

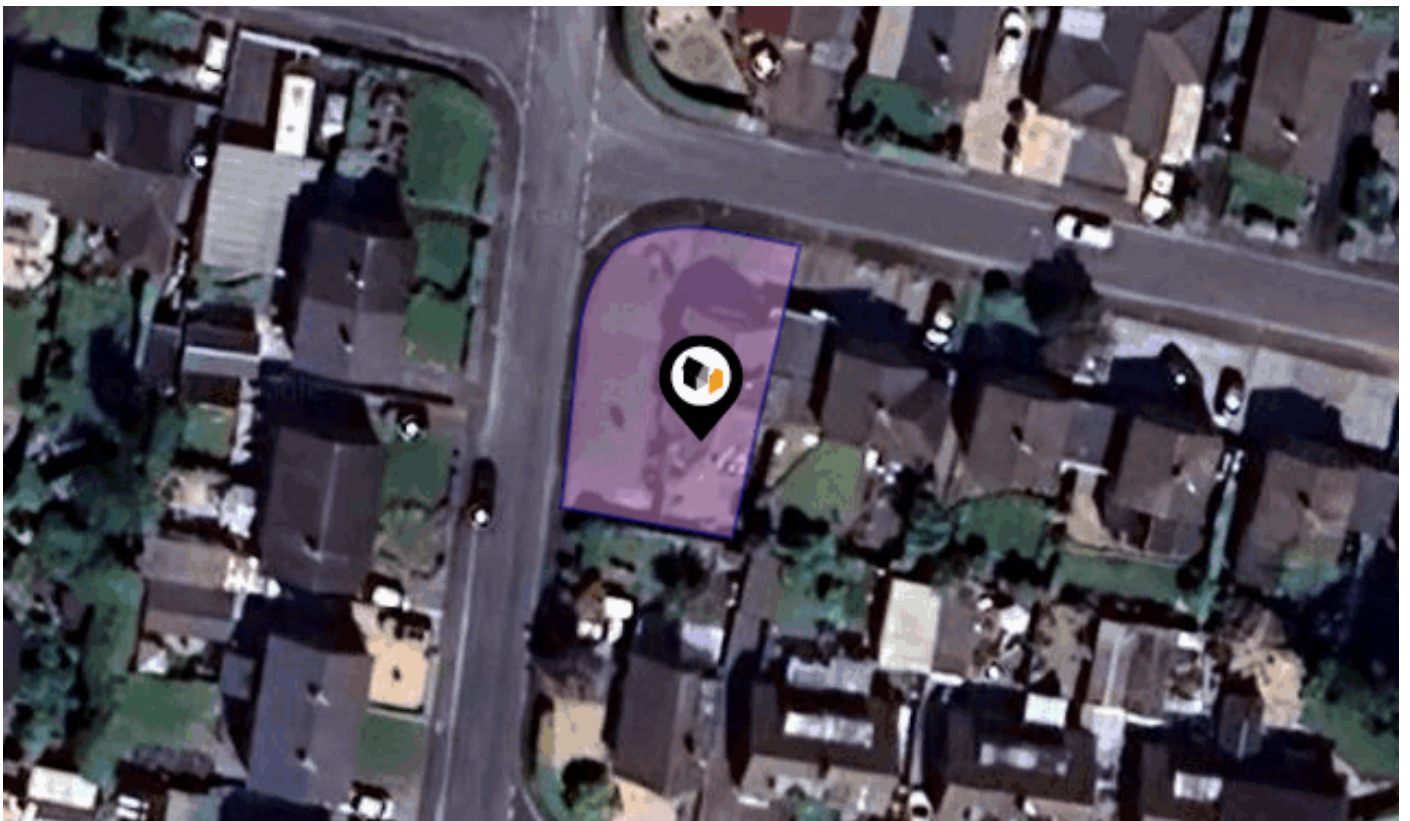


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd July 2024



SHIRLEY LANE, LONGTON, PRESTON, PR4

Lawrence Rooney Estate Agents

3 Oak Gardens, Longton, Preston, PR4 5XP

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,184 ft ² / 110 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band D		
Annual Estimate:	£2,242		
Title Number:	LAN261974		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Longton, PR4

