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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 10th August 2026



LINDLE LANE, HUTTON, PRESTON, PR4

Roberts & Co

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www.roberts-estates.co.uk



* Spacious 4-bedroom semi-detached family home * Offering generous living accommodation, and a stunning countryside setting with open views to the front and rear.

Approached via a pathway leading through the private front garden, which enjoys a desirable south-facing aspect and is enclosed by mature high hedging, the property immediately offers a sense of privacy and tranquillity. Entering through the porch into a welcoming entrance hall, there is a useful downstairs WC, handy cloaks cupboard and access to all ground floor rooms. The front reception room is a lovely cosy space featuring a box bay window and an original cast iron fireplace, creating a charming focal point and adding character to the room. At the heart of the home is the beautifully designed dual aspect open-plan family living, dining kitchen. A wonderful space for modern family life, with patio doors opening at both ends to bring the outside in and flood the room with natural light. The stylish kitchen sits at one end of the room and features contemporary dark grey cabinetry, complementary marble-effect worktops, a central island, electric range cooker and space for a tall fridge freezer. The property also benefits from two utility areas. The larger utility room provides space and plumbing for a washing machine and dishwasher, while the smaller utility room offers excellent versatility and could easily be converted into a downstairs shower room, with plumbing already in place. To the first floor, there are four well-proportioned double bedrooms, with built-in wardrobes to bedrooms one and two. Two family bathrooms serve the bedrooms, both fitted with a bath, shower over, WC and wash hand basin. Externally, this home truly shines, enjoying uninterrupted views over open fields to both the front and rear. The gardens are predominantly laid to lawn, providing a fantastic outdoor space for families to enjoy, while the rear also benefits from off-road parking for two vehicles. A rare opportunity to acquire a substantial family home combining character, modern living and a beautiful rural outlook.



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,012 ft ² / 187 m ²		
Plot Area:	0.16 acres		
Council Tax :	Band D		
Annual Estimate:	£2,443		
Title Number:	LA826233		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	- mb/s

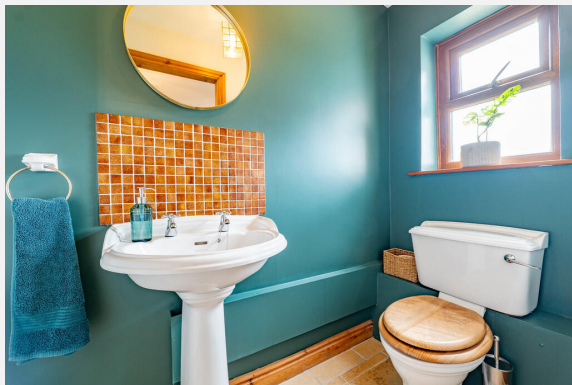
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

