

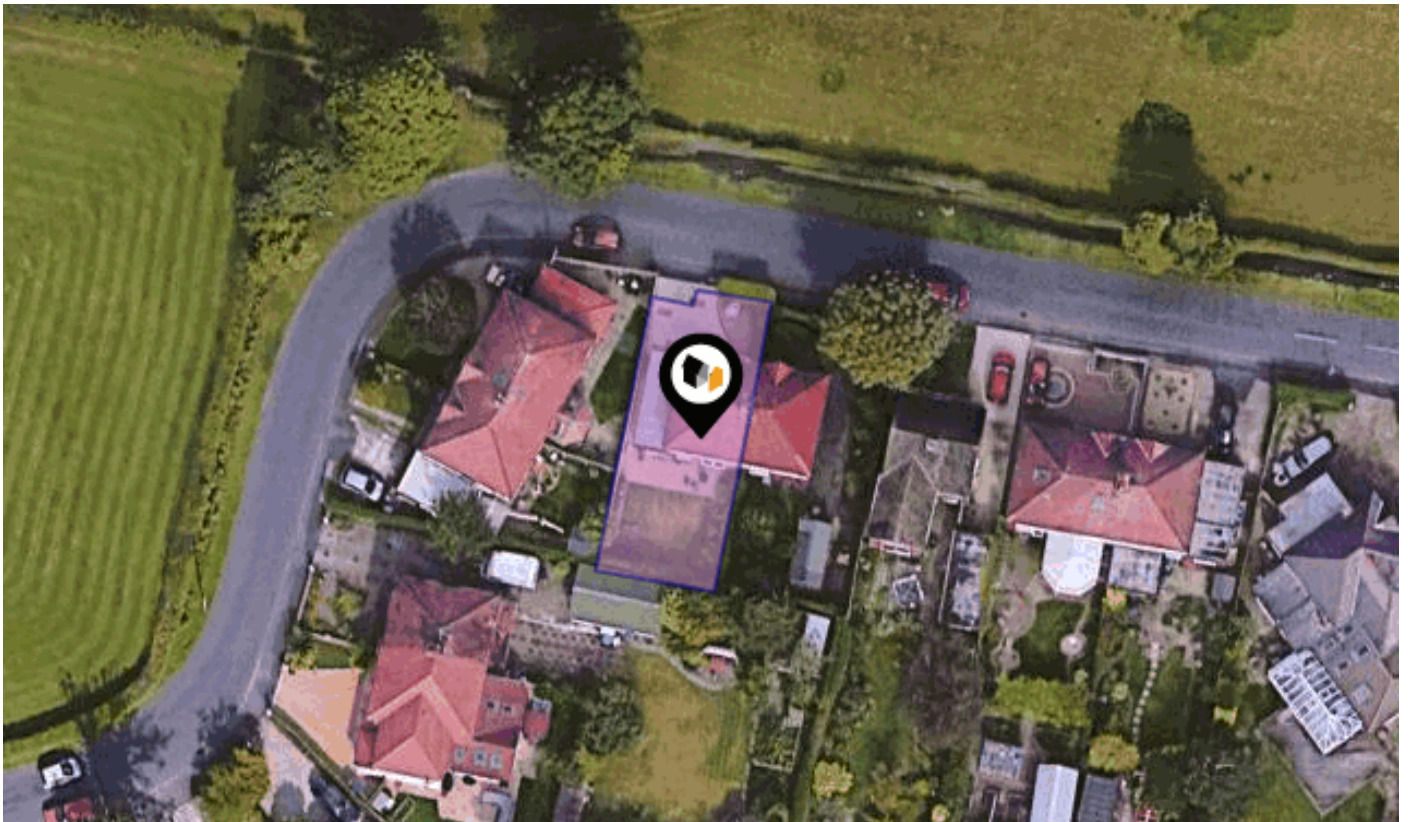


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd July 2024



CAGE LANE, NEW LONGTON, PRESTON, PR4

Lawrence Rooney Estate Agents

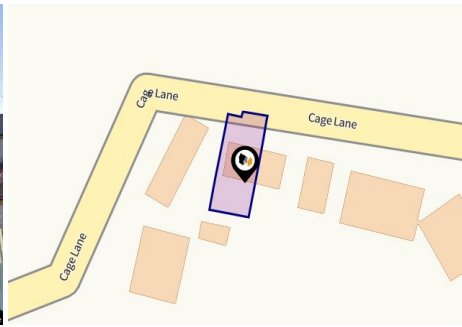
3 Oak Gardens, Longton, Preston, PR4 5XP

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info@lawrencerooney.co.uk

www.lawrencerooney.co.uk







Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,119 ft ² / 104 m ²		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£1,993		
