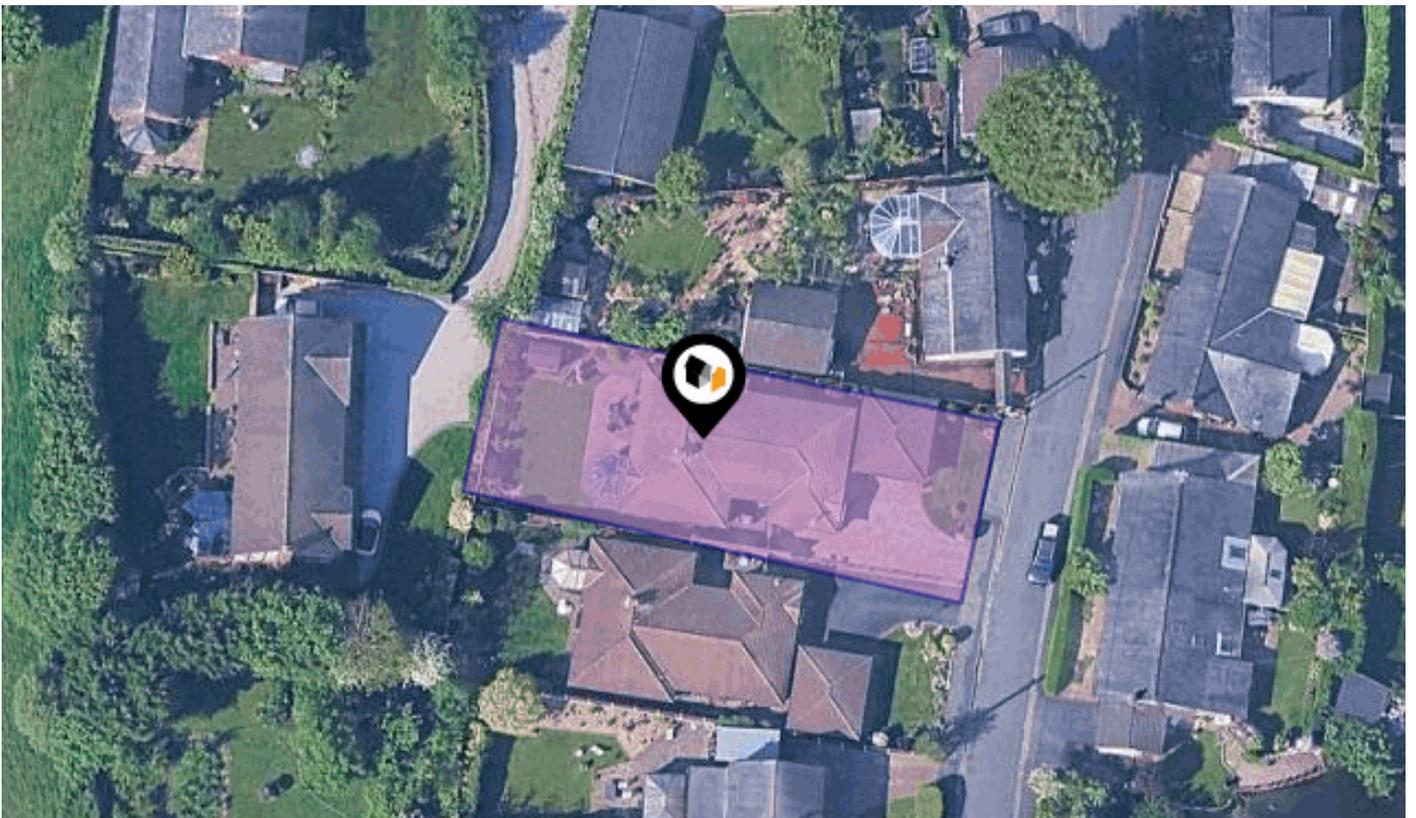




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 16th February 2026



DALE AVENUE, LONGTON, PRESTON, PR4

Roberts & Co

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

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Introduction

Our Comments

* Spacious Detached Bungalow in a Highly Sought-After Longton Location * 4 Bedrooms 2 Bathrooms * 2 Generous Size Reception Rooms and Conservatory

