

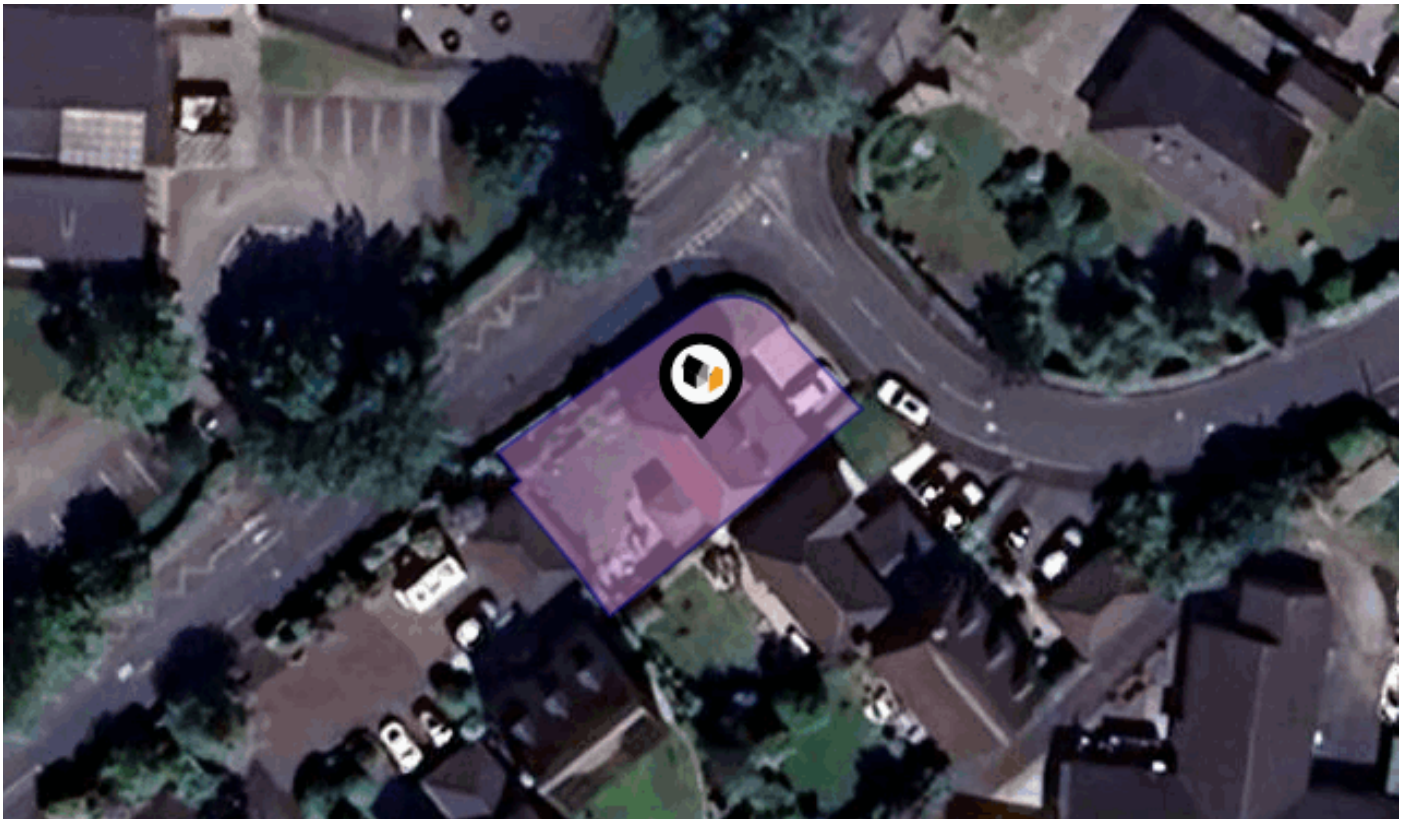


See More Online

# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 24<sup>th</sup> July 2024**



**OLD SCHOOL DRIVE, LONGTON, PRESTON, PR4**

## **Lawrence Rooney Estate Agents**

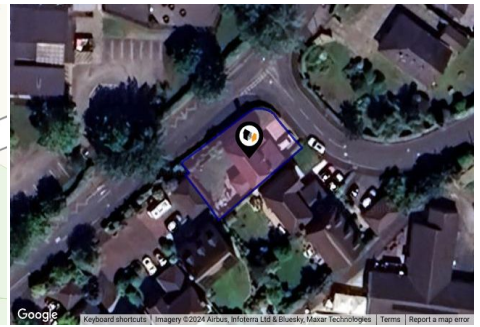
3 Oak Gardens, Longton, Preston, PR4 5XP

