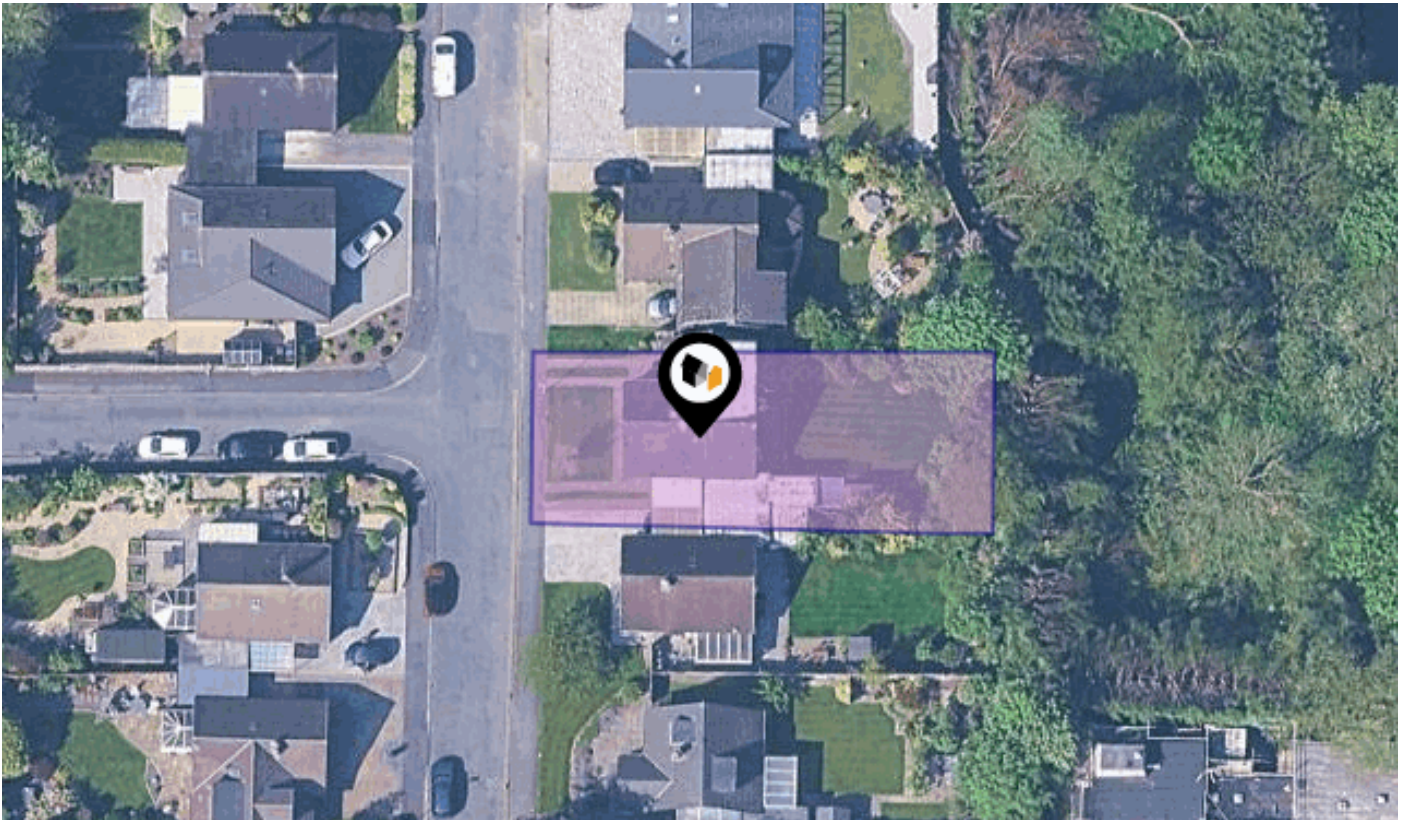




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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Friday 03rd July 2026**



## FRANKLANDS, LONGTON, PRESTON, PR4

### Roberts & Co

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

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penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



\* 5 Bedroom Dormer Bungalow \* Prime Village Location \* Beautiful Established Gardens