This exceptionally spacious detached bungalow is located in a desirable area of Longton and offers versatile living accommodation. The property features an entrance porch leading to a welcoming hallway. To the left, you will find the fourth bedroom, currently used as a reception room, while to the right is the stylish dining kitchen, fitted with high-gloss units, a quartz work surface, and integrated Neff appliances including an oven, grill, hob, dishwasher, fridge, and freezer. The kitchen leads seamlessly to a utility room with space and plumbing for both a washing machine and a tumble dryer. There is a separate dining room, perfect for family meals or entertaining guests. To the rear of the house there is a generous living room which opens into a bright conservatory, providing the perfect space for relaxation. The property also comprises three further bedrooms. The primary bedroom is a substantial size with fitted wardrobes and an ensuite shower room. Both the second and third bedrooms are doubles, and the spacious family bathroom includes a double shower enclosure, bathtub, sink, and WC. Externally, the property benefits from a large detached double garage with an electric up-and-over door and access to the garden, as well as driveway parking to the front for multiple vehicles. The rear garden features a generous patio and lawn area, mature borders and shrubs, and a timber shed, offering a private and inviting outdoor space.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,323 ft ² / 123 m ²		
Plot Area:	0.15 acres		
Year Built :	1991-1995		
Council Tax :	Band F		
Annual Estimate:	£3,398		
Title Number:	LA684914		

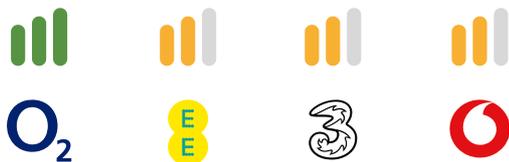
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

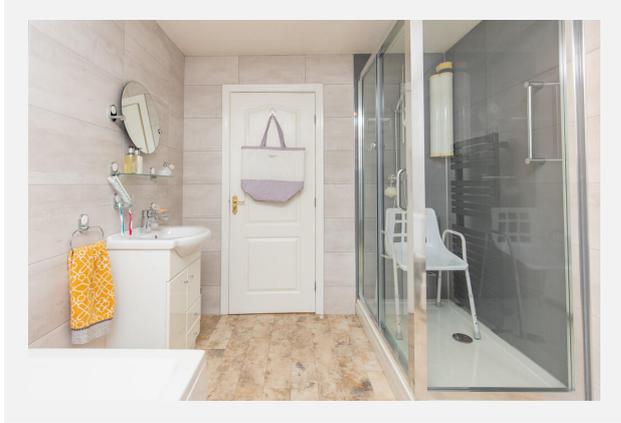
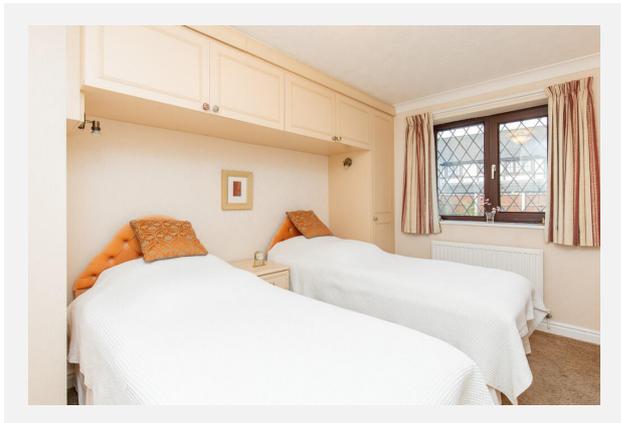
16 mb/s	61 mb/s	- mb/s

