

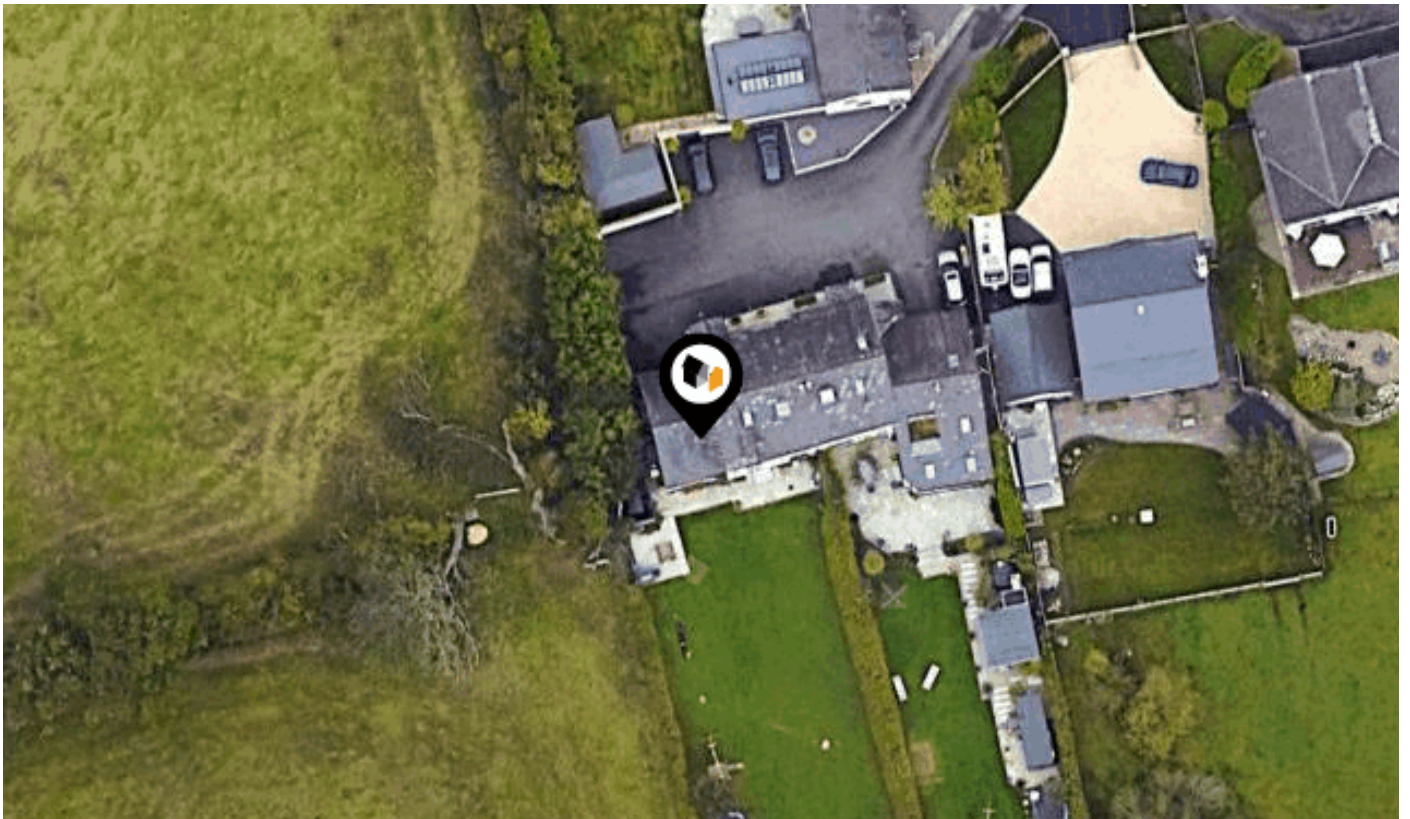


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

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



**BROWNHILL LANE, LONGTON, PRESTON, PR4**

## **Lawrence Rooney Estate Agents**

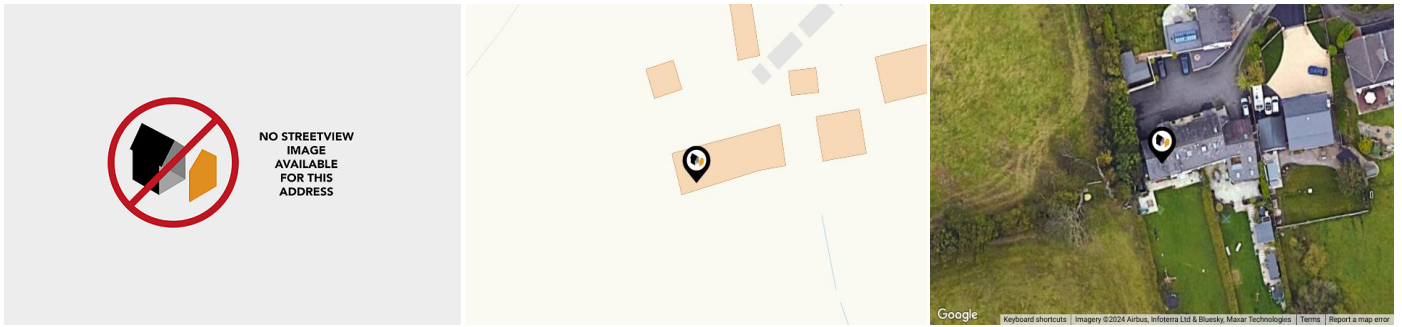
3 Oak Gardens, Longton, Preston, PR4 5XP

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www.lawrencerooney.co.uk








## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	4
<b>Floor Area:</b>	1,754 ft <sup>2</sup> / 163 m <sup>2</sup>
<b>Council Tax :</b>	Band F
<b>Annual Estimate:</b>	£3,238

