

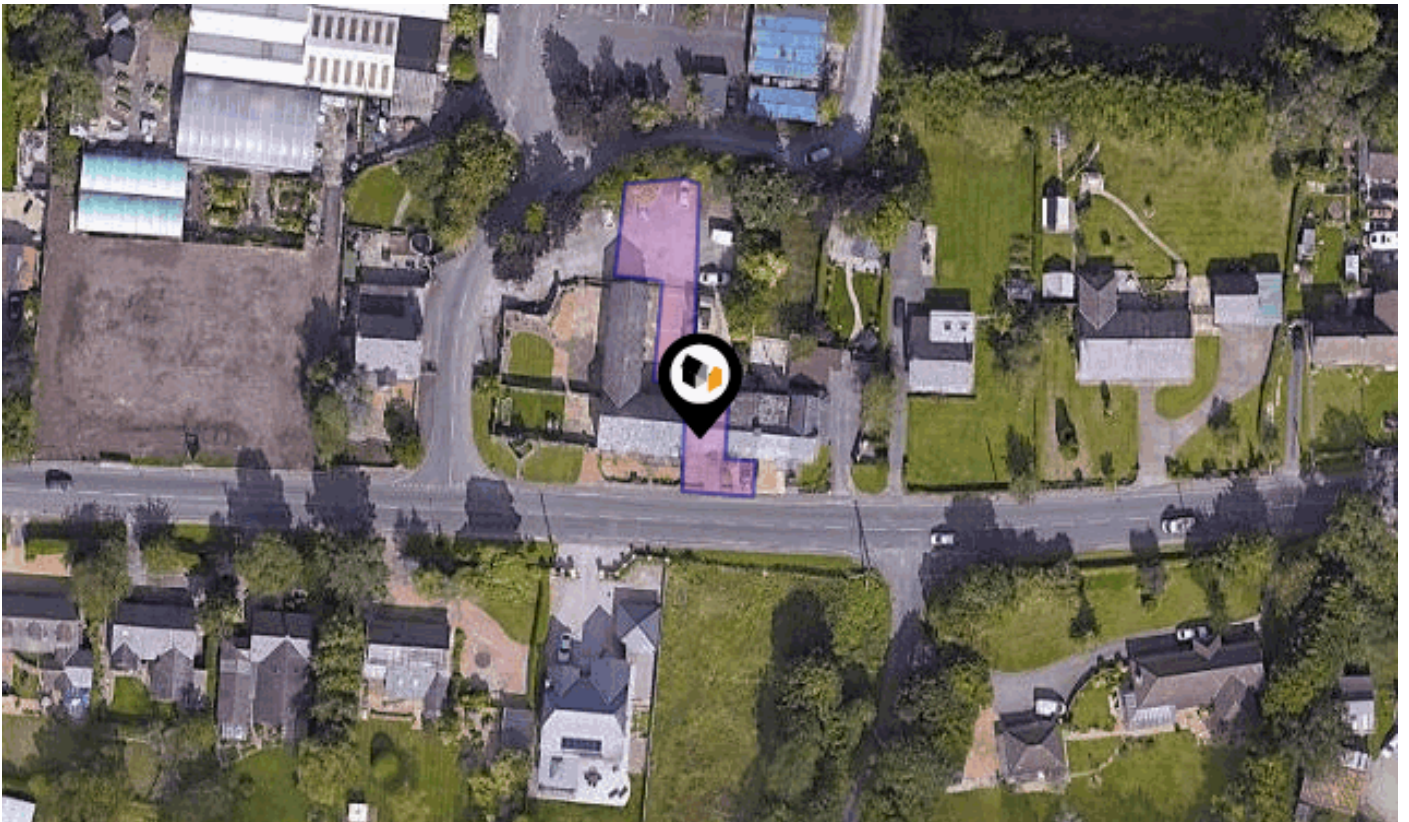


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd July 2024



CHAIN HOUSE LANE, WHITESTAKE, PRESTON, PR4

Lawrence Rooney Estate Agents

3 Oak Gardens, Longton, Preston, PR4 5XP

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,044 ft ² / 97 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band C		
Annual Estimate:	£1,993		
Title Number:	LA557827		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	44 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Whitestake, PR4