Title Number:	LA583332		

Local Area

Local Authority:	South ribble	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No	28	-
Flood Risk:		mb/s	mb/s
● Rivers & Seas	No Risk		
● Surface Water	Very Low		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



CAGE LANE, NEW LONGTON, PR4

Energy rating

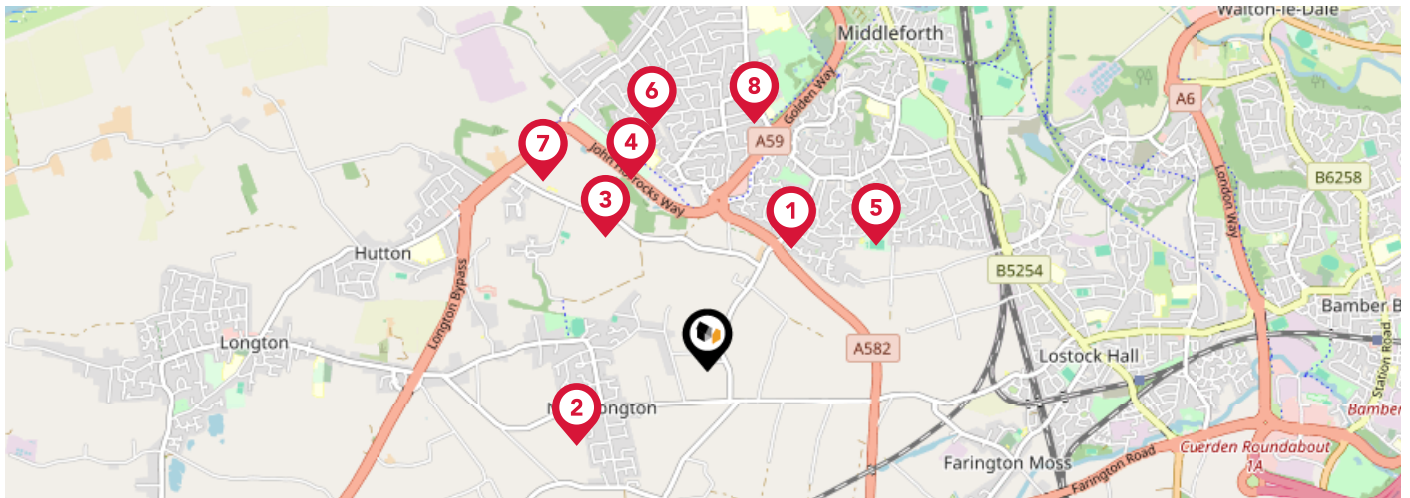
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Valid until 28.10.2030