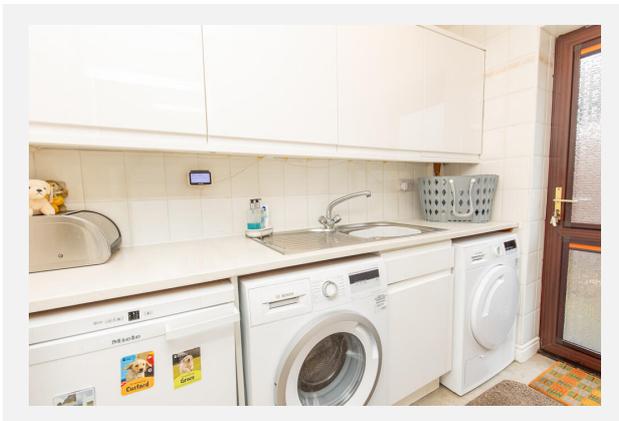
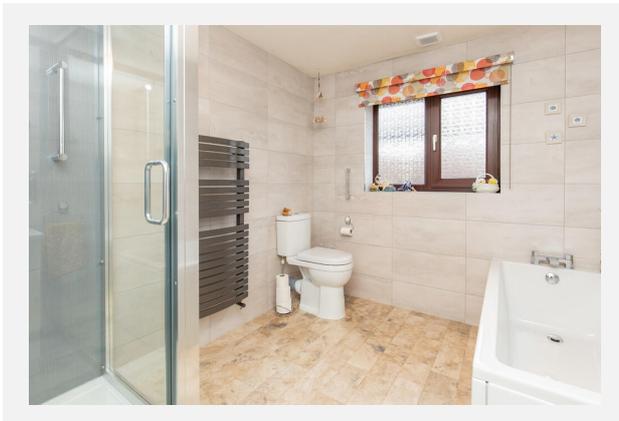
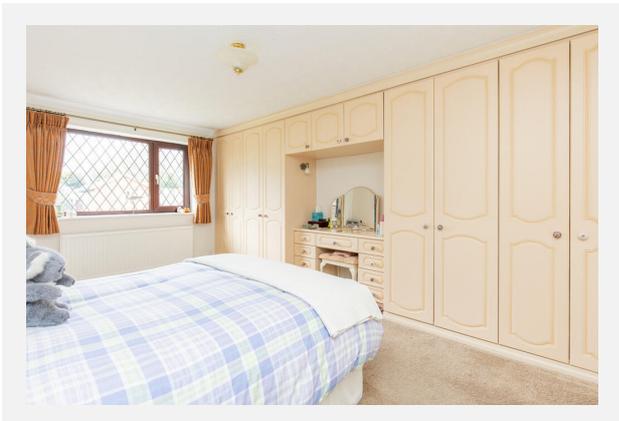
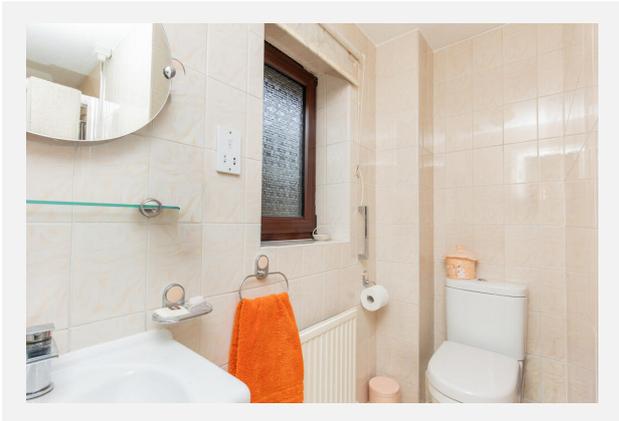
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

