

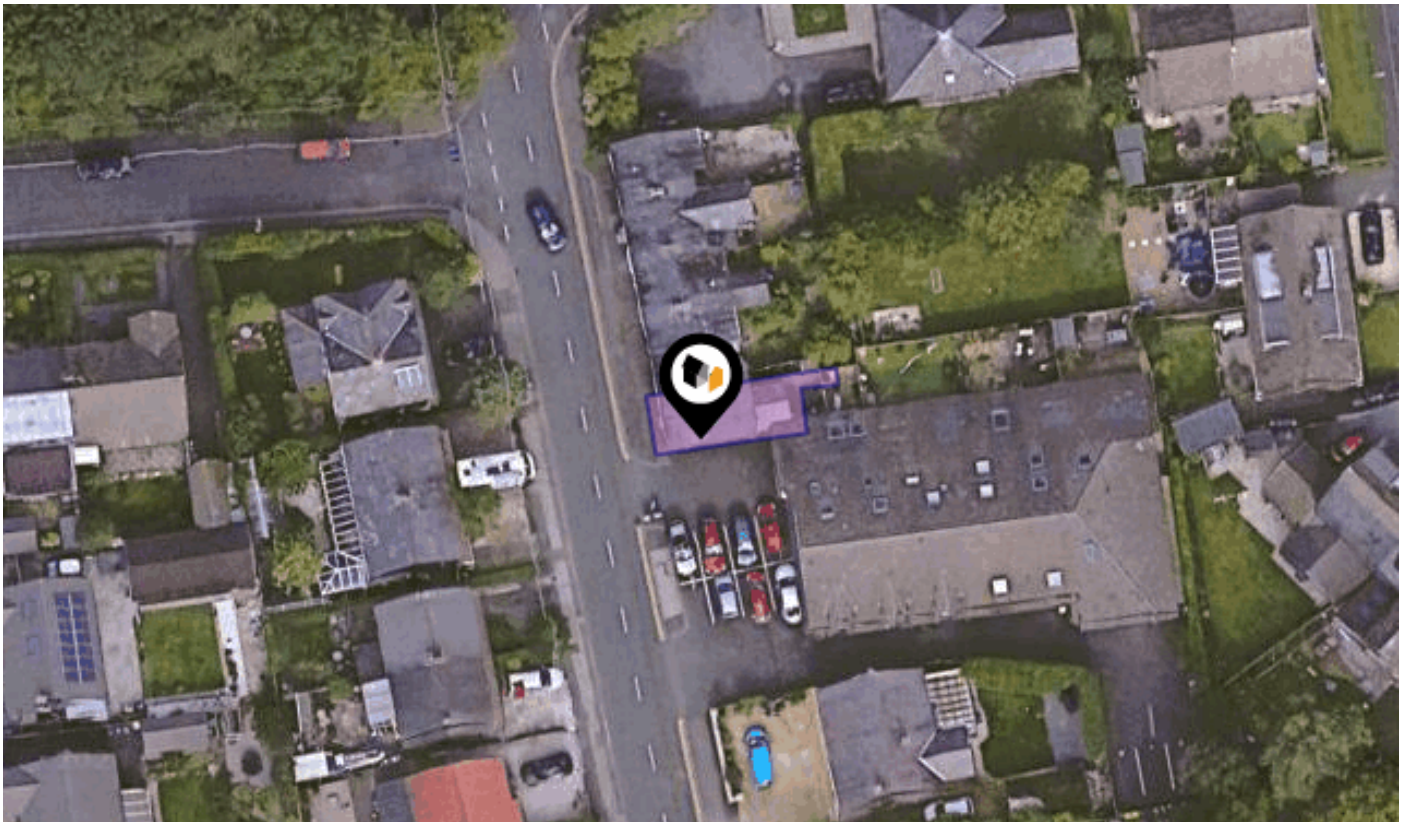


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd July 2024



STATION ROAD, NEW LONGTON, PRESTON, PR4

Lawrence Rooney Estate Agents

3 Oak Gardens, Longton, Preston, PR4 5XP

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	710 ft ² / 66 m ²		
Plot Area:	0.02 acres		
Year Built :	2004		
Council Tax :	Band B		
Annual Estimate:	£1,744		
Title Number:	LAN204		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Station Road, New Longton, PR4