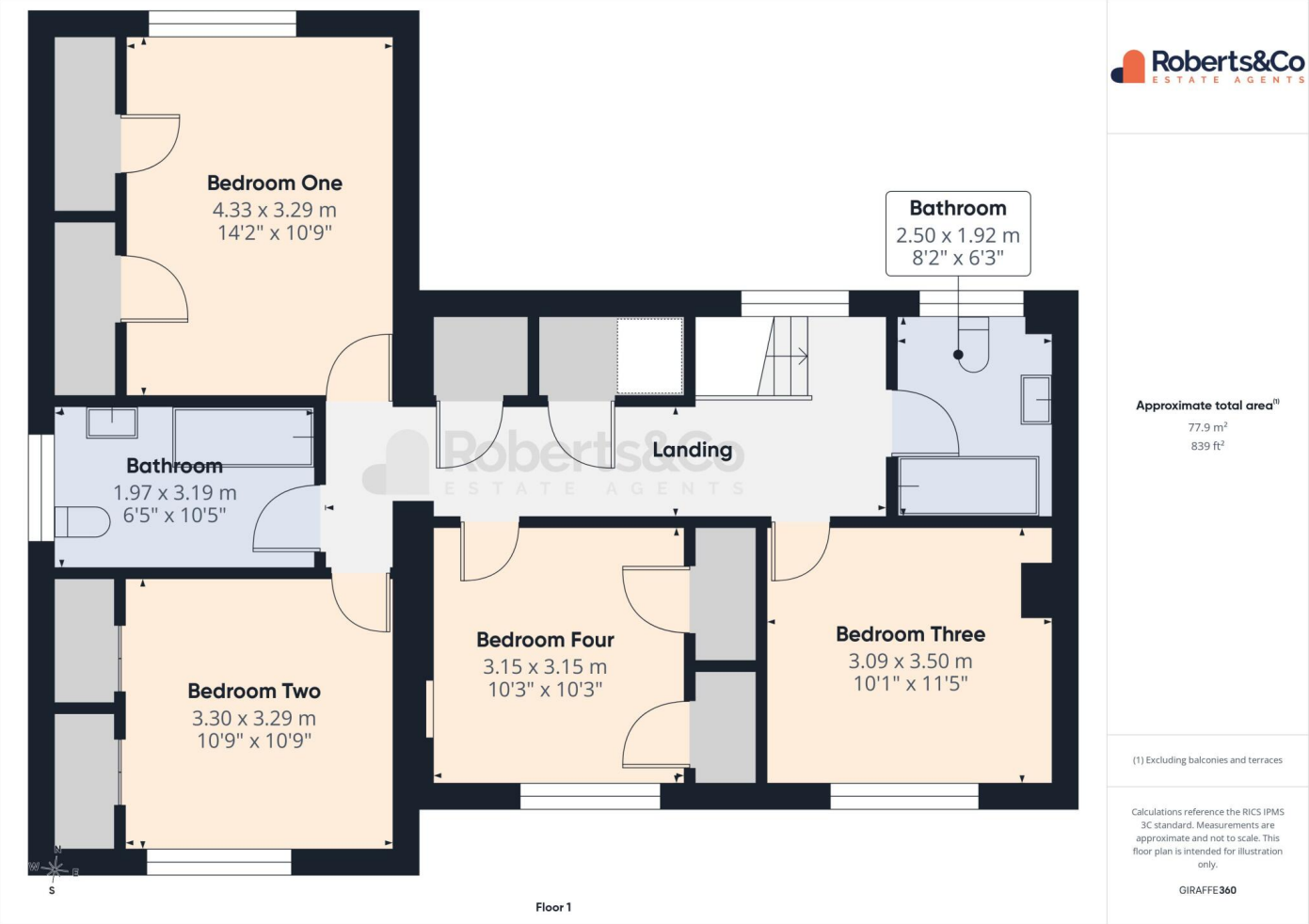








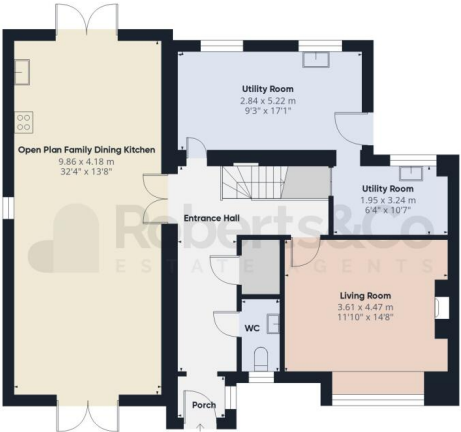
LINDLE LANE, HUTTON, PRESTON, PR4



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Ground Floor



Floor 1



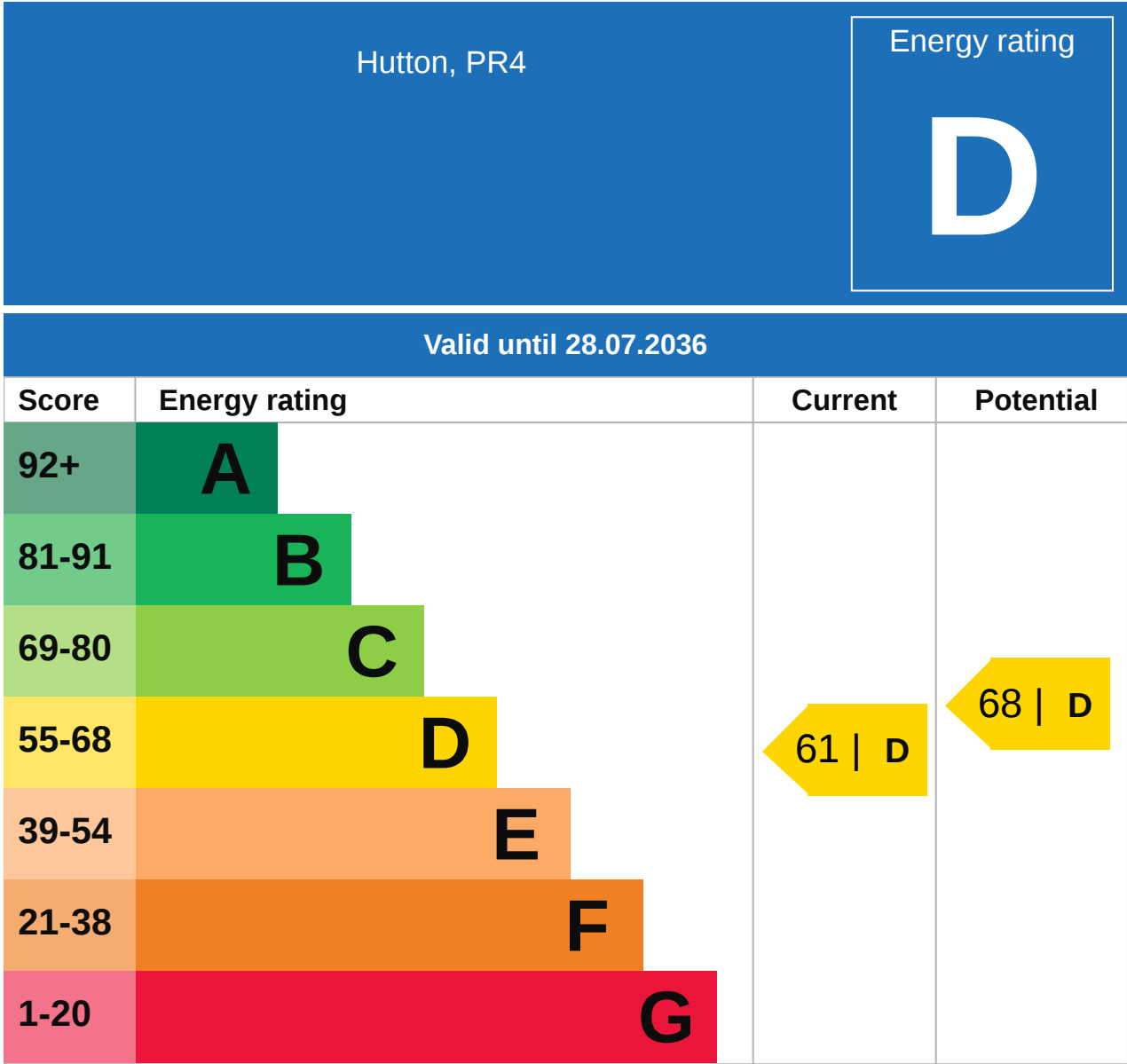
Approximate total area^m
178.4 m²