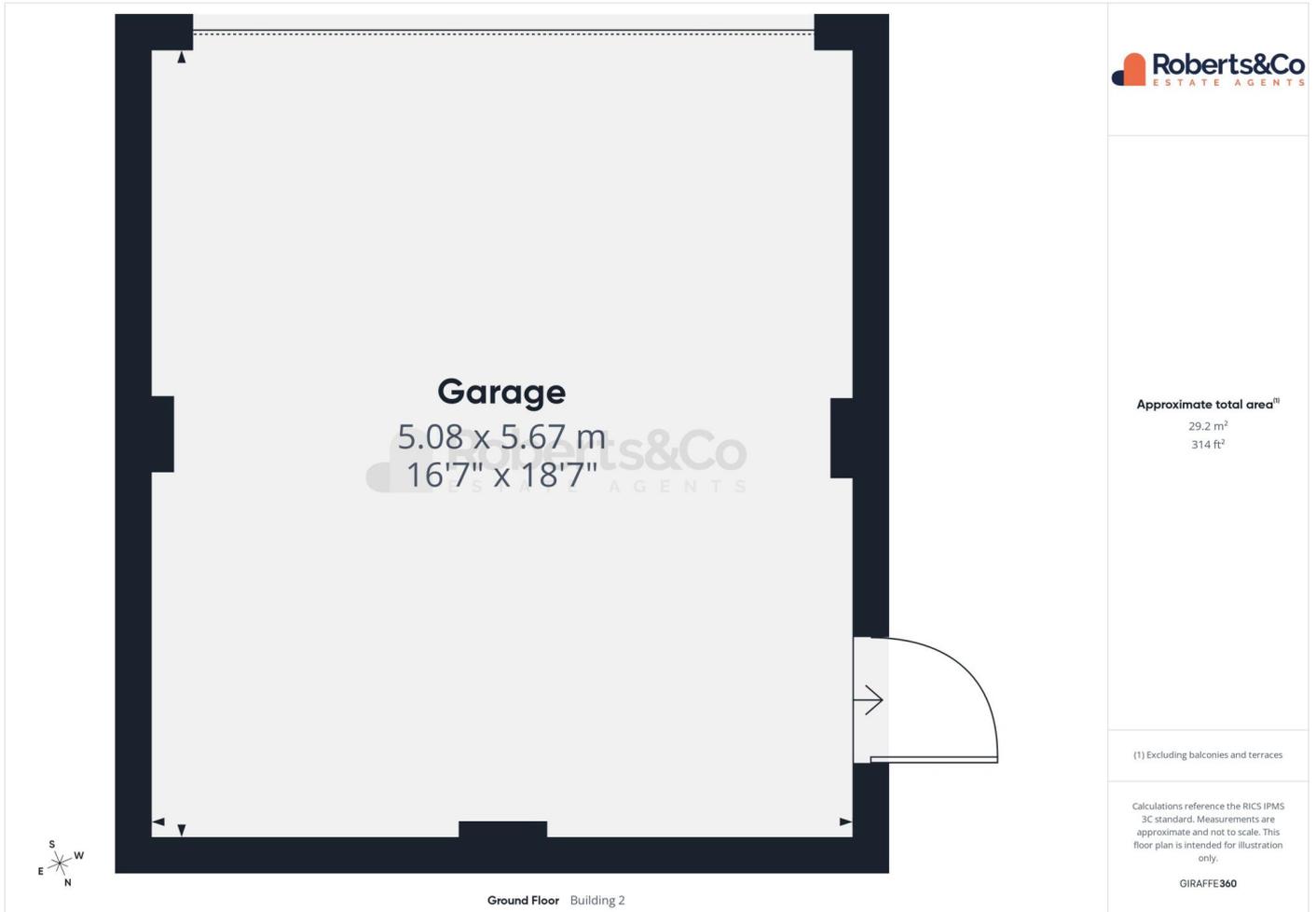








DALE AVENUE, LONGTON, PRESTON, PR4



DALE AVENUE, LONGTON, PRESTON, PR4



DALE AVENUE, LONGTON, PRESTON, PR4



Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
180.9 m²
1946 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