Energy rating

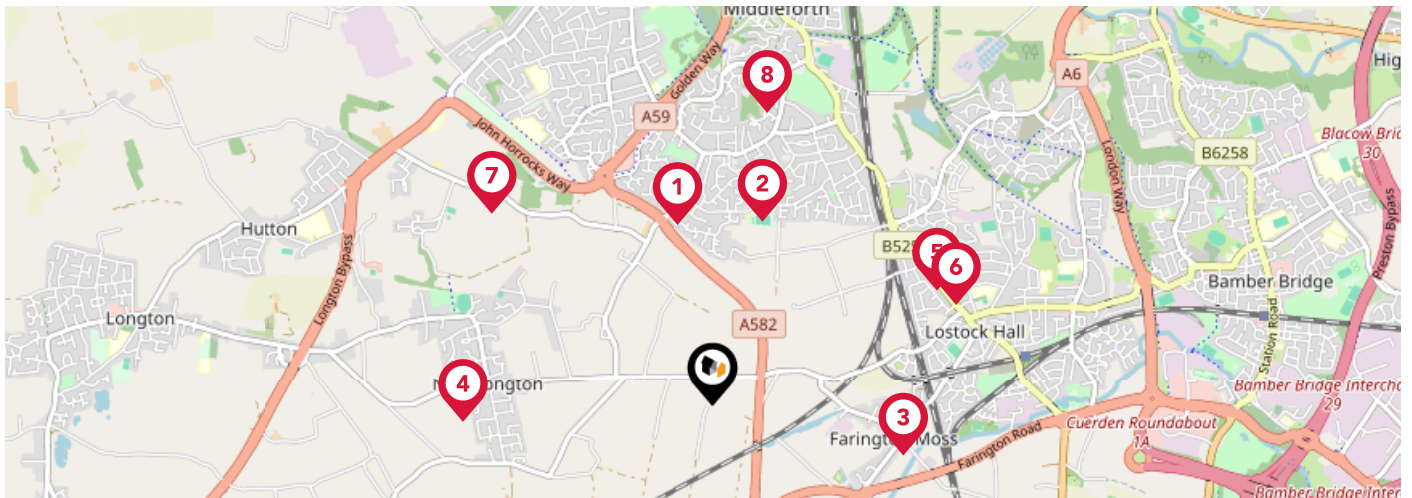
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Valid until 27.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

