

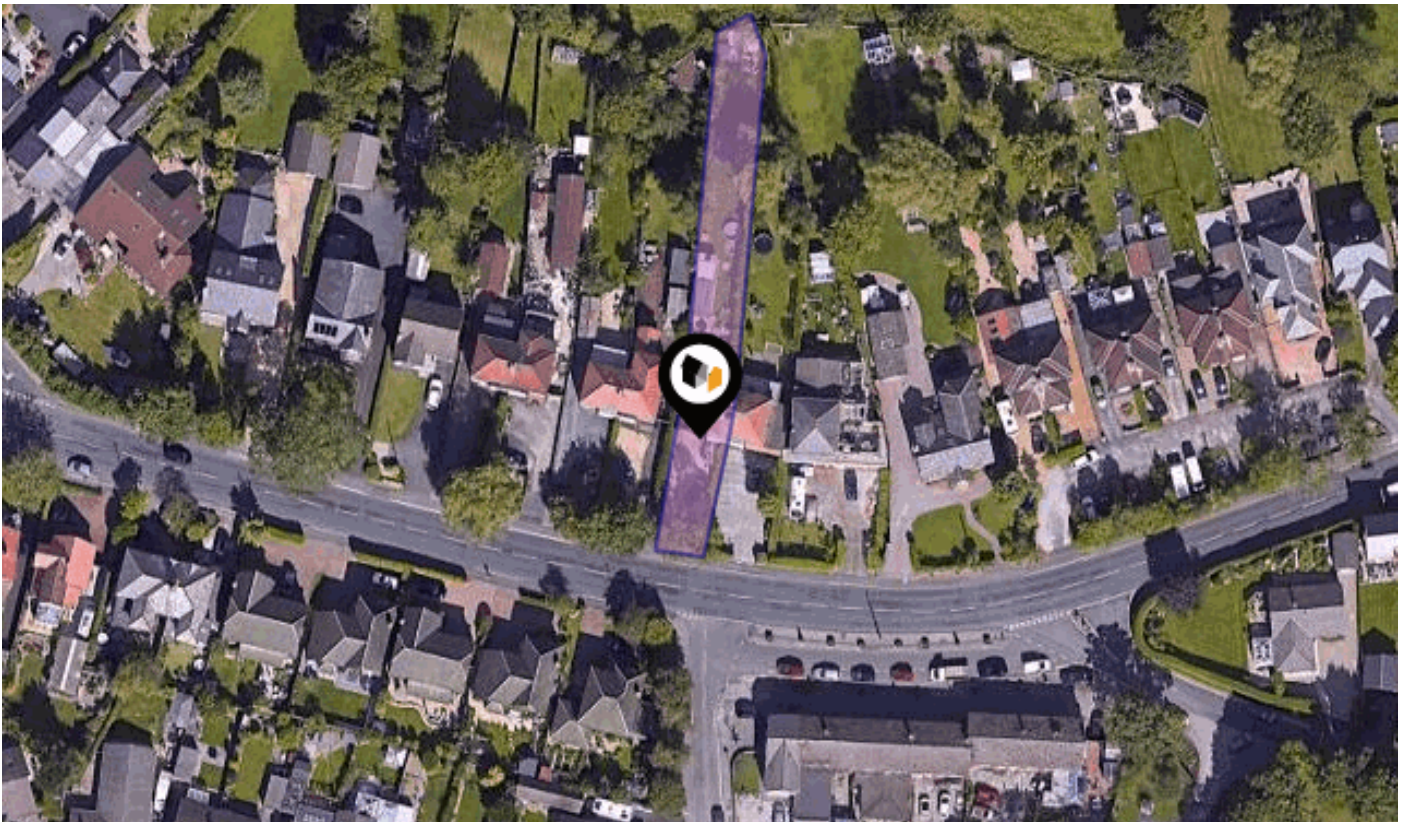


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22nd July 2024



LIVERPOOL ROAD, HUTTON, PRESTON, PR4

Lawrence Rooney Estate Agents

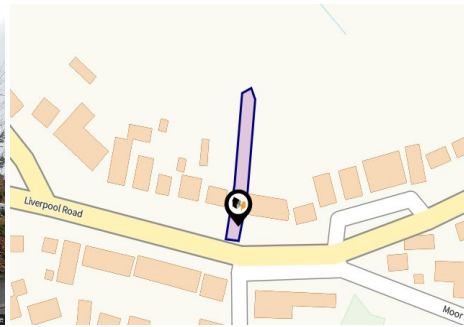
3 Oak Gardens, Longton, Preston, PR4 5XP

01772 614433

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Property

Type: Semi-Detached
Bedrooms: 3
Plot Area: 0.18 acres
Council Tax : Band C
Annual Estimate: £1,993
Title Number: LA763004




Tenure: Freehold

Local Area

Local Authority: Lancashire
Conservation Area: No