1920 ft²

(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.

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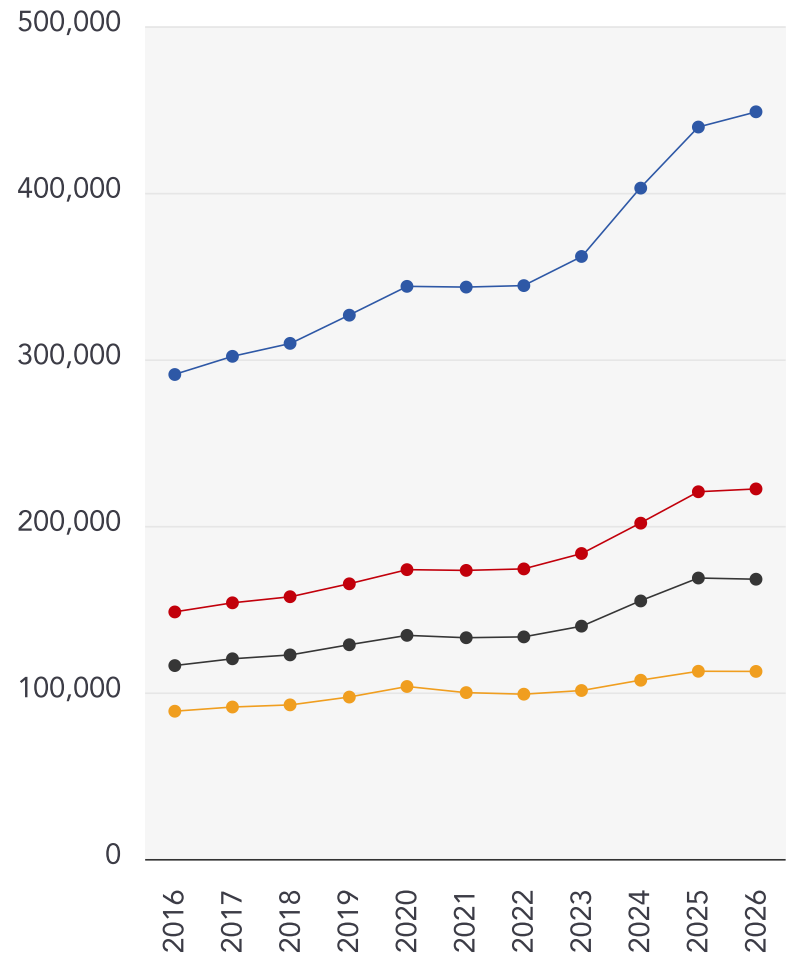
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	187 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