Dale Avenue, Longton, PRESTON, PR4

Energy rating

C

Valid until 08.02.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

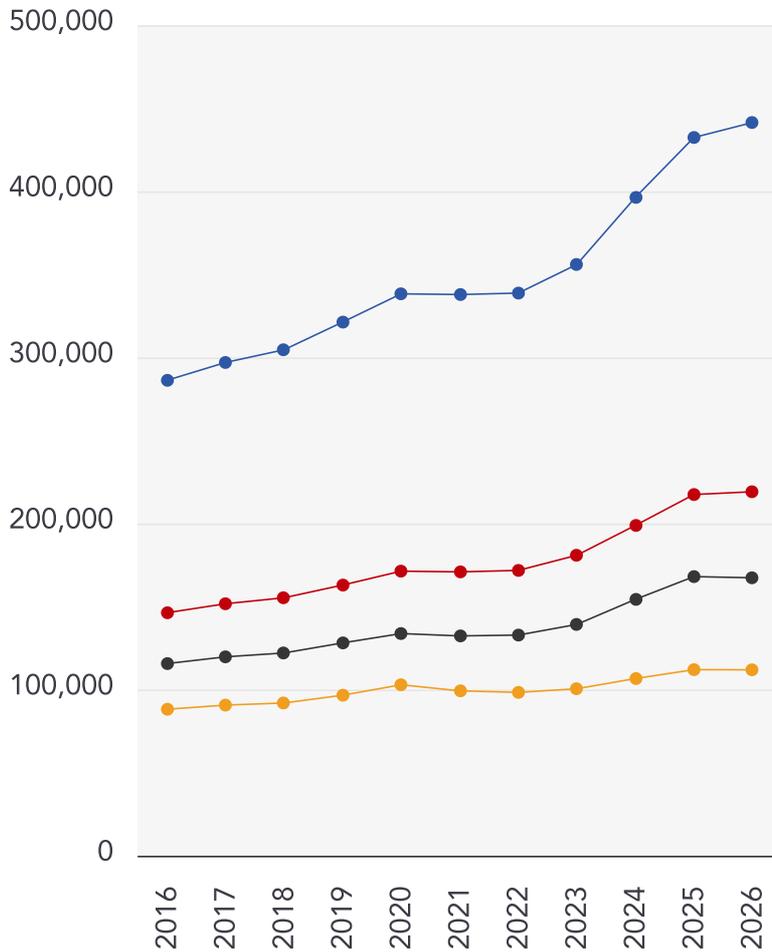
Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 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, 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:	123 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%