Flood Risk:

- Rivers & Seas: No Risk
- Surface Water: Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	- mb/s
		

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

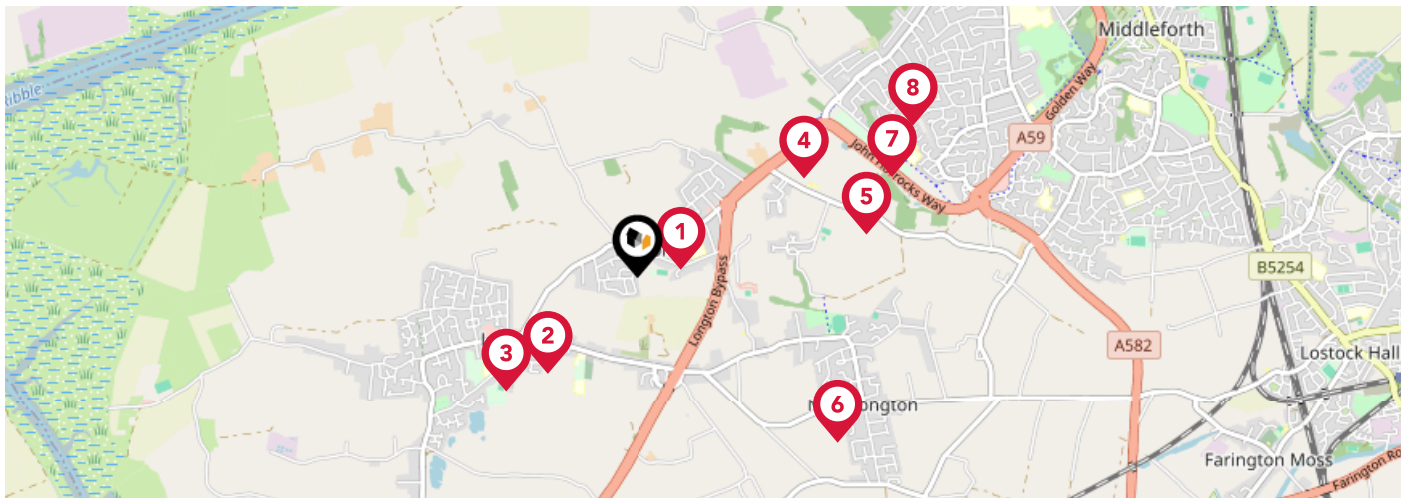
Planning records for: *Liverpool Road, Hutton, Preston, PR4*

Reference - 07/2020/00786/HOH	
Decision:	Awaiting decision
Date:	09th October 2020
Description:	Single storey rear extension

Reference - SouthRibble/07/2012/0361/HOH	
Decision:	Decided
Date:	08th June 2012
Description:	Formation of hip to gable to allow for rear dormer extension