Energy rating

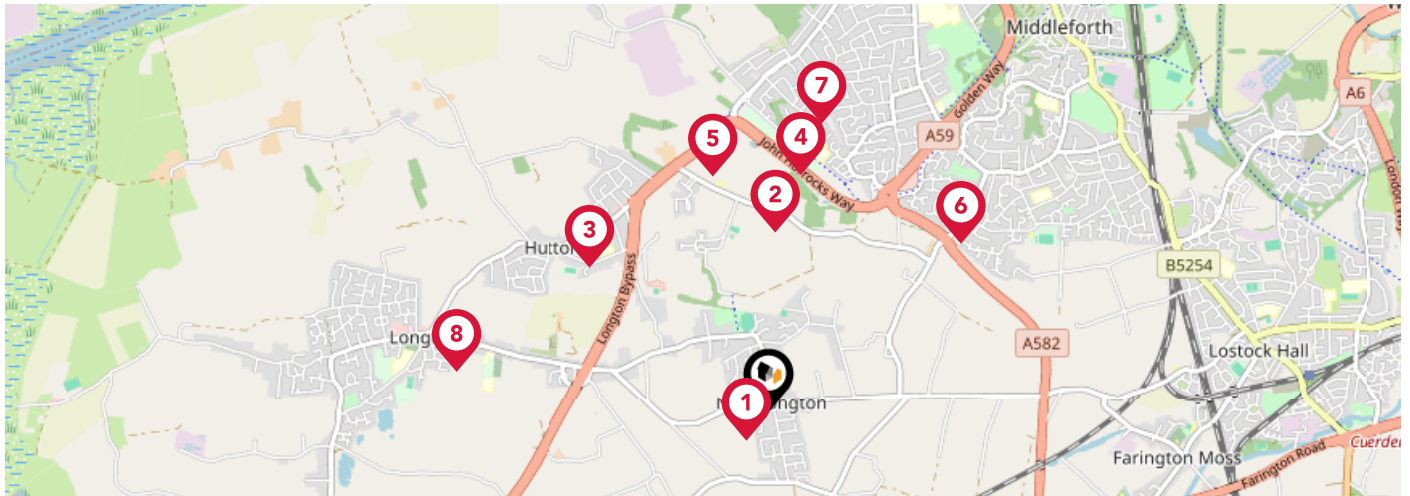
D

Valid until 26.10.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

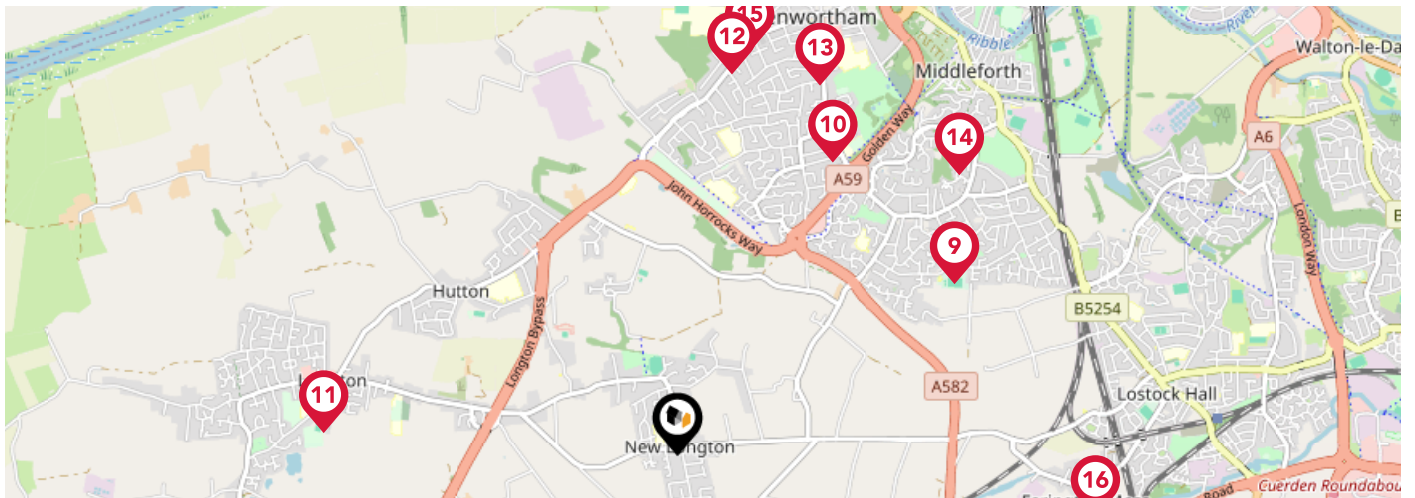
Additional EPC Data









Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	66 m ²



		Nursery	Primary	Secondary	College	Private
1	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 213 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 869 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 244 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

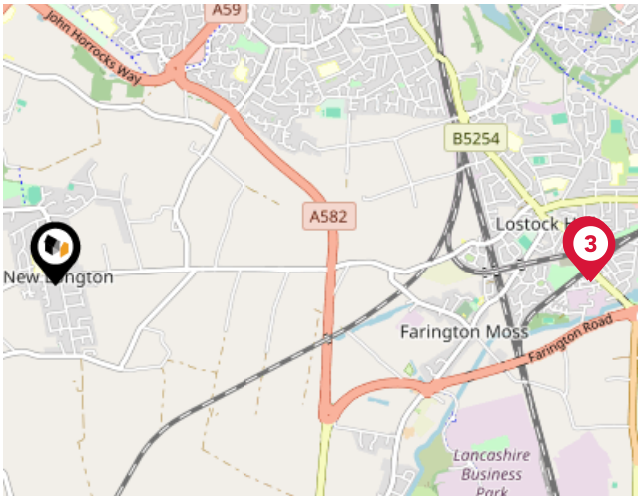
Area Schools



	Nursery	Primary	Secondary	College	Private
 Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance: 1.43	<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: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance: 