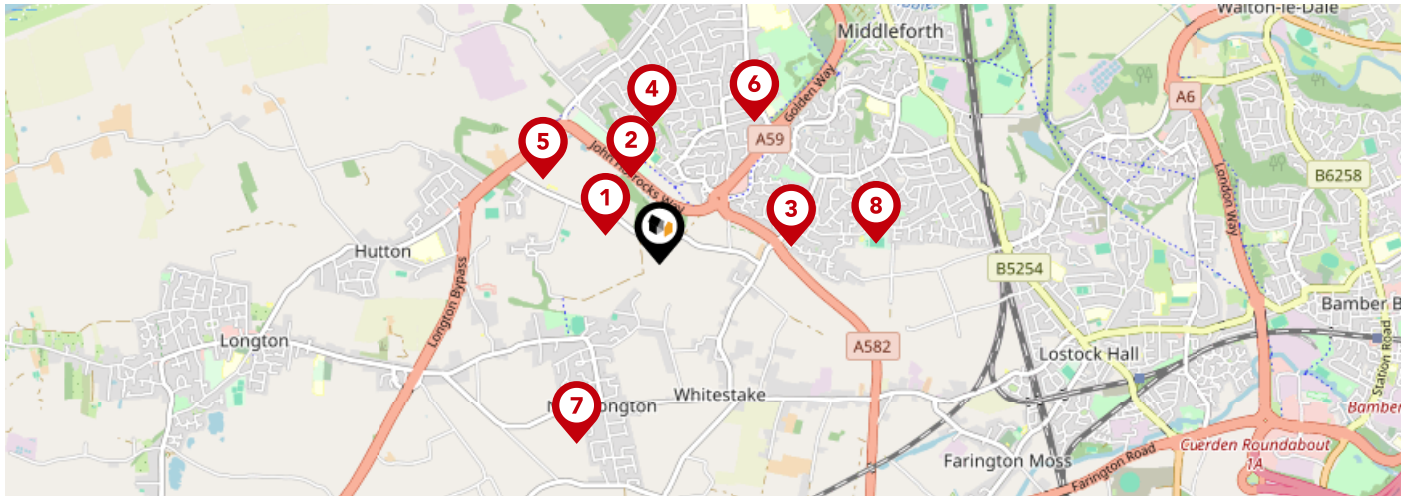
+49.8%

Terraced

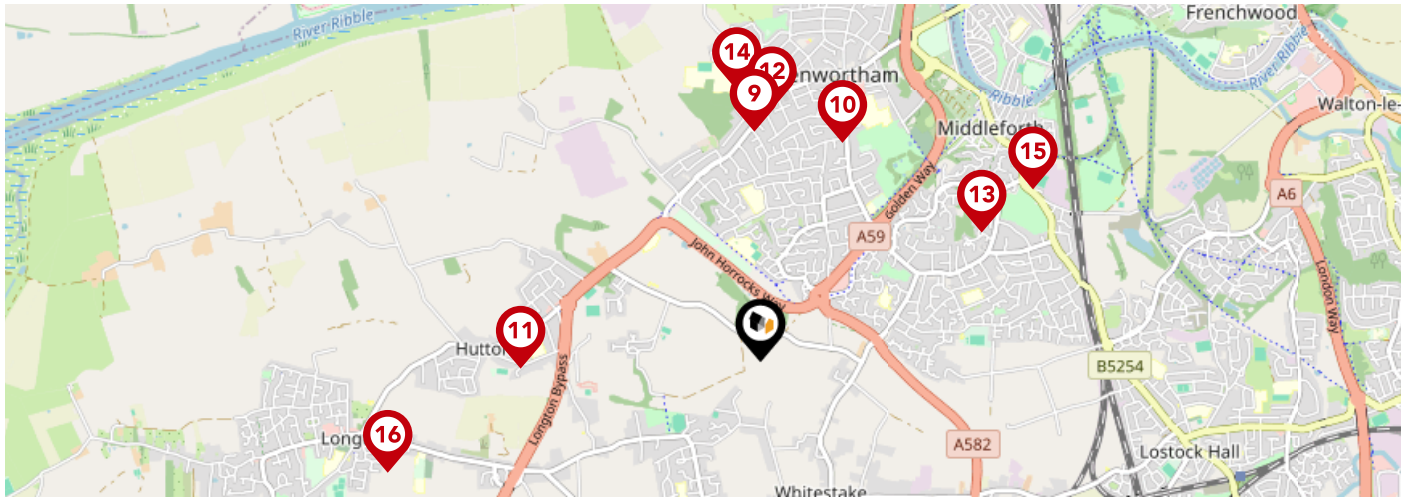
+44.66%

Flat

+26.94%



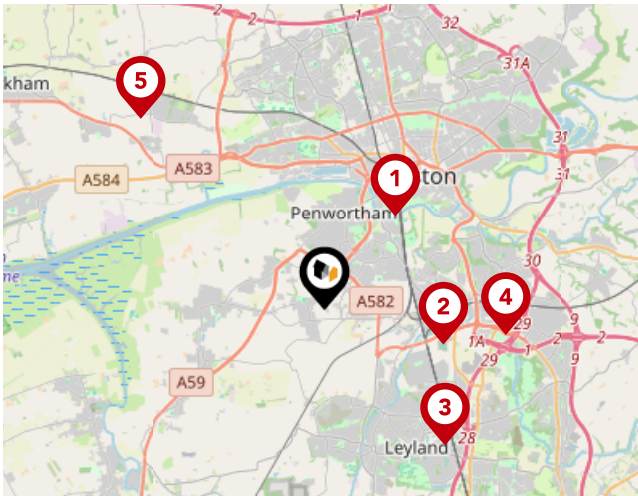
		Nursery	Primary	Secondary	College	Private
1	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.27	☐	☒	☐	☐	☐
2	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.4	☐	☐	☒	☐	☐
3	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.59	☐	☒	☐	☐	☐
4	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.61	☐	☒	☐	☐	☐
5	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.63	☐	☒	☐	☐	☐
6	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.75	☐	☒	☐	☐	☐
7	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:0.87	☐	☒	☐	☐	☐