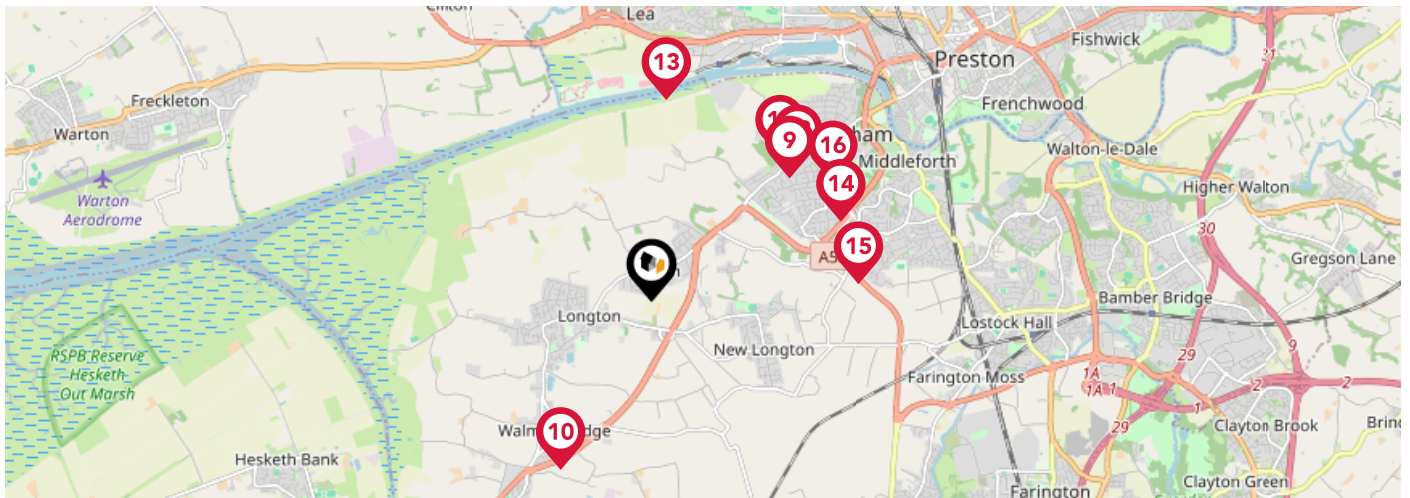
Reference - SouthRibble/07/2007/0907/FUL	
Decision:	Decided
Date:	10th September 2007
Description:	Single storey rear extension









Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 869 Distance:0.19</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 244 Distance:0.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Longton Primary School 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>4 Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:0.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:1.02</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:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:1.2</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:1.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance: 1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Little Hoole Primary School Ofsted Rating: Good Pupils: 192 Distance: 1.68	<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: 1.69	<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: 1.75	<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: 1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance: 1.79	<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: 1.82	<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: 1.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

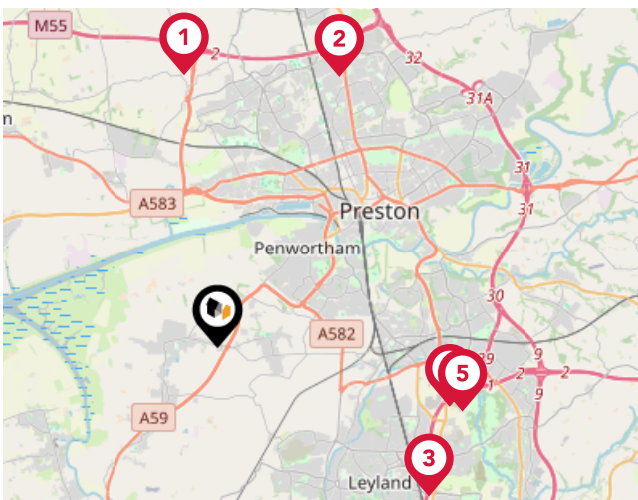
Area

Transport (National)