01772 614433

info@lawrencerooney.co.uk

www.lawrencerooney.co.uk






## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,668 ft <sup>2</sup> / 155 m <sup>2</sup>		
<b>Plot Area:</b>	0.1 acres		
<b>Year Built :</b>	1996-2002		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,238		
<b>Title Number:</b>	LA921089		

## Local Area

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

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

<b>17</b> mb/s	<b>56</b> mb/s	<b>-</b> mb/s
		

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



### Satellite/Fibre TV Availability:



Longton, PR4

Energy rating

# D

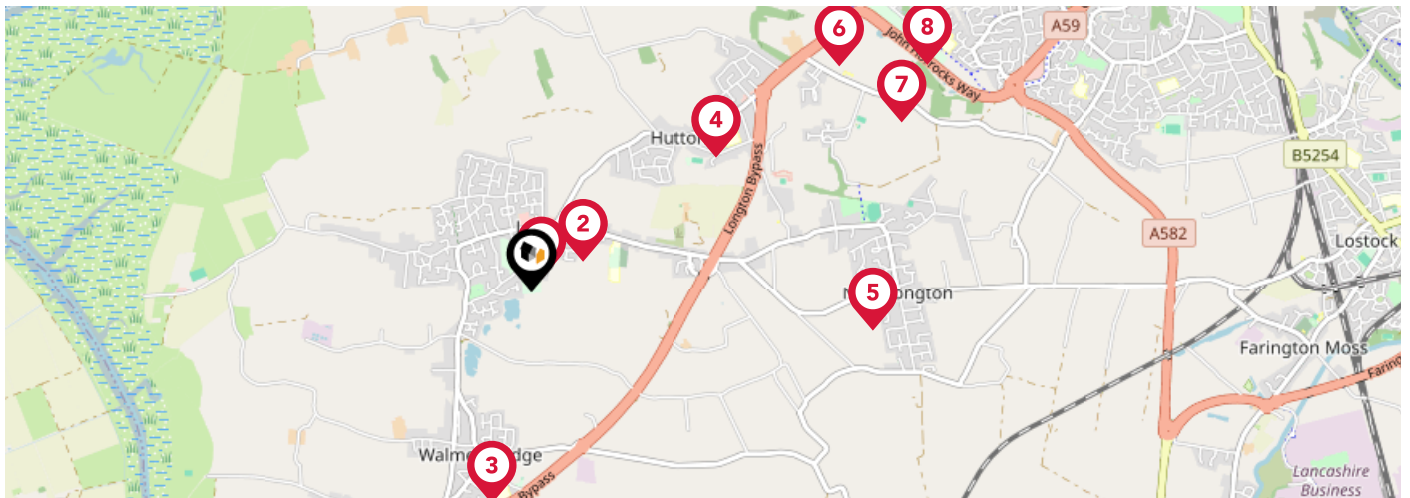
Valid until 20.10.2033

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

### Additional EPC Data

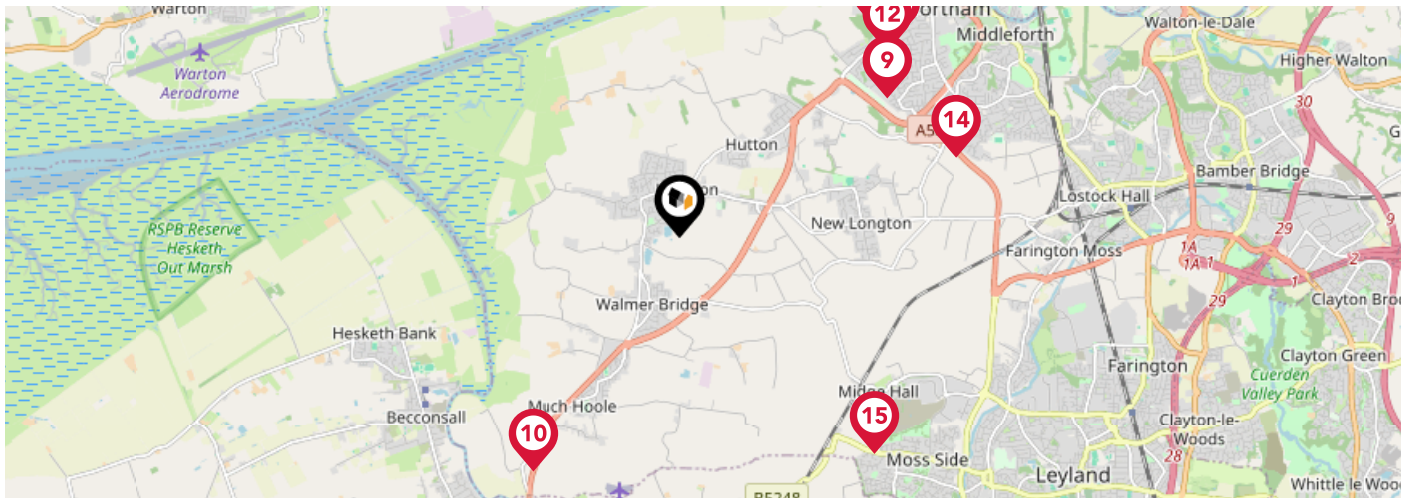
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 48% of fixed outlets
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	155 m <sup>2</sup>









# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Longton Primary School</b> Ofsted Rating: Outstanding   Pupils: 211   Distance:0.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>St Oswald's Catholic Primary School, Longton</b> Ofsted Rating: Good   Pupils: 244   Distance:0.