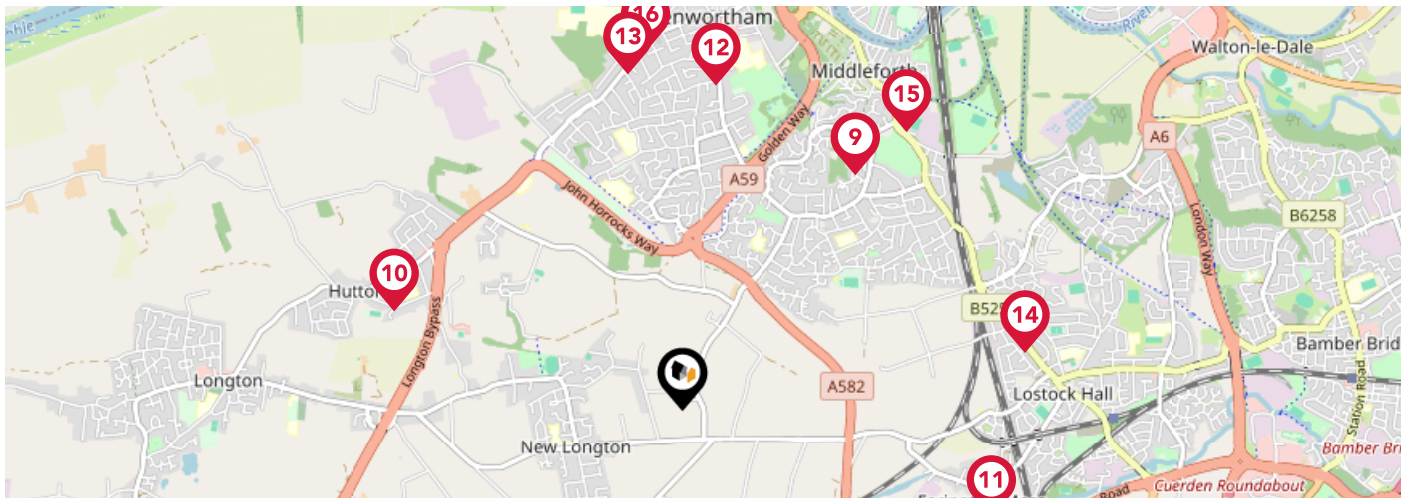
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
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, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	104 m ²



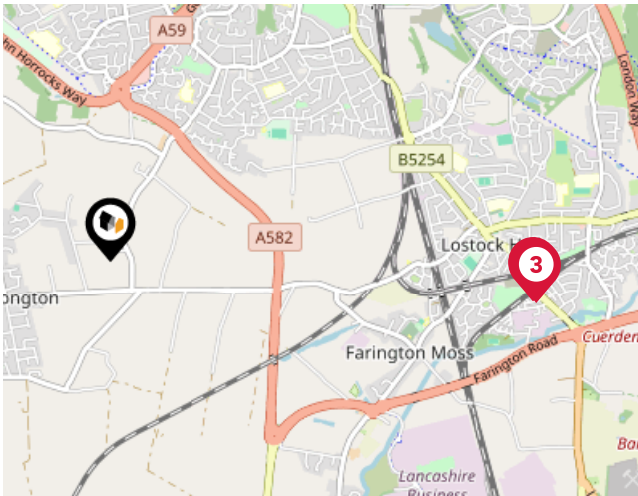
		Nursery	Primary	Secondary	College	Private
1	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 213 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance: 1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 869 Distance: 1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance: 1.43	<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: 1.43	<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: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Loostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance: 1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance: 1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance: 1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

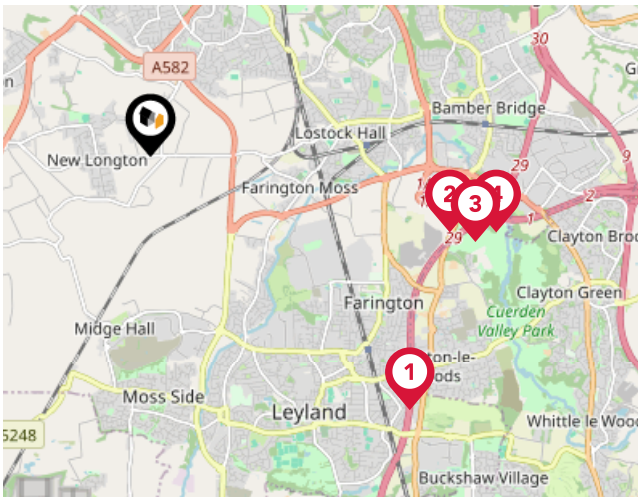
Area

Transport (National)