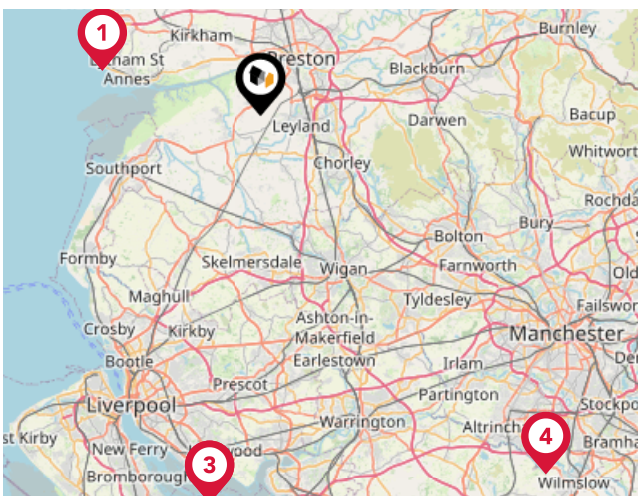
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.99 miles
2	Rail Station	2.99 miles
3	Preston Rail Station	2.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	4.79 miles
2	M55 J1	5.19 miles
3	M6 J28	4.55 miles
4	M65 J1A	4.22 miles
5	M65 J1	4.45 miles

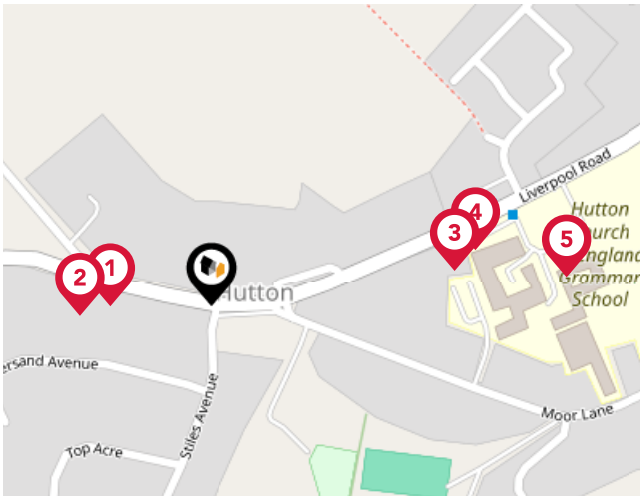


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	11.6 miles
2	Liverpool John Lennon Airport	27.53 miles
3	Liverpool John Lennon Airport	27.54 miles
4	Terminal Two Access	32.27 miles

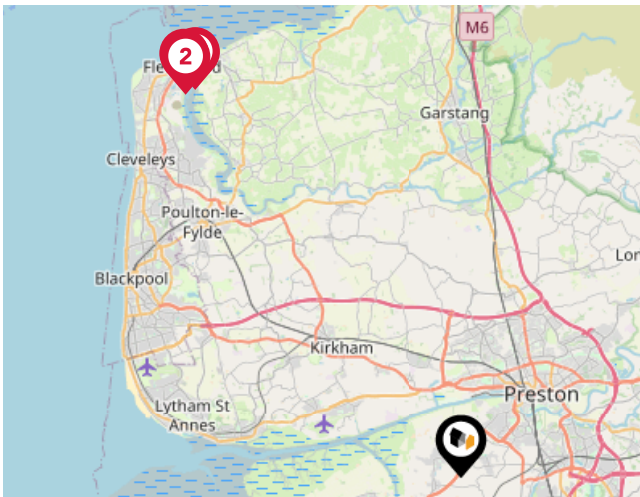
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Skip Lane	0.06 miles
2	Skip Lane	0.07 miles
3	Grammar School	0.13 miles
4	Grammar School	0.15 miles
5	Grammar School Grounds	0.2 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.45 miles
2	Fleetwood for Ireland Ferry Terminal	16.48 miles
3	Fleetwood for Knott End Ferry Landing	16.61 miles