1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance: 1.69	<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: 1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance: 1.75	<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: 1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Farinton Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance: 1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

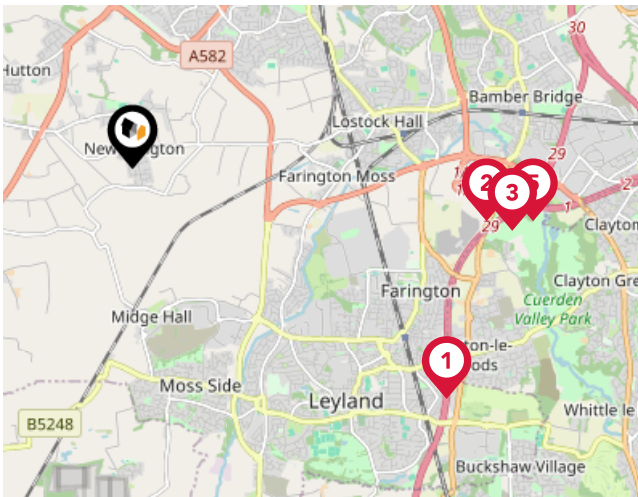
Area

Transport (National)



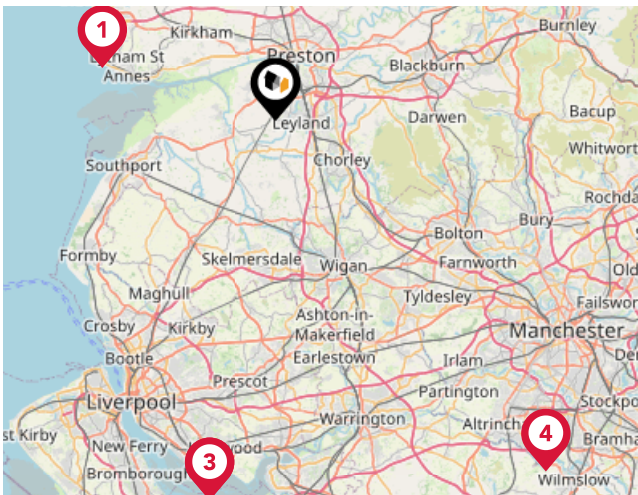
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	2.33 miles
2	Rail Station	2.33 miles
3	Rail Station	2.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	3.41 miles
2	M65 J1A	3.14 miles
3	M65 J1	3.37 miles
4	M55 J1	5.45 miles
5	M6 J29	3.54 miles



Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	12.71 miles
2	Liverpool John Lennon Airport	27.09 miles
3	Liverpool John Lennon Airport	27.1 miles
4	Terminal Two Access	31.19 miles

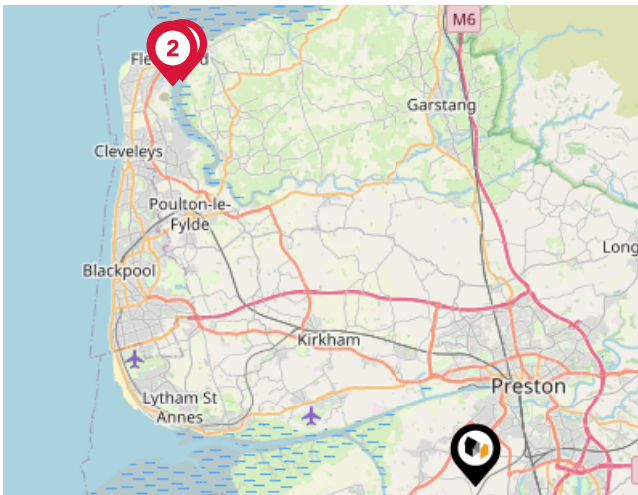
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	All Saints Church	0.05 miles
2	All Saints Church	0.05 miles
3	Primary School	0.07 miles
4	Primary School	0.08 miles
5	Latimer Drive	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.5 miles
2	Fleetwood for Ireland Ferry Terminal	17.54 miles
3	Fleetwood for Knott End Ferry Landing	17.67 miles

Market Sold in Street



53, Station Road, Preston, PR4 4LP		Detached House	
Last Sold Date:	23/06/2023	15/12/2016	
Last Sold Price:	£230,000	£162,500	
Flat 2, Mill Lodge, 45, Station Road, Preston, PR4 4LP		Flat-maisonette House	
Last Sold Date:	31/01/2023	11/06/2004	
Last Sold Price:	£127,000	£125,000	
Flat 9, Mill Lodge, 45, Station Road, Preston, PR4 4LP		Flat-maisonette House	
Last Sold Date:	29/07/2022	07/05/2004	
Last Sold Price:	£127,000	£108,000	
Flat 1, Mill Lodge, 45, Station Road, Preston, PR4 4LP		Flat-maisonette House	
Last Sold Date:	02/03/2022	19/11/2004	
Last Sold Price:	£124,950	£125,000	
Flat 6, Mill Lodge, 45, Station Road, Preston, PR4 4LP		Flat-maisonette House	
Last Sold Date:	29/07/2021	22/04/2004	
Last Sold Price:	£122,000	£108,000	
Flat 7, Mill Lodge, 45, Station Road, Preston, PR4 4LP		Flat-maisonette House	
Last Sold Date:	14/08/2019	25/05/2007	21/11/2005
Last Sold Price:	£107,000	£128,000	£104,000
			04/12/2003
			£108,000
Flat 10, Mill Lodge, 45, Station Road, Preston, PR4 4LP		Flat-maisonette House	
Last Sold Date:	05/10/2018	10/04/2006	29/03/2004
Last Sold Price:	£118,000	£123,500	£108,000
57, Station Road, Preston, PR4 4LP		Detached House	
Last Sold Date:	03/06/2016		
Last Sold Price:	£205,000		
Flat 8, Mill Lodge, 45, Station Road, Preston, PR4 4LP		Flat-maisonette House	
Last Sold Date:	18/10/2013	21/06/2007	15/04/2004
Last Sold Price:	£108,000	£132,000	£107,500
47, Station Road, Preston, PR4 4LP		Detached House	
Last Sold Date:	30/06/2009	07/04/2006	
Last Sold Price:	£174,000	£120,000	
39, Station Road, Preston, PR4 4LP		Terraced House	
Last Sold Date:	05/12/2006	09/08/2000	
Last Sold Price:	£155,000	£30,000	
Flat 4, Mill Lodge, 45, Station Road, Preston, PR4 4LP		Flat-maisonette House	
Last Sold Date:	11/11/2005	04/12/2003	
Last Sold Price:	£125,000	£85,000	