8	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.96	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance: 1.01	☐	☒	☐	☐	☐
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance: 1.03	☐	☐	☒	☐	☐
	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance: 1.06	☐	☐	☒	☐	☐
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance: 1.11	☐	☒	☐	☐	☐
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance: 1.13	☐	☒	☐	☐	☐
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance: 1.2	☐	☐	☒	☐	☐
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance: 1.41	☐	☒	☐	☐	☐
	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 246 Distance: 1.71	☐	☒	☐	☐	☐

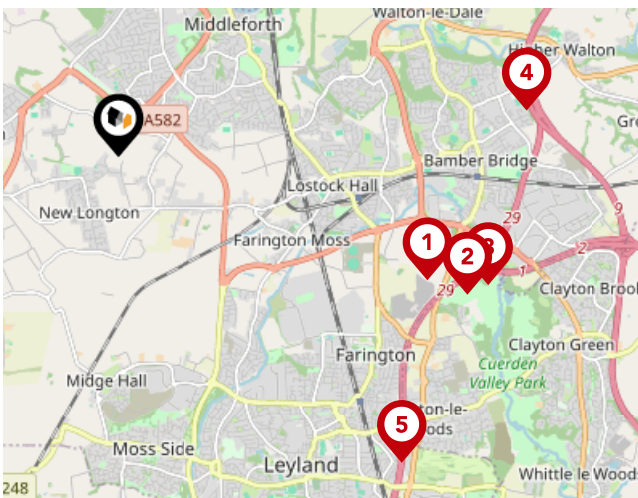
Area

Transport (National)