Market Sold in Street

180, Liverpool Road, Preston, PR4 5SL	Detached House		
Last Sold Date:	04/10/2022	04/07/1996	
Last Sold Price:	£895,000	£85,000	
176, Liverpool Road, Preston, PR4 5SL	Semi-detached House		
Last Sold Date:	09/08/2022	14/09/1999	
Last Sold Price:	£235,500	£80,000	
136, Liverpool Road, Preston, PR4 5SL	Detached House		
Last Sold Date:	25/03/2022		
Last Sold Price:	£403,000		
Anchor, 88, Liverpool Road, Preston, PR4 5SL	other House		
Last Sold Date:	17/12/2020	31/01/2014	
Last Sold Price:	£640,000	£394,000	
118, Liverpool Road, Preston, PR4 5SL	Detached House		
Last Sold Date:	04/12/2020	21/01/2002	
Last Sold Price:	£390,000	£188,000	
106, Liverpool Road, Preston, PR4 5SL	Semi-detached House		
Last Sold Date:	27/11/2020	26/09/2014	17/07/1998
Last Sold Price:	£432,000	£345,000	£98,000
156, Liverpool Road, Preston, PR4 5SL	Semi-detached House		
Last Sold Date:	07/03/2019	22/04/2008	30/11/1995
Last Sold Price:	£255,000	£175,000	£62,500
176a, Liverpool Road, Preston, PR4 5SL	Detached House		
Last Sold Date:	21/08/2018		
Last Sold Price:	£338,690		
170, Liverpool Road, Preston, PR4 5SL	Semi-detached House		
Last Sold Date:	30/06/2017	27/09/2010	
Last Sold Price:	£225,000	£180,500	
144, Liverpool Road, Preston, PR4 5SL	Detached House		
Last Sold Date:	28/04/2017	27/06/2006	
Last Sold Price:	£370,000	£410,000	
120, Liverpool Road, Preston, PR4 5SL	Detached House		
Last Sold Date:	01/06/2016	29/08/2003	
Last Sold Price:	£365,000	£289,950	
164, Liverpool Road, Preston, PR4 5SL	Detached House		
Last Sold Date:	30/03/2016		
Last Sold Price:	£312,000		

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

Market Sold in Street

110, Liverpool Road, Preston, PR4 5SL	Detached House	
Last Sold Date:	17/09/2015	
Last Sold Price:	£315,000	
150, Liverpool Road, Preston, PR4 5SL	Semi-detached House	
Last Sold Date:	24/05/2013	11/02/2011
Last Sold Price:	£230,000	£230,000
108, Liverpool Road, Preston, PR4 5SL	Detached House	
Last Sold Date:	28/03/2013	19/05/1997
Last Sold Price:	£290,000	£147,000
102, Liverpool Road, Preston, PR4 5SL	Semi-detached House	
Last Sold Date:	25/03/2013	
Last Sold Price:	£222,000	
Meadow View, 110a, Liverpool Road, Preston, PR4 5SL	Detached House	
Last Sold Date:	02/05/2008	
Last Sold Price:	£450,000	
166, Liverpool Road, Preston, PR4 5SL	Detached House	
Last Sold Date:	06/07/2007	
Last Sold Price:	£230,000	
162, Liverpool Road, Preston, PR4 5SL	Detached House	
Last Sold Date:	07/07/2006	
Last Sold Price:	£211,500	
94, Liverpool Road, Preston, PR4 5SL	Detached House	
Last Sold Date:	23/06/2006	28/10/2002
Last Sold Price:	£374,000	£230,000
178, Liverpool Road, Preston, PR4 5SL	Detached House	
Last Sold Date:	20/02/2005	
Last Sold Price:	£290,000	
154, Liverpool Road, Preston, PR4 5SL	Detached House	
Last Sold Date:	11/06/2004	16/09/1999
Last Sold Price:	£179,000	£82,000
148, Liverpool Road, Preston, PR4 5SL	Detached House	
Last Sold Date:	18/05/2004	07/11/1997
Last Sold Price:	£285,500	£112,000
168, Liverpool Road, Preston, PR4 5SL	Semi-detached House	
Last Sold Date:	08/04/2004	14/07/1995
Last Sold Price:	£150,000	£58,000

