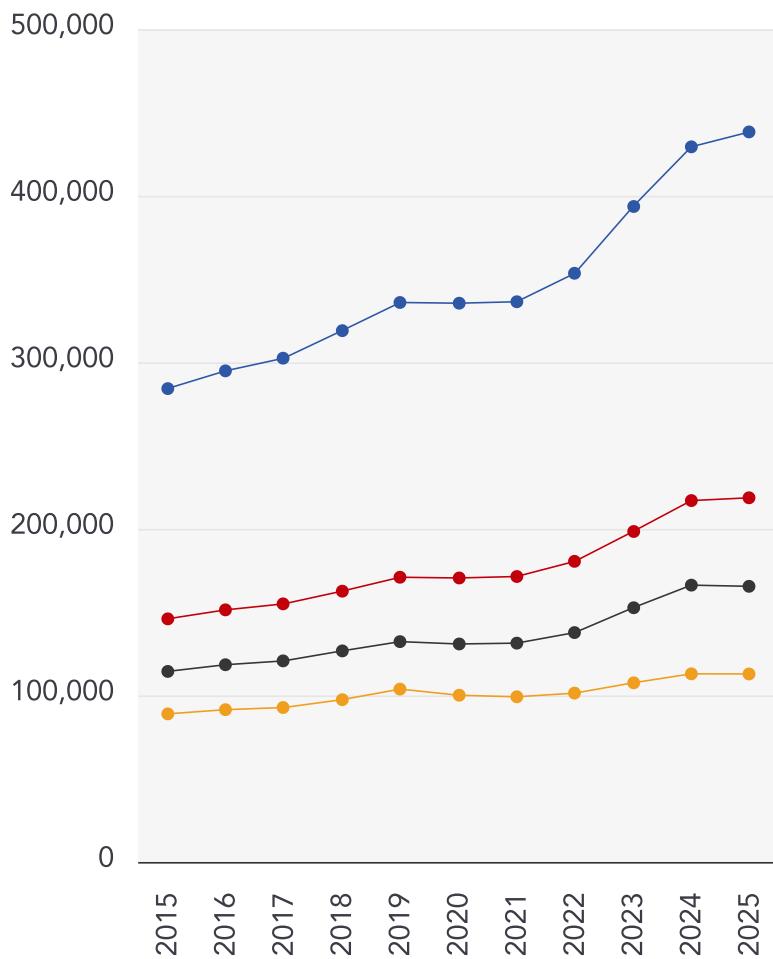
Property EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	101 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%