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Little Hoole Primary School</b> Ofsted Rating: Good   Pupils: 192   Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Hutton Church of England Grammar School</b> Ofsted Rating: Good   Pupils: 869   Distance:1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>New Longton All Saints CofE Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:1.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Howick Church Endowed Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:1.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Ashbridge Independent School</b> Ofsted Rating: Not Rated   Pupils: 528   Distance:1.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>All Hallows Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 900   Distance:2</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

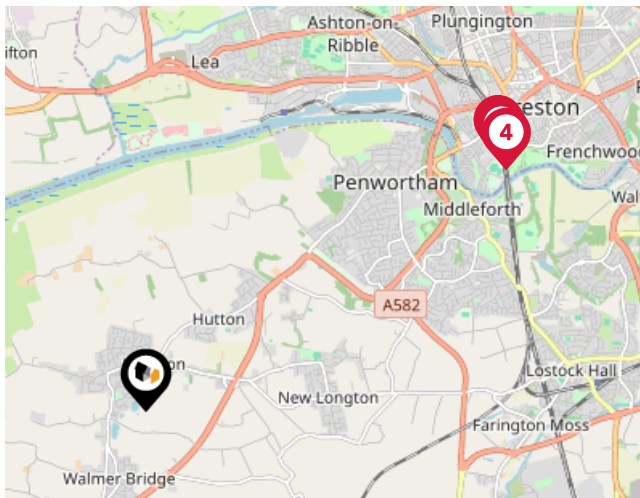
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hoole St Michael CofE Primary School</b> Ofsted Rating: Good   Pupils: 105   Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pioneer TEC</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.44	<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: 277   Distance:2.45	<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: 747   Distance:2.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aurora Brambles School</b> Ofsted Rating: Requires improvement   Pupils: 65   Distance:2.57	<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: 202   Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