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

Market Sold in Street



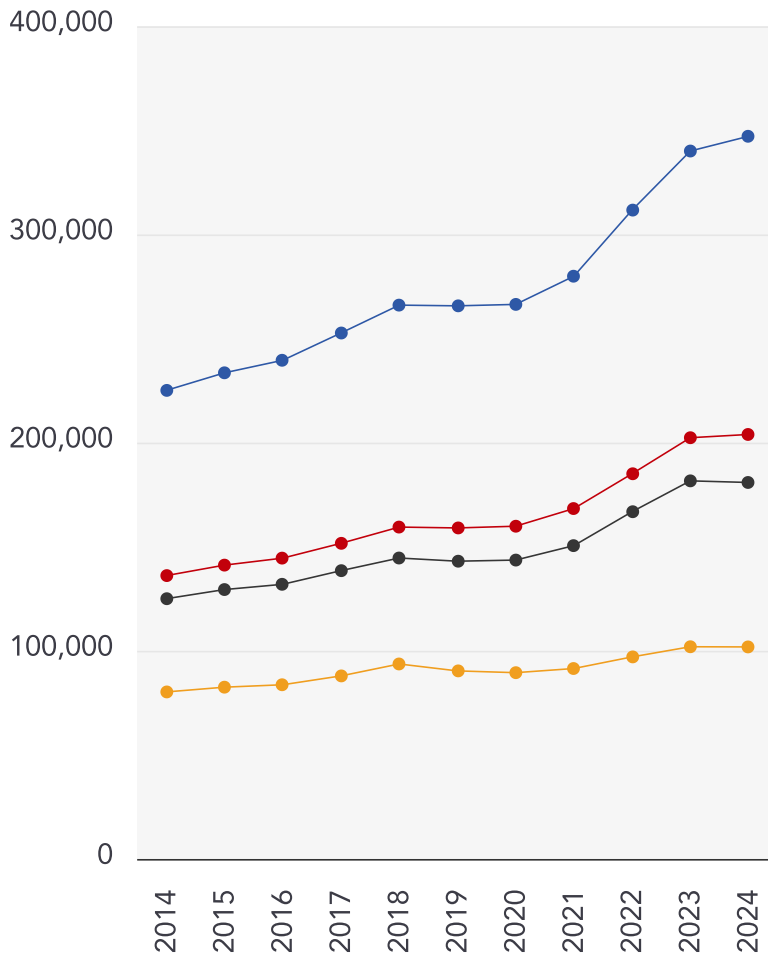
112, Liverpool Road, Preston, PR4 5SL	Detached House
Last Sold Date: 17/11/2003	
Last Sold Price: £180,250	
116, Liverpool Road, Preston, PR4 5SL	Detached House
Last Sold Date: 17/04/2003	
Last Sold Price: £180,000	
158, Liverpool Road, Preston, PR4 5SL	Detached House
Last Sold Date: 03/01/2003	
Last Sold Price: £160,000	
100, Liverpool Road, Preston, PR4 5SL	Semi-detached House
Last Sold Date: 19/10/1998	
Last Sold Price: £91,500	
138, Liverpool Road, Preston, PR4 5SL	Detached House
Last Sold Date: 19/06/1997	04/08/1995
Last Sold Price: £137,000	£134,000
152, Liverpool Road, Preston, PR4 5SL	Semi-detached House
Last Sold Date: 19/08/1996	
Last Sold Price: £60,000	

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

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Lawrence Rooney Estate

Agents

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