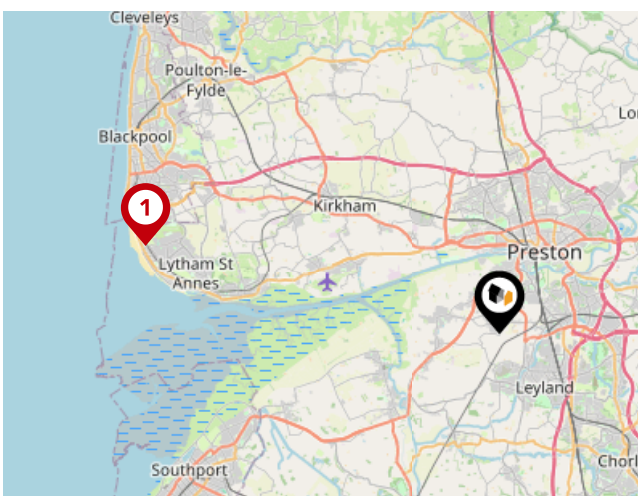
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.03 miles
2	Lostock Hall Rail Station	2.17 miles
3	Leyland Rail Station	3.17 miles
4	Bamber Bridge Rail Station	3.2 miles
5	Salwick Rail Station	4.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.91 miles
2	M65 J1	3.28 miles
3	M6 J29	3.43 miles
4	M6 J30	3.6 miles
5	M6 J28	3.65 miles

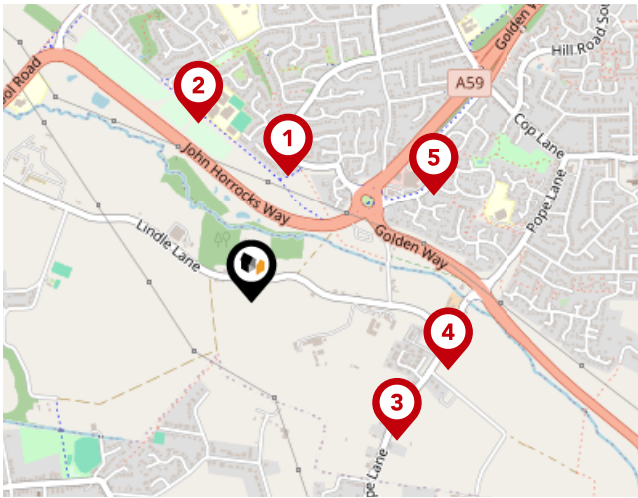


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.76 miles

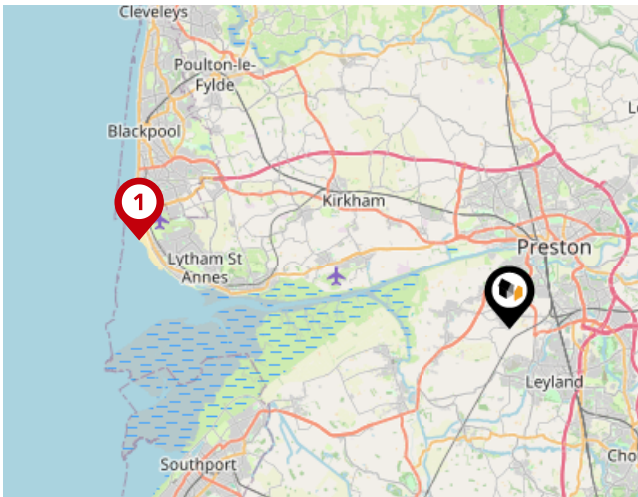
Area

Transport (Local)



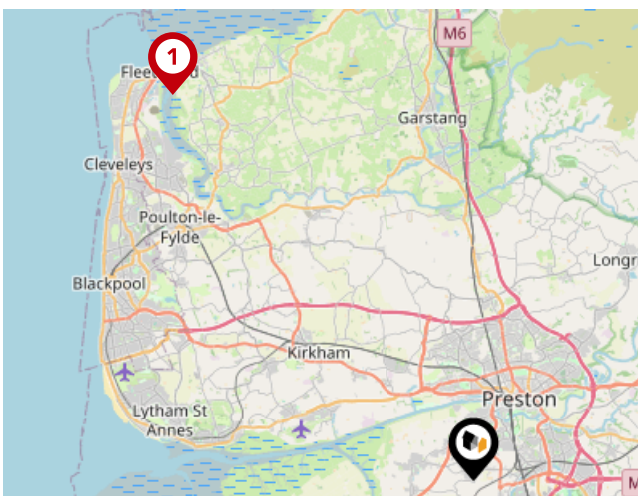
Bus Stops/Stations

Pin	Name	Distance
1	Blackthorn Drive	0.28 miles
2	All Hallows RCHS	0.4 miles
3	Rawstorne House	0.43 miles
4	Lindle Lane	0.45 miles
5	Millbrook Way South	0.46 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	13.33 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.1 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.



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/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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