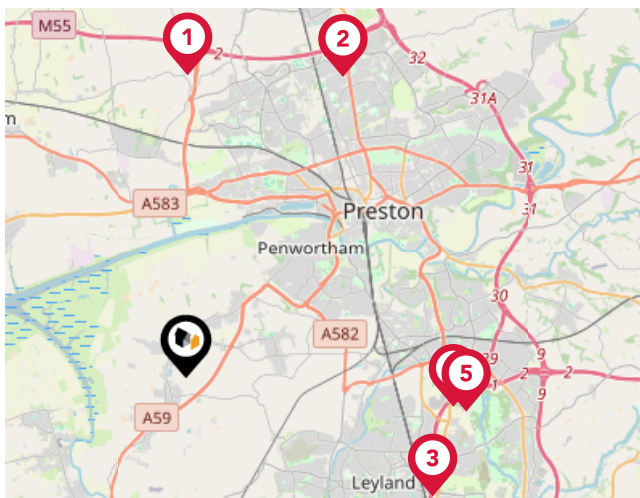
# Area

## Transport (National)



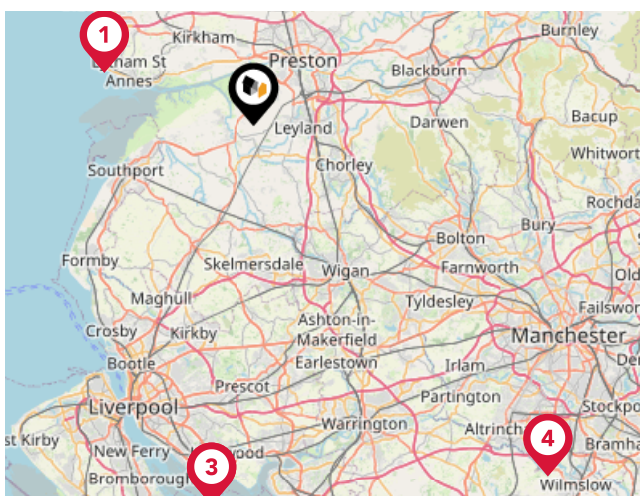
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	3.82 miles
2	Preston Rail Station	3.82 miles
3	Rail Station	3.82 miles
4	Preston Rail Station	3.81 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	5.31 miles
2	M55 J1	5.96 miles
3	M6 J28	4.81 miles
4	M65 J1A	4.73 miles
5	M65 J1	4.96 miles

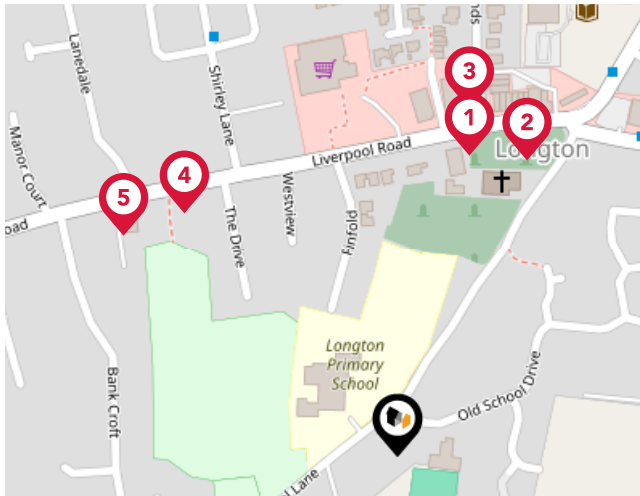


### Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	11.18 miles
2	Liverpool John Lennon Airport	26.91 miles
3	Liverpool John Lennon Airport	26.92 miles
4	Terminal Two Access	32.23 miles

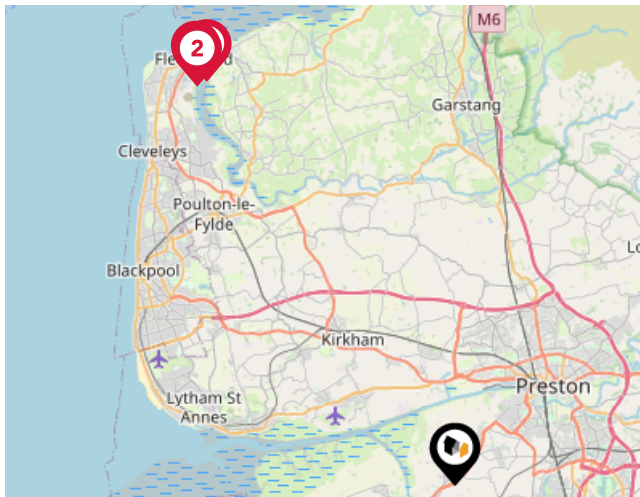
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Booths	0.17 miles
2	St Andrews Church	0.18 miles
3	Franklands	0.19 miles
4	Black Bull	0.18 miles
5	Black Bull	0.19 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.57 miles
2	Fleetwood for Ireland Ferry Terminal	16.59 miles
3	Fleetwood for Knott End Ferry Landing	16.72 miles