## Local Area

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

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

<b>11</b> mb/s	<b>47</b> mb/s	<b>-</b> mb/s
		

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Brownhill Lane, Longton, Preston, PR4*

Reference - SouthRibble/07/2010/0041/HOH	
Decision:	Decided
Date:	25th January 2010
Description:	Porch to Front

# Property EPC - Certificate

Brownhill Lane, Longton, PRESTON, PR4

Energy rating

**C**

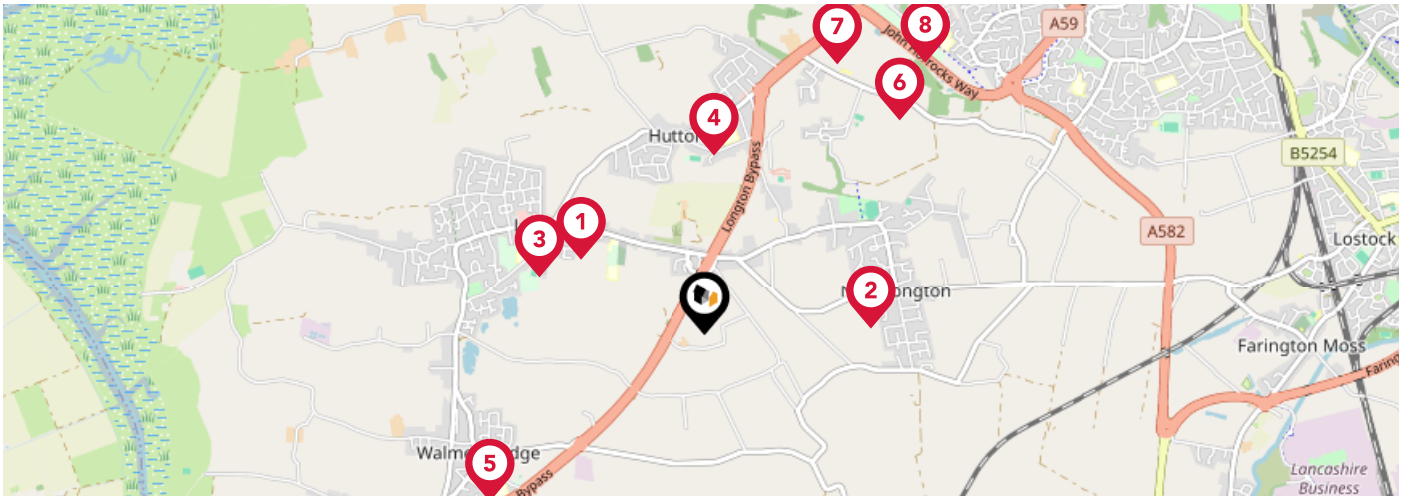
Valid until 15.07.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	71   c	79   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