Occupying a prime position in the heart of the village, this beautifully presented five-bedroom dormer bungalow offers an exceptional amount of versatile living space, making it an ideal home for growing families, multi-generational living or buyers seeking flexible accommodation that can adapt to their changing needs. This home is likely to appeal to families looking for generous bedroom accommodation, buyers wanting the flexibility of ground floor living, or those searching for a peaceful village setting with a large established garden, ample parking and versatile reception space. With five double bedrooms, a practical layout and scope for home working, it offers the perfect balance of comfort and functionality. Approached via two separate driveways, the property enjoys excellent kerb appeal and a well-maintained front garden with an attractive lawn. One driveway provides direct access to the garage and a useful side entrance to the property, while the second leads to the front of the home. Together, they offer ample off-road parking. The linked garage has been thoughtfully extended to create a substantial workshop-ideal for hobbyists, storage, or those requiring additional workspace. The main entrance is located to the side of the property, where a welcoming porch opens into a spacious central hallway, providing access to all of the ground floor accommodation. The generous living room is flooded with natural light thanks to two windows, creating a bright and inviting space to relax with family and friends. A feature gas fire provides a cosy focal point, making this a room to enjoy throughout the seasons. The fitted kitchen is well-equipped with integrated electric oven, grill, hob and under counter fridge and freezer, together with space and plumbing for a washing machine, offering everything needed for day-to-day family life. Overlooking the stunning rear garden, the dining room provides the perfect setting for family meals and entertaining, with a door opening directly onto the patio, allowing indoor and outdoor living to flow effortlessly during the warmer months. A useful secondary porch offers additional access to a driveway and front garden via a covered area, adding further practicality to this well-designed home. Together with a convenient downstairs WC and wall storage, used as a pantry, which also offers excellent potential to be converted into a utility room if desired. The ground floor also benefits from a generous double bedroom with fitted wardrobes, making it ideal for guests, those seeking single-level living or a dedicated home office, together with a modern family shower room. To the first floor are four further double bedrooms, three of which benefit from fitted wardrobes or built-in storage, ensuring there is plenty of space for every member of the family. The adaptable layout provides endless possibilities for children's bedrooms, guest accommodation, hobby rooms or home-working space. Outside, the rear garden is undoubtedly one of the property's standout features. Beautifully enclosed and thoughtfully established with mature trees, shrubs and flowering borders, it provides a wonderful sense of privacy and tranquillity. Whether you're enjoying a morning coffee, entertaining friends on a summer evening or watching children play on the lawn, this is a garden that can be enjoyed throughout the year.



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	5		
<b>Floor Area:</b>	1,797 ft <sup>2</sup> / 167 m <sup>2</sup>		
<b>Plot Area:</b>	0.13 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,985		
<b>Title Number:</b>	LAN250778		

## Local Area

<b>Local Authority:</b>	South ribble
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

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

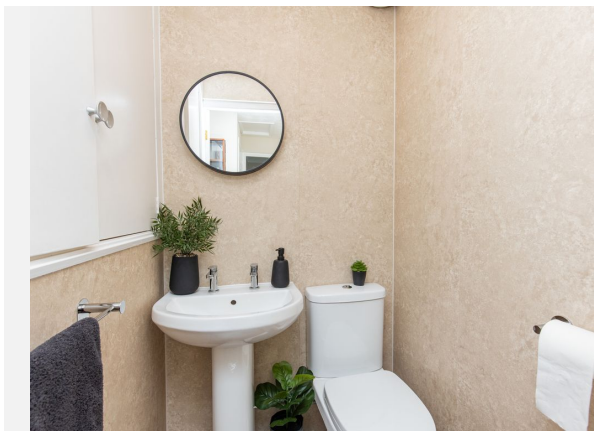
<b>20</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:









# Property EPC - Certificate

Longton, PRESTON, PR4

Energy rating

E

Valid until 26.06.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

### Additional EPC Data

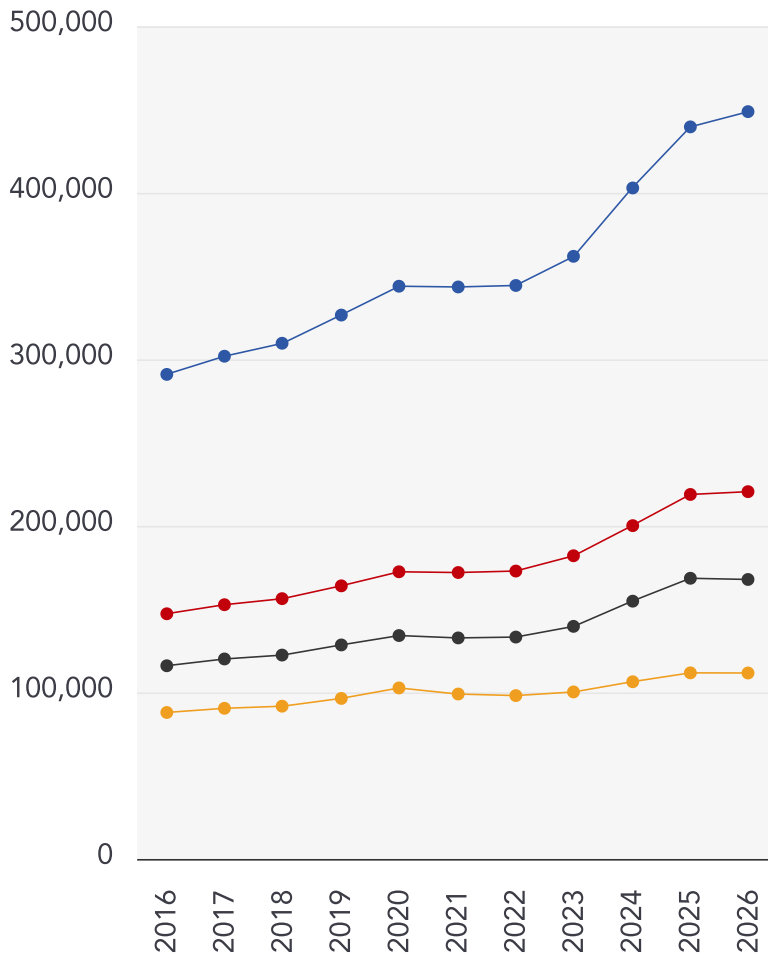
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<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Roof room(s), no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Partial double glazing
<b>Window Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, no room thermostat
<b>Main Heating Controls Energy:</b>	Very poor
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Below average lighting efficiency
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	167 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+54.23%**