# Market Sold in Street

<b>10, Old School Drive, Preston, PR4 5YU</b>			Detached House
Last Sold Date:	24/08/2023	19/04/2002	
Last Sold Price:	£550,000	£326,450	
<b>17, Old School Drive, Preston, PR4 5YU</b>			Detached House
Last Sold Date:	08/07/2022	27/09/2002	
Last Sold Price:	£490,000	£275,950	
<b>27, Old School Drive, Preston, PR4 5YU</b>			Detached House
Last Sold Date:	25/02/2022	27/06/2003	
Last Sold Price:	£459,500	£312,950	
<b>26, Old School Drive, Preston, PR4 5YU</b>			Detached House
Last Sold Date:	21/12/2020	25/04/2003	
Last Sold Price:	£470,000	£328,950	
<b>3, Old School Drive, Preston, PR4 5YU</b>			Detached House
Last Sold Date:	04/09/2020	20/10/2017	23/11/2001
Last Sold Price:	£390,000	£400,000	£229,950
<b>6a, Old School Drive, Preston, PR4 5YU</b>			other House
Last Sold Date:	31/07/2020	12/12/2014	
Last Sold Price:	£6,464	£444,995	
<b>18, Old School Drive, Preston, PR4 5YU</b>			Detached House
Last Sold Date:	22/11/2019	27/06/2003	
Last Sold Price:	£405,000	£269,950	
<b>8, Old School Drive, Preston, PR4 5YU</b>			Detached House
Last Sold Date:	03/02/2017	20/12/2001	
Last Sold Price:	£400,000	£271,950	
<b>35, Old School Drive, Preston, PR4 5YU</b>			Detached House
Last Sold Date:	03/06/2016	08/11/2002	
Last Sold Price:	£425,000	£268,950	
<b>6b, Old School Drive, Preston, PR4 5YU</b>			Detached House
Last Sold Date:	29/09/2014		
Last Sold Price:	£427,995		
<b>2, Old School Drive, Preston, PR4 5YU</b>			Detached House
Last Sold Date:	01/09/2014	30/08/2002	
Last Sold Price:	£335,000	£197,950	
<b>19, Old School Drive, Preston, PR4 5YU</b>			Detached House
Last Sold Date:	20/01/2014	22/11/2002	
Last Sold Price:	£407,000	£327,950	

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

# Market Sold in Street

<b>6, Old School Drive, Preston, PR4 5YU</b>		Detached House
Last Sold Date:	08/04/2010	27/06/2003
Last Sold Price:	£420,000	£349,950
<b>33, Old School Drive, Preston, PR4 5YU</b>		Detached House
Last Sold Date:	30/10/2009	29/11/2002
Last Sold Price:	£450,000	£258,950
<b>37, Old School Drive, Preston, PR4 5YU</b>		Detached House
Last Sold Date:	12/09/2005	07/03/2003
Last Sold Price:	£415,000	£311,950
<b>21, Old School Drive, Preston, PR4 5YU</b>		Detached House
Last Sold Date:	27/08/2004	22/11/2002
Last Sold Price:	£365,000	£259,950
<b>20, Old School Drive, Preston, PR4 5YU</b>		Detached House
Last Sold Date:	25/05/2004	06/03/2003
Last Sold Price:	£370,000	£283,950
<b>24, Old School Drive, Preston, PR4 5YU</b>		Detached House
Last Sold Date:	20/02/2004	10/04/2003
Last Sold Price:	£296,000	£218,950
<b>31, Old School Drive, Preston, PR4 5YU</b>		Detached House
Last Sold Date:	06/06/2003	
Last Sold Price:	£319,950	
<b>23, Old School Drive, Preston, PR4 5YU</b>		Detached House
Last Sold Date:	02/05/2003	
Last Sold Price:	£266,950	
<b>28, Old School Drive, Preston, PR4 5YU</b>		Detached House
Last Sold Date:	28/03/2003	
Last Sold Price:	£325,950	
<b>39, Old School Drive, Preston, PR4 5YU</b>		Detached House
Last Sold Date:	14/02/2003	
Last Sold Price:	£281,950	
<b>22, Old School Drive, Preston, PR4 5YU</b>		Detached House
Last Sold Date:	12/12/2002	
Last Sold Price:	£269,950	
<b>9, Old School Drive, Preston, PR4 5YU</b>		Detached House
Last Sold Date:	10/10/2002	
Last Sold Price:	£309,950	