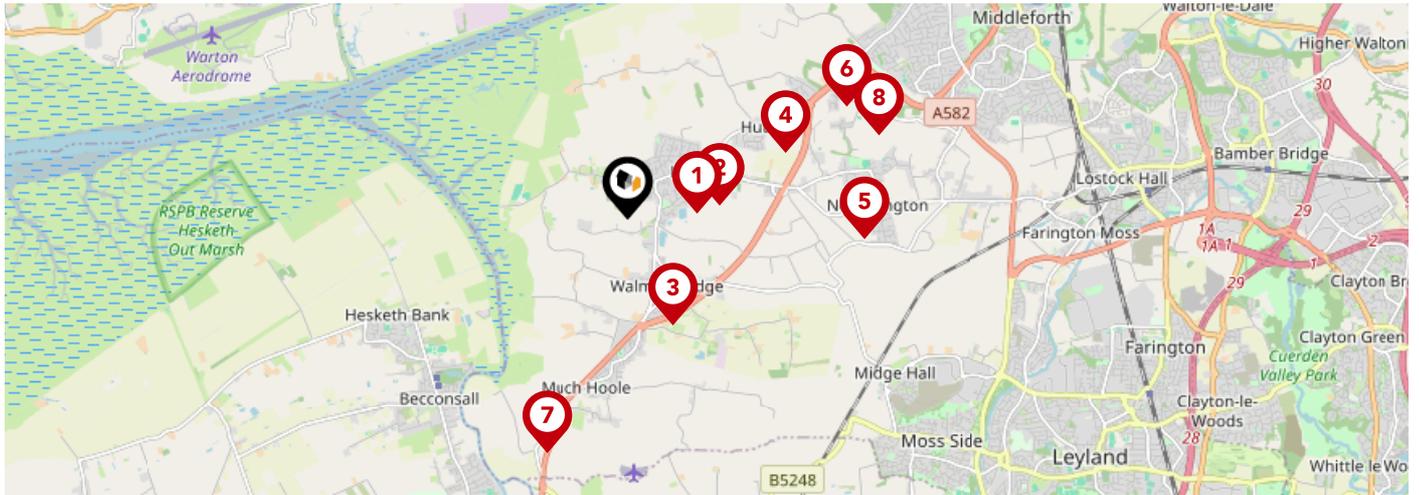
Terraced

+44.66%

Flat

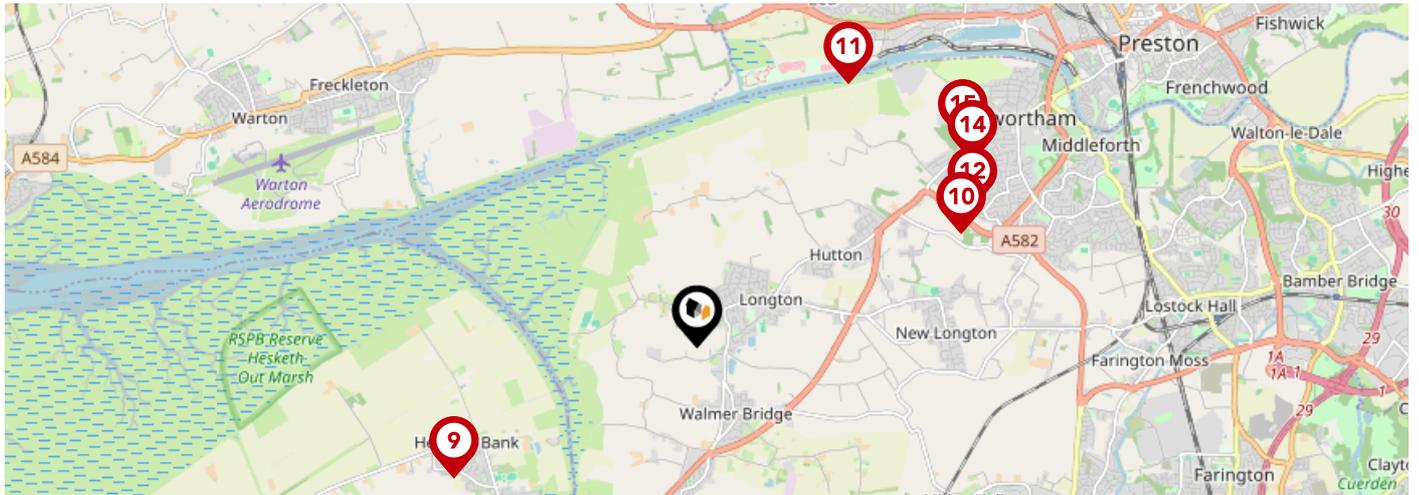
+26.94%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.61	<input type="checkbox"/>	<input checked="" 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:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Little Hoole Primary School Ofsted Rating: Good Pupils: 197 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hoole St Michael CofE Primary School Ofsted Rating: Good Pupils: 98 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