Semi-Detached

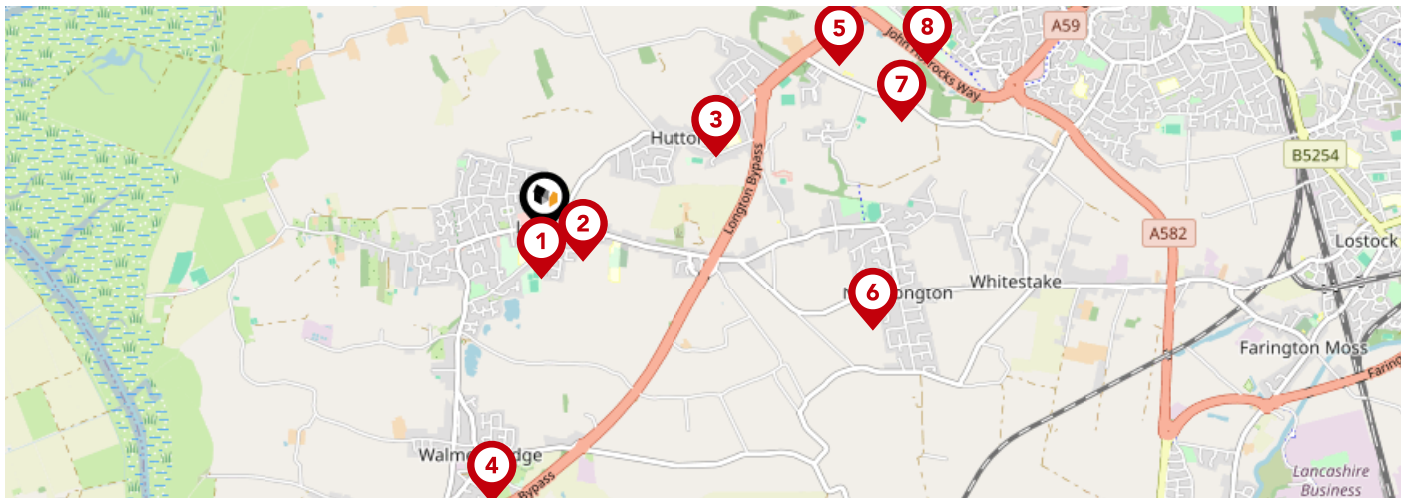
**+49.8%**

Terraced

**+44.66%**

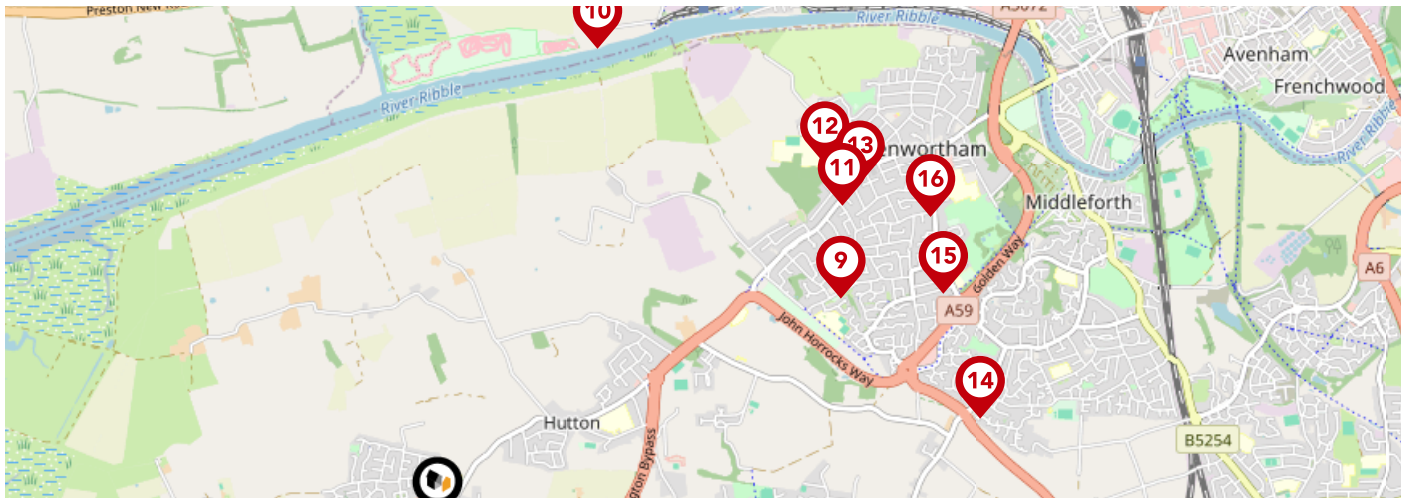
Flat

**+26.94%**



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Longton Primary School</b> Ofsted Rating: Outstanding   Pupils: 211   Distance:0.2	<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:0.21	<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:0.82	<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:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Howick Church Endowed Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>New Longton All Saints CofE Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:1.5	<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:1.64	<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:1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

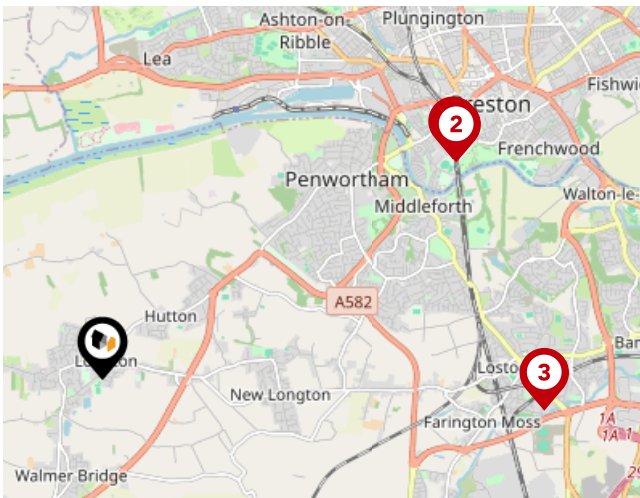
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 370   Distance:2.02	<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:2.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham, St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance:2.25	<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:2.31	<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:2.37	<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:2.43	<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:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Girls' High School</b> Ofsted Rating: Outstanding   Pupils: 801   Distance:2.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