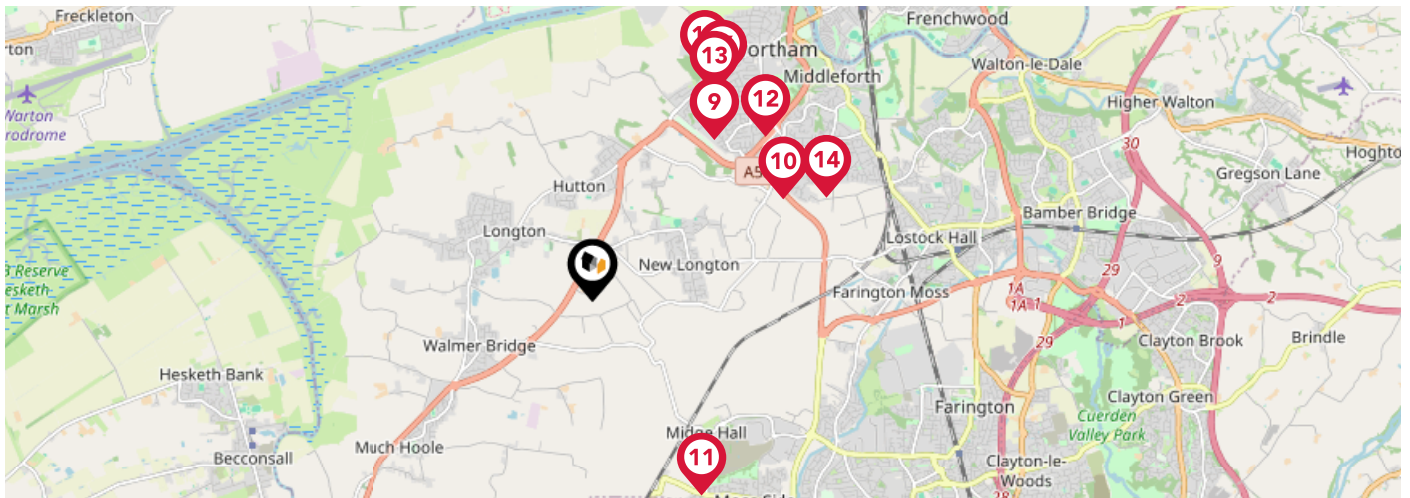
### Additional EPC Data









<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and underfloor heating, oil
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 94% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, insulated (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Total Floor Area:</b>	163 m <sup>2</sup>

# Area Schools



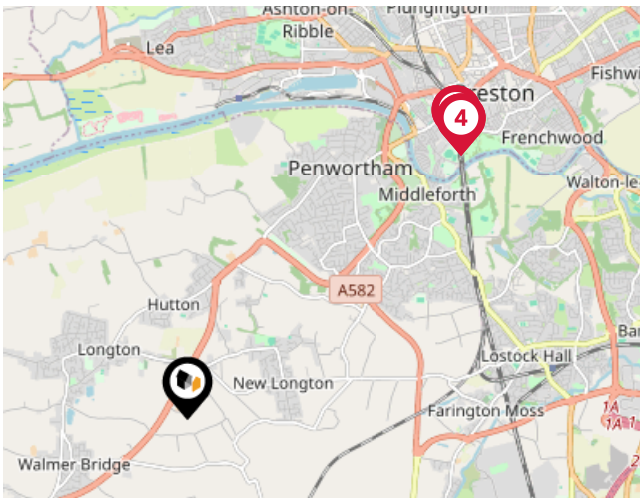
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>St Oswald's Catholic Primary School, Longton</b> Ofsted Rating: Good   Pupils: 244   Distance:0.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>New Longton All Saints CofE Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Longton Primary School</b> Ofsted Rating: Outstanding   Pupils: 211   Distance:0.77</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:0.79</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Little Hoole Primary School</b> Ofsted Rating: Good   Pupils: 192   Distance:1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Ashbridge Independent School</b> Ofsted Rating: Not Rated   Pupils: 528   Distance:1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Howick Church Endowed Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:1.32</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:1.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:1.77	<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: 187   Distance:1.9	<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:1.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 210   Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham, St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 277   Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 120   Distance:2.24	<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:2.24	<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:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