Energy rating

D

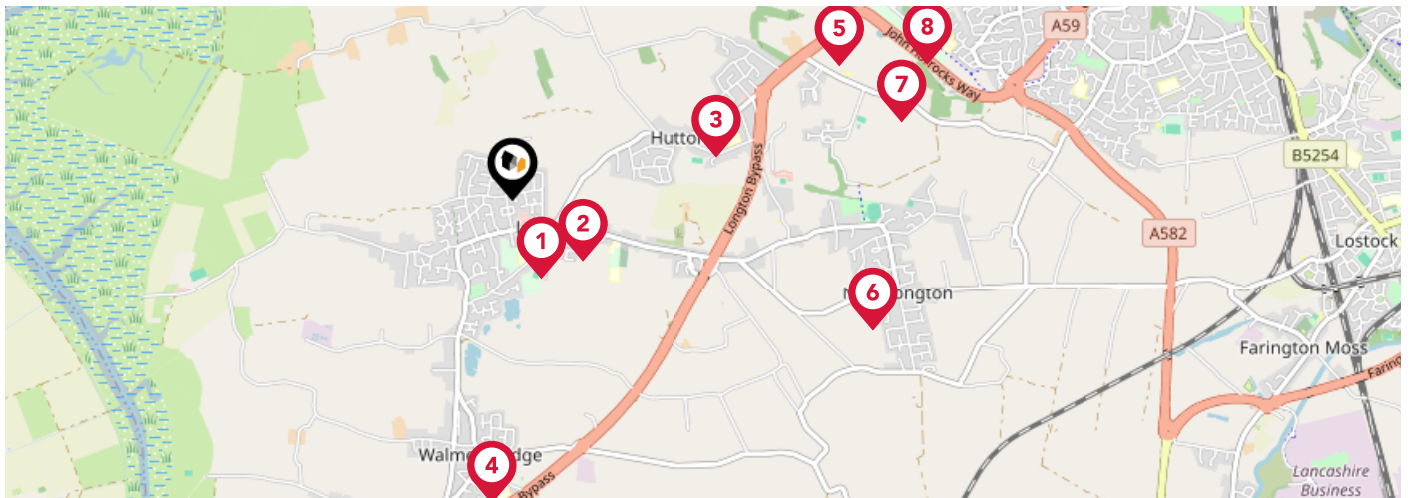
Valid until 21.05.2034

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

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
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Roof room(s), ceiling insulated
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	110 m ²









Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 244 Distance:0.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 869 Distance:0.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Little Hoole Primary School Ofsted Rating: Good Pupils: 192 Distance:1.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:1.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 213 Distance:1.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:1.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:1.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
 Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Pioneer TEC Ofsted Rating: Not Rated Pupils:0 Distance:2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Priory Academy Ofsted Rating: Good Pupils: 747 Distance:2.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:2.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Sold in Street



27, Shirley Lane, Preston, PR4 5WJ		Semi-detached House	
Last Sold Date:	19/08/2022		
Last Sold Price:	£190,500		
20, Shirley Lane, Preston, PR4 5WJ		other House	
Last Sold Date:	02/07/2021	30/04/2013	
Last Sold Price:	£221,000	£145,000	
15, Shirley Lane, Preston, PR4 5WJ		Semi-detached House	
Last Sold Date:	04/06/2021	20/10/2017	12/09/2003
Last Sold Price:	£174,000	£165,000	£93,950
49, Shirley Lane, Preston, PR4 5WJ		Semi-detached House	
Last Sold Date:	27/09/2019		
Last Sold Price:	£135,000		
14, Shirley Lane, Preston, PR4 5WJ		Semi-detached House	
Last Sold Date:	05/04/2019		
Last Sold Price:	£123,500		
22, Shirley Lane, Preston, PR4 5WJ		Detached House	
Last Sold Date:	12/03/2019		
Last Sold Price:	£210,000		
53, Shirley Lane, Preston, PR4 5WJ		Semi-detached House	
Last Sold Date:	27/09/2018	01/02/2012	
Last Sold Price:	£150,000	£128,000	
17, Shirley Lane, Preston, PR4 5WJ		Semi-detached House	
Last Sold Date:	05/09/2012		
Last Sold Price:	£140,000		
35, Shirley Lane, Preston, PR4 5WJ		Semi-detached House	
Last Sold Date:	27/01/2012	29/10/2007	27/09/2002
Last Sold Price:	£144,000	£163,000	£86,950
			02/10/1998
			£58,500
11, Shirley Lane, Preston, PR4 5WJ		Semi-detached House	
Last Sold Date:	15/12/2006	07/12/2001	22/08/1997
Last Sold Price:	£158,000	£67,000	£51,000
29, Shirley Lane, Preston, PR4 5WJ		Semi-detached House	
Last Sold Date:	29/09/2006	15/09/2003	14/01/2000
Last Sold Price:	£156,000	£116,000	£64,950
31, Shirley Lane, Preston, PR4 5WJ		Semi-detached House	
Last Sold Date:	25/08/2006	11/04/1997	
Last Sold Price:	£164,500	£50,000	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