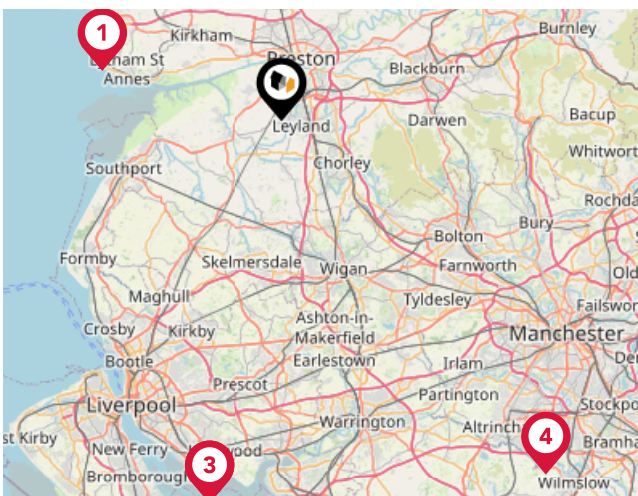
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	1.86 miles
2	Rail Station	1.87 miles
3	Rail Station	1.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	3.18 miles
2	M65 J1A	2.71 miles
3	M65 J1	2.95 miles
4	M6 J29	3.11 miles
5	M55 J1	5.17 miles

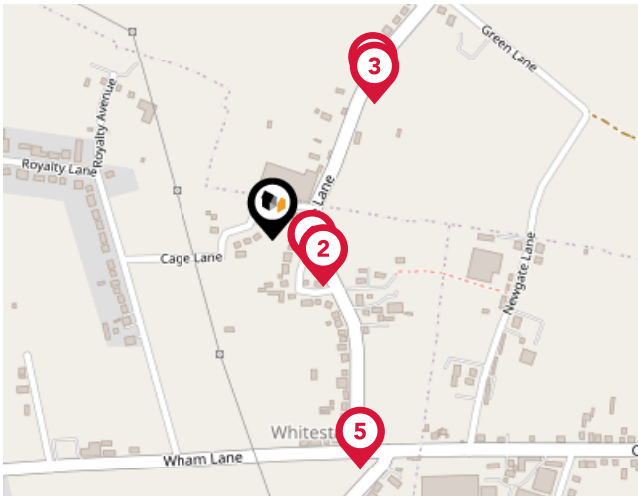


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.11 miles
2	Liverpool John Lennon Airport	27.37 miles
3	Liverpool John Lennon Airport	27.38 miles
4	Terminal Two Access	31.06 miles

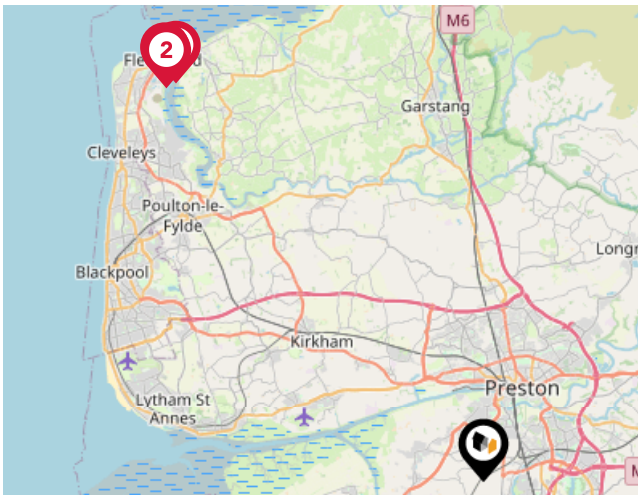
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Old Pope Lane	0.06 miles
2	Old Pope Lane	0.08 miles
3	Rawstorne House	0.19 miles
4	Rawstorne House	0.19 miles
5	Whitestake Corner	0.27 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.62 miles
2	Fleetwood for Ireland Ferry Terminal	17.67 miles
3	Fleetwood for Knott End Ferry Landing	17.8 miles