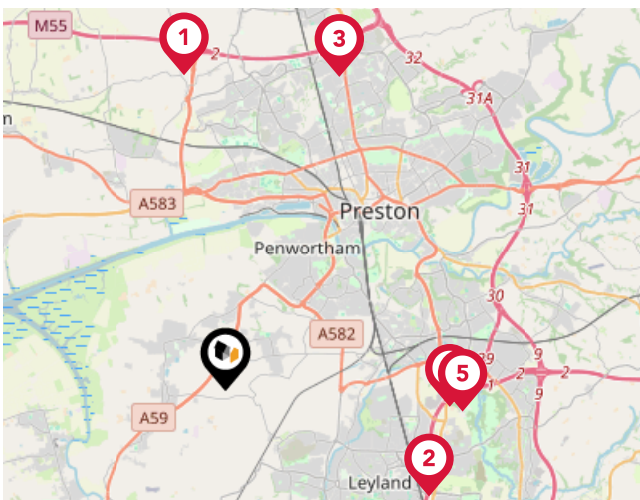
# Area

## Transport (National)



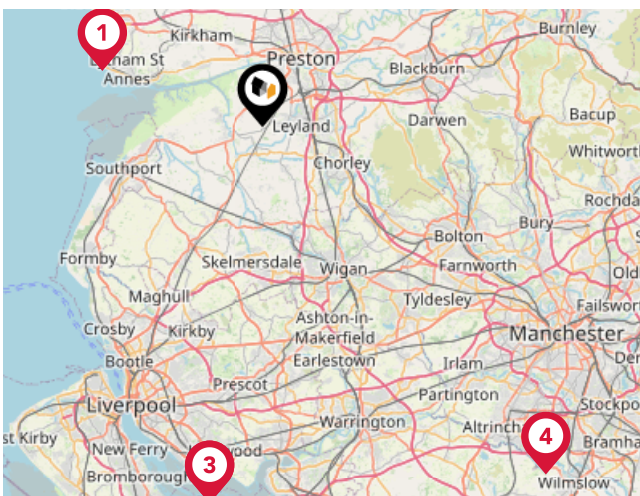
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	3.36 miles
2	Rail Station	3.36 miles
3	Preston Rail Station	3.34 miles
4	Rail Station	3.34 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	5.55 miles
2	M6 J28	4.04 miles
3	M55 J1	5.83 miles
4	M65 J1A	3.95 miles
5	M65 J1	4.18 miles



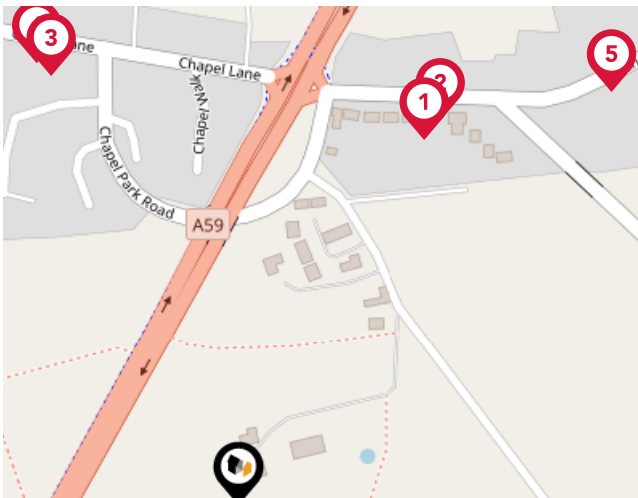
### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	11.97 miles
2	Liverpool John Lennon Airport	26.81 miles
3	Liverpool John Lennon Airport	26.82 miles
4	Terminal Two Access	31.59 miles