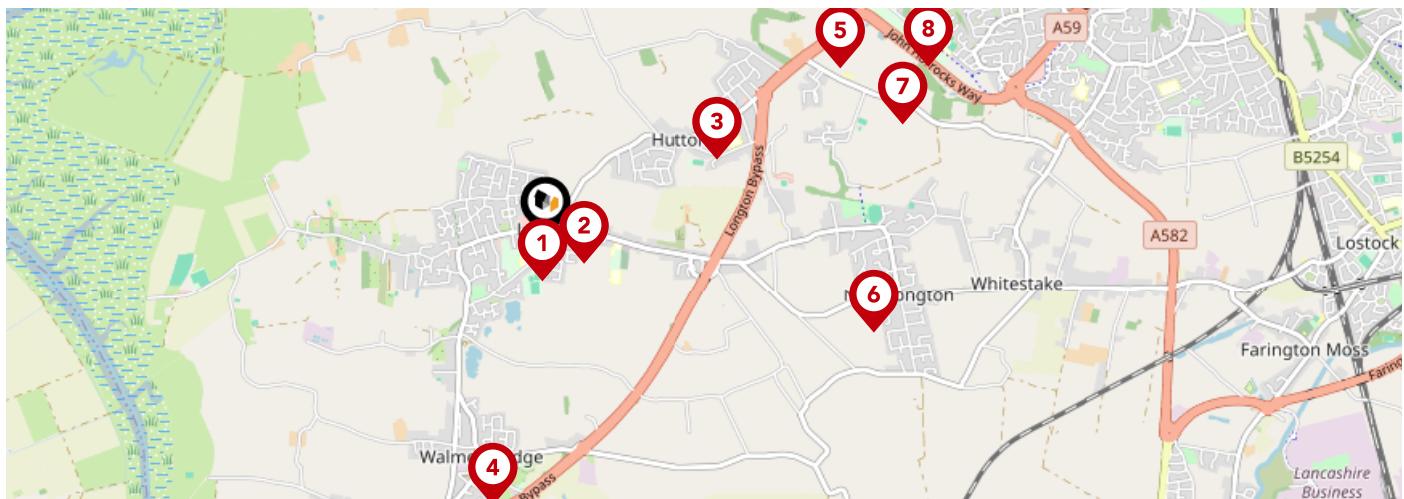
Terraced

+44.66%

Flat

+26.94%

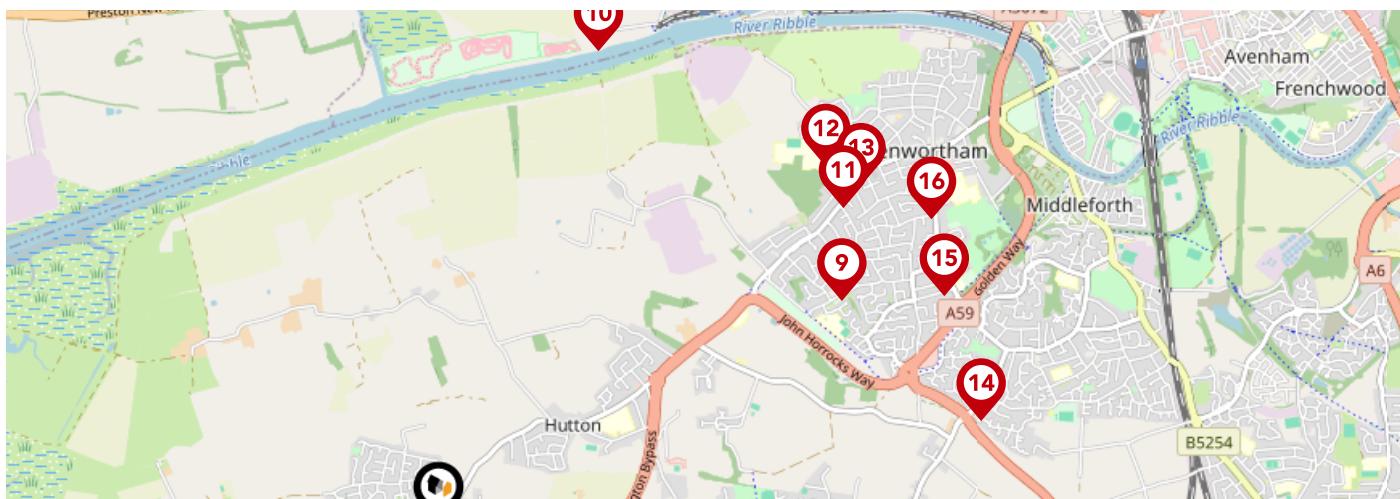
Area Schools



Nursery Primary Secondary College Private

	Longton Primary School						
1	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 246 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Little Hoole Primary School Ofsted Rating: Good Pupils: 197 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