Market Sold in Street



Copper Beech, Cage Lane, Preston, PR4 4JP		Semi-detached House	
Last Sold Date:	27/01/2023		
Last Sold Price:	£350,000		
Holly Trees, Cage Lane, Preston, PR4 4JP		Detached House	
Last Sold Date:	07/10/2022	17/02/2006	
Last Sold Price:	£640,000	£175,000	
Gatesgarth, Cage Lane, Preston, PR4 4JP		Detached House	
Last Sold Date:	13/11/2020	29/08/2006	09/10/1998
Last Sold Price:	£470,000	£200,000	£130,000
High Tor, Cage Lane, Preston, PR4 4JP		Semi-detached House	
Last Sold Date:	04/09/2020	15/08/2014	
Last Sold Price:	£251,000	£243,000	
Lynton, Cage Lane, Preston, PR4 4JP		Semi-detached House	
Last Sold Date:	03/06/2016		
Last Sold Price:	£241,000		
Belvedere, Cage Lane, Preston, PR4 4JP		Semi-detached House	
Last Sold Date:	24/05/2013	06/12/2012	
Last Sold Price:	£249,999	£150,000	
Lynwood, Cage Lane, Preston, PR4 4JP		Semi-detached House	
Last Sold Date:	08/12/2000	31/08/2000	
Last Sold Price:	£75,000	£75,000	

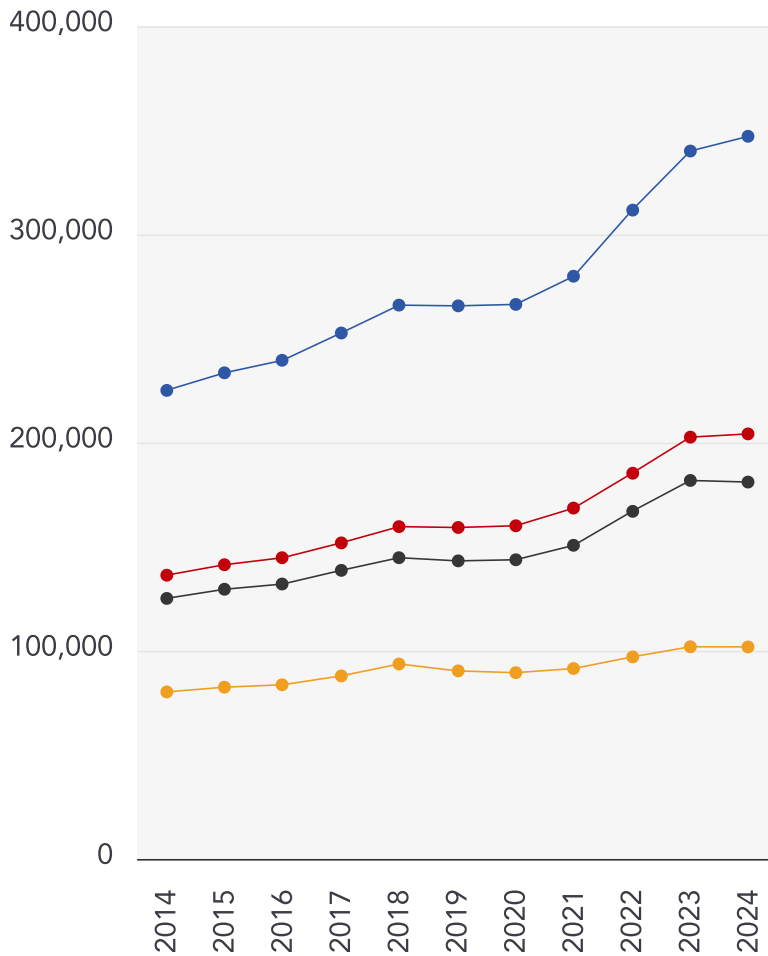
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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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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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