37, Shirley Lane, Preston, PR4 5WJ	Semi-detached House
Last Sold Date: 09/12/2005	
Last Sold Price: £170,000	
18, Shirley Lane, Preston, PR4 5WJ	Detached House
Last Sold Date: 30/04/2004	07/10/1997
Last Sold Price: £181,500	£74,500
25, Shirley Lane, Preston, PR4 5WJ	Semi-detached House
Last Sold Date: 11/12/1998	
Last Sold Price: £67,000	
47, Shirley Lane, Preston, PR4 5WJ	Semi-detached House
Last Sold Date: 14/06/1996	
Last Sold Price: £56,500	
51, Shirley Lane, Preston, PR4 5WJ	Semi-detached House
Last Sold Date: 06/04/1995	
Last Sold Price: £55,500	

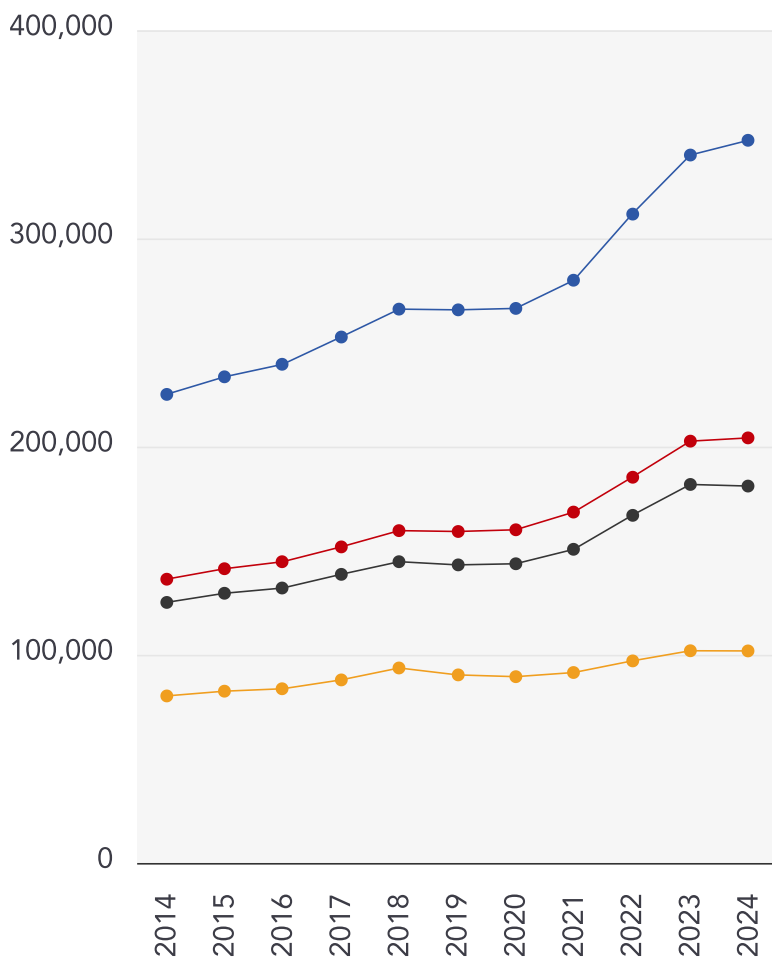
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Market

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%



Lawrence Rooney Estate Agents

At Lawrence Rooney Estate Agents we are a local family business with Lawrence Rooney and Andrea Rooney taking active roles in the day-to-day operation. We opened in December 2006 and have been selling and letting houses across the South Ribble area from the centre of Longton ever since. From the beginning our ethos has been passionate about property, serious about service. We use the most innovative marketing techniques to advertise your property, but at our heart is our proactive and dedicated local team, with a personal touch available seven days a week to help you sell or let your property or to help you find your dream home. We believe at times we are more than just an estate agent we are a friend, an advisor, counsellor to our customer. It is important to us to keep you informed at all times and to hold your hand and guide you through one of the most important milestones in a person's life. We will always do our best to put ourselves in your shoes to provide the support and guidance you need and often go the extra mile to ensure all our clients have the best experience. At Lawrence Rooney Estate Agents whether buying or selling, letting or renting our service always gets excellent results.

Testimonial 1



Excellent service at all times

Testimonial 2



If ever selling or buying a house again then this is my first stop.

Testimonial 3



I think the Service Is amazing with this estate agent they are kind, helpful, and if any faults with the flat itself they get right on it to make sure it's fixed ASAP can't ask for a better estate kind, helpful and there if you need them what more can you ask thank you very much lawrence Rooney for being there and being so helpful

Testimonial 4



Lawrence Rooney's I have used twice for selling properties and Mortgage Services I would highly recommend their services. They dealt with some very tricky negotiations for me going above and beyond my expectations to reach a positive outcome for both parties. Their feedback all the way through the process was always timely and constructive. Their local knowledge is outstanding, would use any of their services without hesitation. Thank you



/LawrenceRooneyEstateAgents



/lawrencerooneyestateagents

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Lawrence Rooney Estate

Agents

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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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