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

# Market Sold in Street

<b>16, Old School Drive, Preston, PR4 5YU</b>	Detached House
Last Sold Date: 27/09/2002	
Last Sold Price: £315,000	
<b>29, Old School Drive, Preston, PR4 5YU</b>	Detached House
Last Sold Date: 27/09/2002	
Last Sold Price: £211,950	
<b>25, Old School Drive, Preston, PR4 5YU</b>	Detached House
Last Sold Date: 26/09/2002	
Last Sold Price: £237,950	
<b>15, Old School Drive, Preston, PR4 5YU</b>	Detached House
Last Sold Date: 06/09/2002	
Last Sold Price: £276,950	
<b>11, Old School Drive, Preston, PR4 5YU</b>	Detached House
Last Sold Date: 28/06/2002	
Last Sold Price: £234,950	
<b>12, Old School Drive, Preston, PR4 5YU</b>	Detached House
Last Sold Date: 10/05/2002	
Last Sold Price: £259,450	
<b>14, Old School Drive, Preston, PR4 5YU</b>	Detached House
Last Sold Date: 11/04/2002	
Last Sold Price: £219,950	
<b>1, Old School Drive, Preston, PR4 5YU</b>	Detached House
Last Sold Date: 28/02/2002	
Last Sold Price: £247,450	
<b>7, Old School Drive, Preston, PR4 5YU</b>	Detached House
Last Sold Date: 22/02/2002	
Last Sold Price: £216,450	
<b>4, Old School Drive, Preston, PR4 5YU</b>	Detached House
Last Sold Date: 16/11/2001	
Last Sold Price: £217,950	
<b>5, Old School Drive, Preston, PR4 5YU</b>	Detached House
Last Sold Date: 08/11/2001	
Last Sold Price: £268,000	

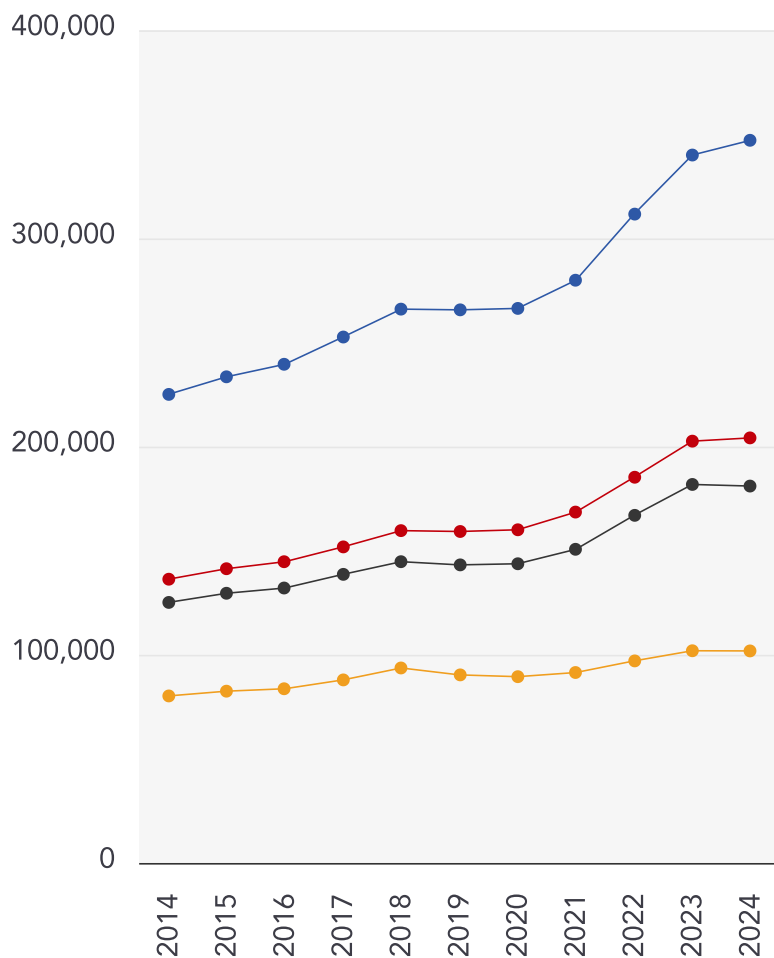
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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

---

## Important - Please Read

---

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lawrence Rooney Estate Agents or the seller.

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.

Please note that all appliances and heating systems are not tested by Lawrence Rooney Estate Agents and therefore no warranties can be given as to their good working order.

# Lawrence Rooney Estate

## Agents

### 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.



#### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Lawrence Rooney Estate Agents

3 Oak Gardens, Longton, Preston, PR4

5XP

01772 614433

info@lawrencerooney.co.uk

www.lawrencerooney.co.uk