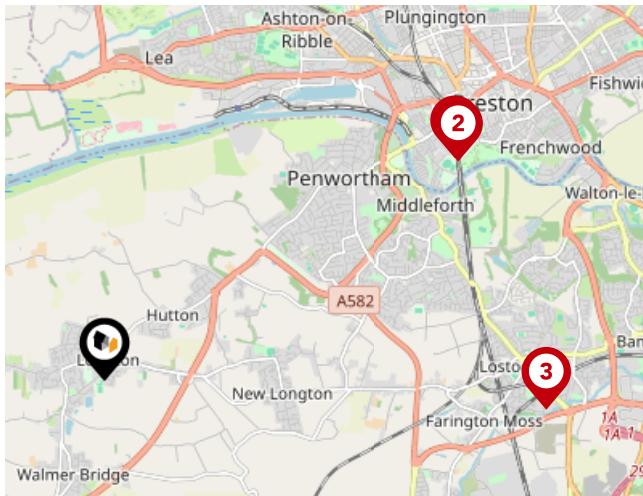
Area Schools



Nursery Primary Secondary College Private

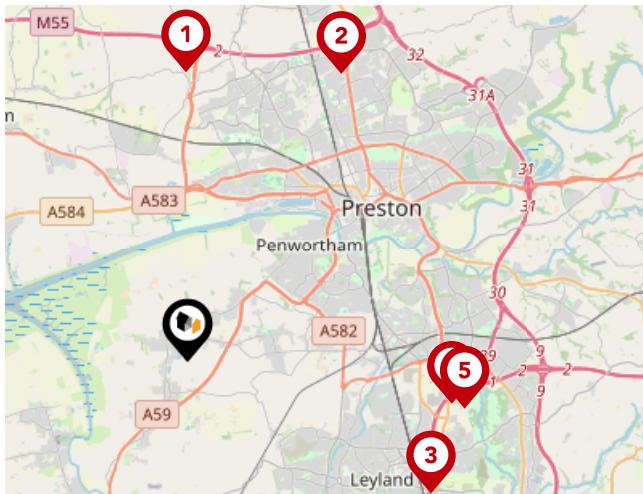
 Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance: 2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Pioneer TEC Ofsted Rating: Requires improvement Pupils: 0 Distance: 2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance: 2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance: 2.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance: 2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
 Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance: 2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance: 2.55	<input type="checkbox"/>	<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	Preston Rail Station	3.65 miles
2	Preston Rail Station	3.66 miles
3	Lostock Hall Rail Station	3.88 miles



Trunk Roads/Motorways

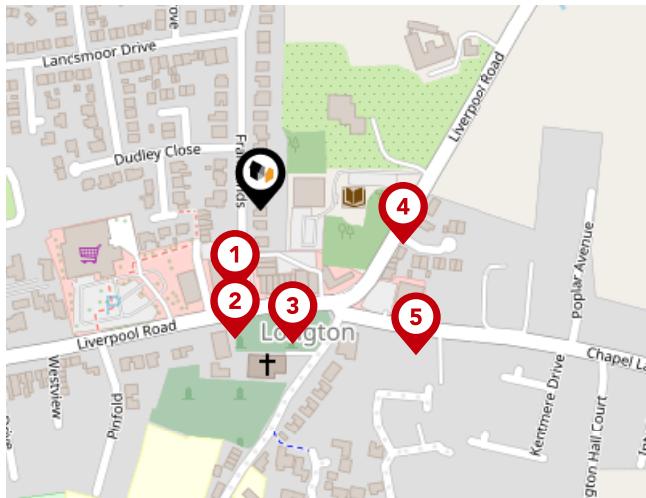
Pin	Name	Distance
1	M55 J2	5.07 miles
2	M55 J1	5.73 miles
3	M6 J28	4.87 miles
4	M65 J1A	4.71 miles
5	M65 J1	4.94 miles



Airports/Helipads

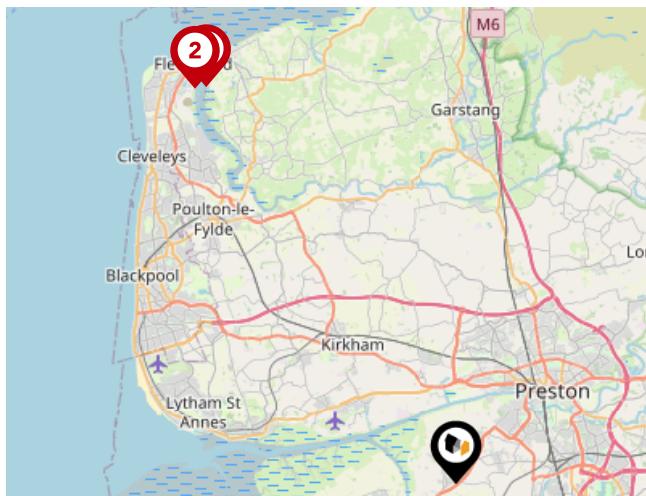
Pin	Name	Distance
1	Highfield	11.15 miles
2	Speke	27.16 miles
3	Manchester Airport	32.38 miles
4	Leeds Bradford Airport	46.88 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Franklands	0.05 miles
2	Booths	0.07 miles
3	St Andrews Church	0.08 miles
4	Library	0.08 miles
5	Rams Head	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.4 miles
2	Fleetwood for Knott End Ferry Landing	16.55 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.

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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