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

Market Sold in Street



43, Station Road, Preston, PR4 4LP		Semi-detached House
Last Sold Date:	03/11/2004	
Last Sold Price:	£115,000	
Flat 3, Mill Lodge, 45, Station Road, Preston, PR4 4LP		Flat-maisonette House
Last Sold Date:	01/04/2004	
Last Sold Price:	£125,000	
Flat 5, Mill Lodge, 45, Station Road, Preston, PR4 4LP		Flat-maisonette House
Last Sold Date:	04/12/2003	01/04/2003
Last Sold Price:	£85,000	£110,000
41, Station Road, Preston, PR4 4LP		Terraced House
Last Sold Date:	25/11/2003	
Last Sold Price:	£99,950	
35, Station Road, Preston, PR4 4LP		Terraced House
Last Sold Date:	12/10/2001	
Last Sold Price:	£59,995	

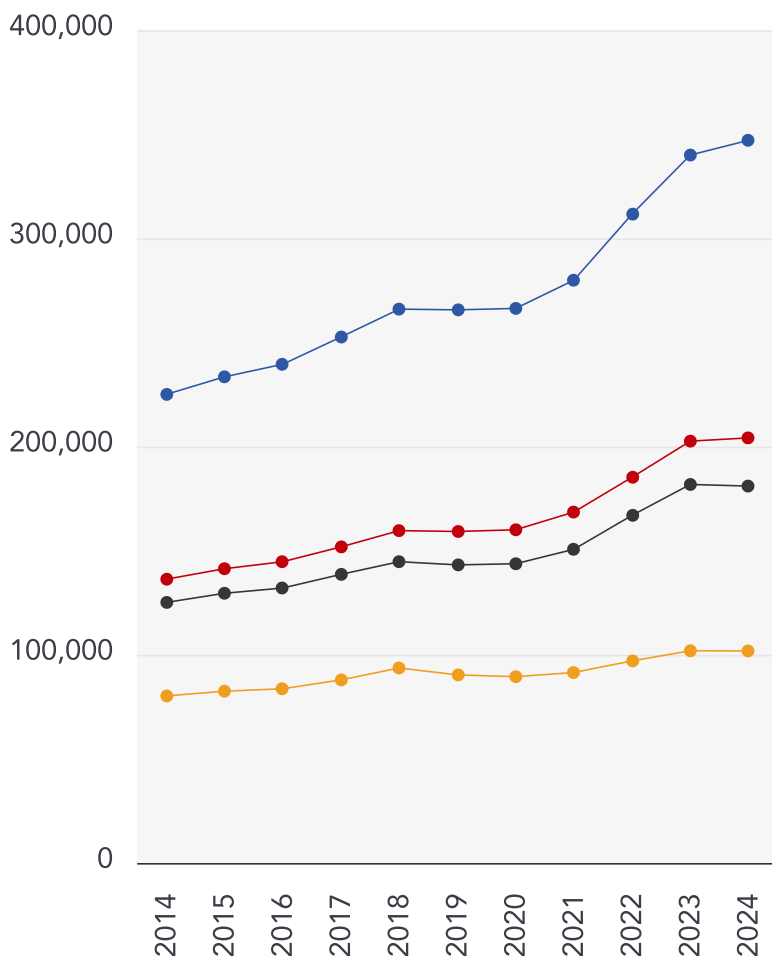
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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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