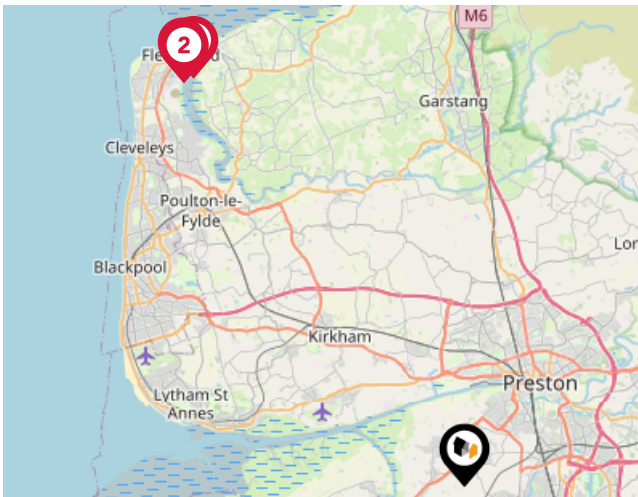
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Chapel Lane	0.22 miles
2	Chapel Ln bypass	0.24 miles
3	Chapel Park Road	0.26 miles
4	Chapel Park Road	0.27 miles
5	Moss Lane	0.3 miles



### Ferry Terminals

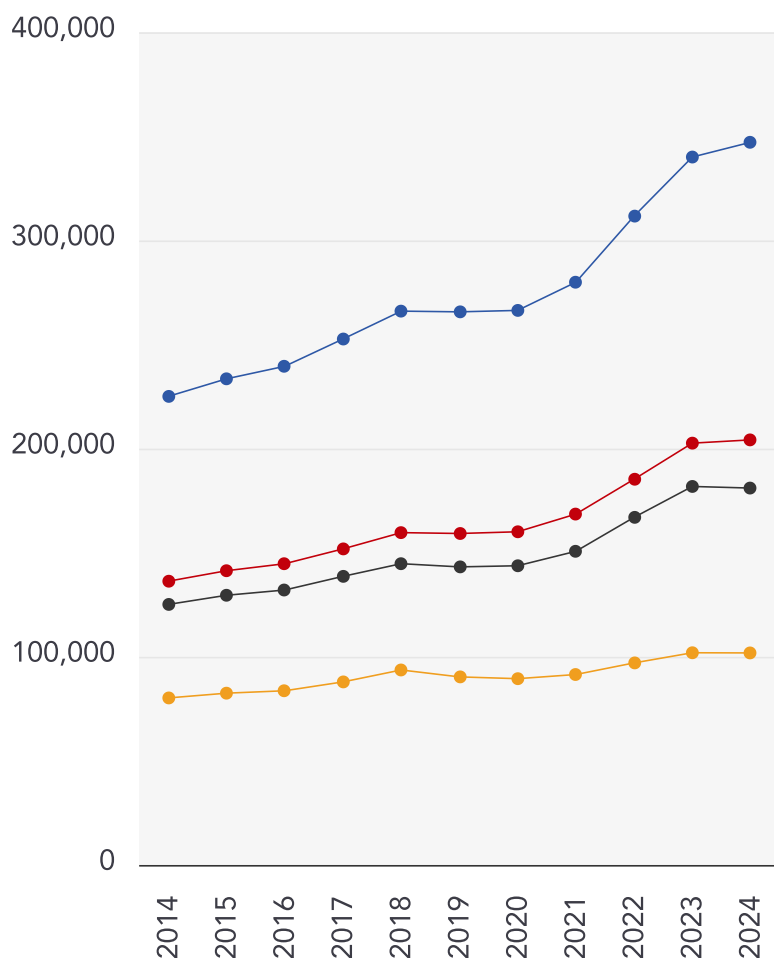
Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.15 miles
2	Fleetwood for Ireland Ferry Terminal	17.18 miles
3	Fleetwood for Knott End Ferry Landing	17.31 miles

# 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

# 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.



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