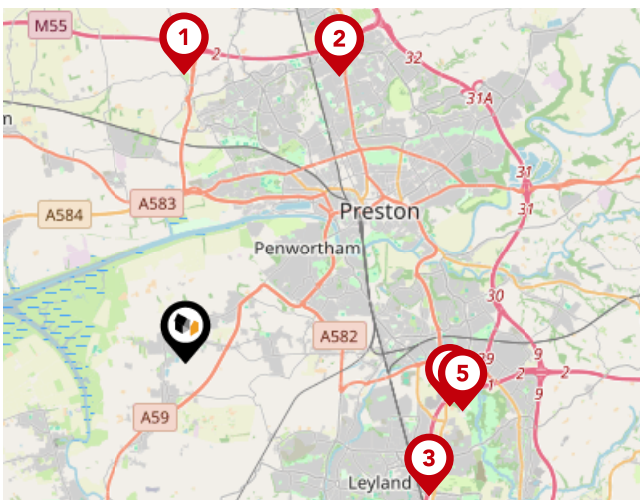
# Area

## Transport (National)



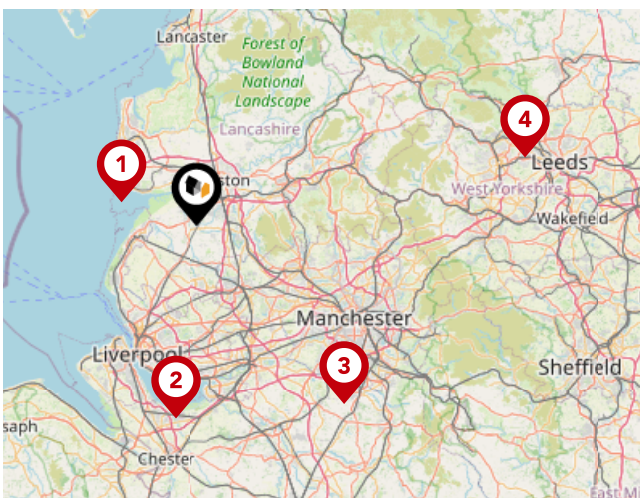
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	3.64 miles
2	Preston Rail Station	3.65 miles
3	Lostock Hall Rail Station	3.88 miles



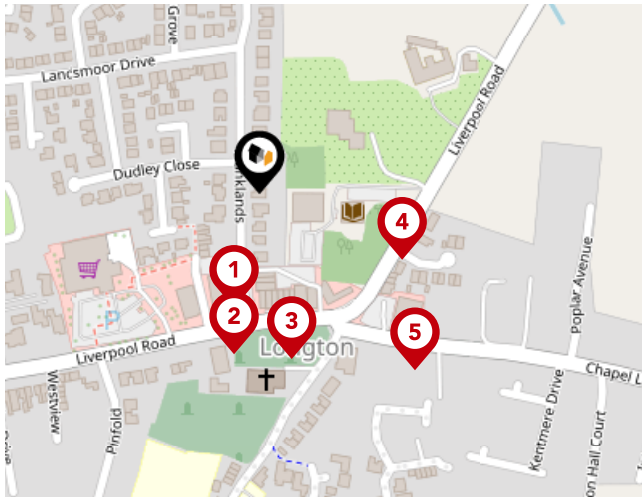
### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	5.05 miles
2	M55 J1	5.71 miles
3	M6 J28	4.88 miles
4	M65 J1A	4.71 miles
5	M65 J1	4.94 miles



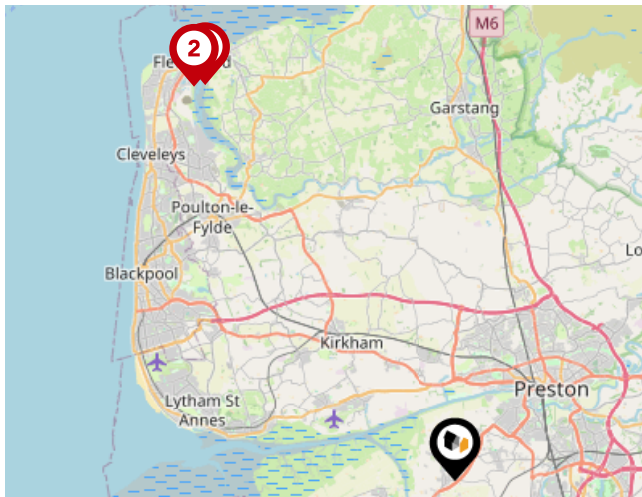
### Airports/Helipads

Pin	Name	Distance
1	Highfield	11.15 miles
2	Speke	27.18 miles
3	Manchester Airport	32.39 miles
4	Leeds Bradford Airport	46.87 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Franklands	0.06 miles
2	Booths	0.09 miles
3	St Andrews Church	0.09 miles
4	Library	0.09 miles
5	Rams Head	0.13 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.39 miles
2	Fleetwood for Knott End Ferry Landing	16.54 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

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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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