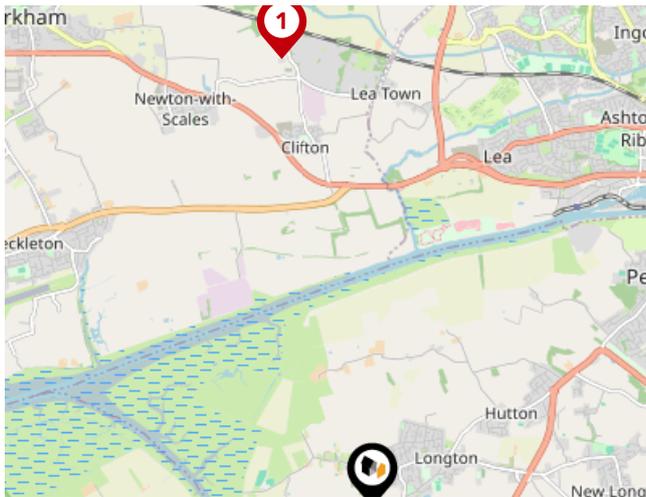
Area Schools



	Nursery	Primary	Secondary	College	Private
Hesketh-With-Becconsall All Saints CofE School Ofsted Rating: Not Rated Pupils:0 Distance:2.41	<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:2.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pioneer TEC Ofsted Rating: Requires improvement Pupils:0 Distance:2.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tarleton Community Primary School Ofsted Rating: Good Pupils: 243 Distance:2.71	<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:2.91	<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:2.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aurora Brooklands School Ofsted Rating: Requires improvement Pupils: 54 Distance:2.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

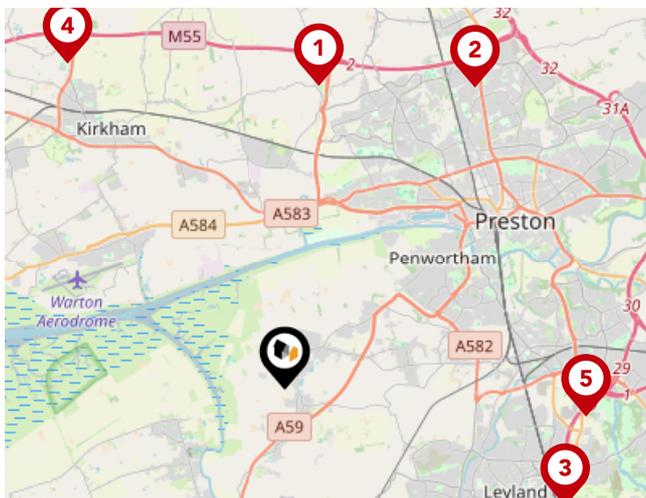
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Salwick Rail Station	4.02 miles
2	Croston Rail Station	4.03 miles
3	Preston Rail Station	4.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	5.35 miles
2	M55 J1	6.25 miles
3	M6 J28	5.33 miles
4	M55 J3	6.84 miles
5	M65 J1A	5.29 miles



Airports/Helipads

Pin	Name	Distance
1	Highfield	10.65 miles
2	Speke	26.86 miles
3	Manchester Airport	32.6 miles
4	Leeds Bradford Airport	47.54 miles

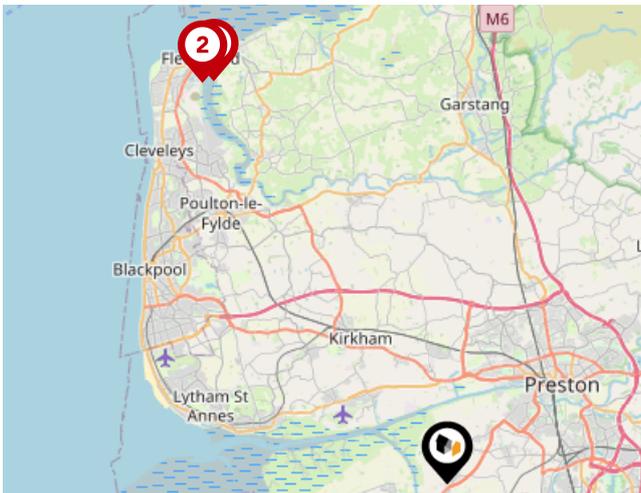
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Golden Ball	0.27 miles
2	Bentley Park Road	0.35 miles
3	Red Lion	0.32 miles
4	Hall Lane	0.41 miles
5	Black Bull	0.44 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.29 miles
2	Fleetwood for Knott End Ferry Landing	16.42 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.

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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