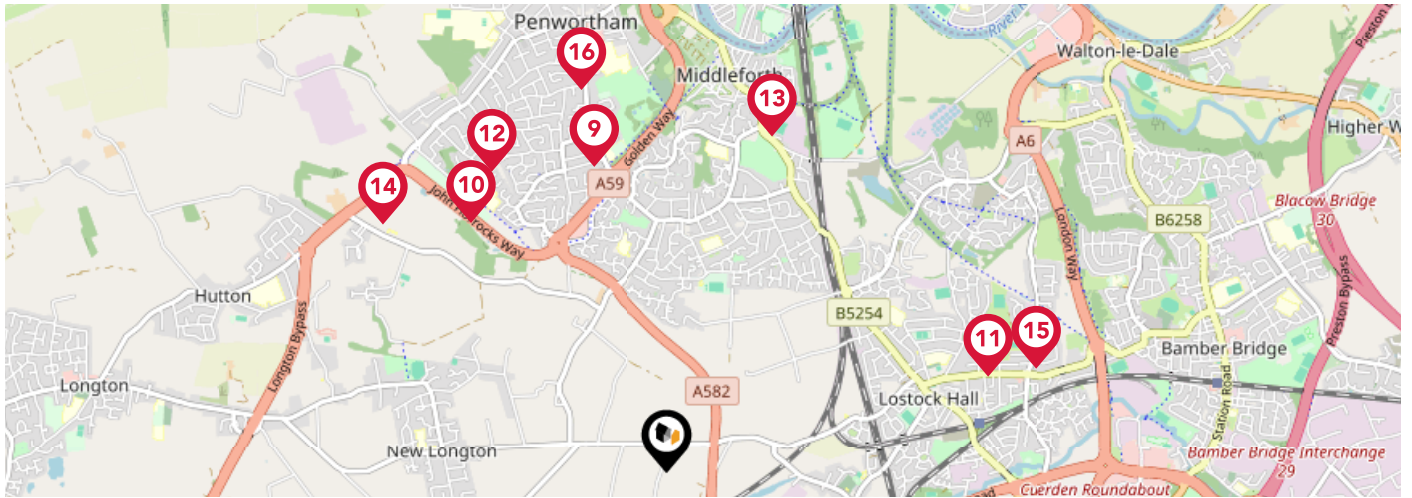
Additional EPC Data









Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
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:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 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 77% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	97 m ²



		Nursery	Primary	Secondary	College	Private
1	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 213 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:1.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Sold in Street

107, Chain House Lane, Preston, PR4 4LB		Semi-detached House
Last Sold Date:	27/10/2023	10/01/2014
Last Sold Price:	£295,000	£165,000
148, Chain House Lane, Preston, PR4 4LB		other House
Last Sold Date:	19/10/2023	24/02/2010
Last Sold Price:	£10,000	£350,000
Heather Lea, Chain House Lane, Preston, PR4 4LB		Detached House
Last Sold Date:	04/07/2023	12/08/1998
Last Sold Price:	£360,000	£157,000
142, Chain House Lane, Preston, PR4 4LB		Detached House
Last Sold Date:	15/07/2022	
Last Sold Price:	£360,000	
101, Chain House Lane, Preston, PR4 4LB		other House
Last Sold Date:	10/05/2022	
Last Sold Price:	£150,000	
Beechwood, Chain House Lane, Preston, PR4 4LB		Semi-detached House
Last Sold Date:	11/06/2021	28/06/1996
Last Sold Price:	£346,000	£87,000
89, Chain House Lane, Preston, PR4 4LB		Detached House
Last Sold Date:	17/09/2020	
Last Sold Price:	£215,000	
97, Chain House Lane, Preston, PR4 4LB		other House
Last Sold Date:	02/10/2019	
Last Sold Price:	£387,500	
122, Chain House Lane, Preston, PR4 4LB		Detached House
Last Sold Date:	13/06/2019	
Last Sold Price:	£228,000	
Bryning, Chain House Lane, Preston, PR4 4LB		Semi-detached House
Last Sold Date:	07/12/2016	
Last Sold Price:	£235,000	
Woodside, Chain House Lane, Preston, PR4 4LB		Detached House
Last Sold Date:	18/10/2016	11/07/2003
Last Sold Price:	£374,000	£250,000
82, Chain House Lane, Preston, PR4 4LB		Terraced House
Last Sold Date:	27/02/2015	
Last Sold Price:	£132,500	

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

116, Chain House Lane, Preston, PR4 4LB	Detached House
Last Sold Date: 27/09/2013 Last Sold Price: £465,000	
Woodlands, Chain House Lane, Preston, PR4 4LB	Detached House
Last Sold Date: 22/12/2011 14/06/2004 Last Sold Price: £337,500 £322,000	
132, Chain House Lane, Preston, PR4 4LB	Detached House
Last Sold Date: 07/02/2011 Last Sold Price: £310,000	
Limefield, Chain House Lane, Preston, PR4 4LB	Detached House
Last Sold Date: 15/11/2010 11/04/1995 Last Sold Price: £400,000 £142,000	
95, Chain House Lane, Preston, PR4 4LB	Detached House
Last Sold Date: 09/06/2010 27/10/1997 Last Sold Price: £262,500 £105,000	
Conkers, 97a, Chain House Lane, Preston, PR4 4LB	Detached House
Last Sold Date: 28/08/2009 Last Sold Price: £411,000	
138, Chain House Lane, Preston, PR4 4LB	Detached House
Last Sold Date: 15/05/2009 Last Sold Price: £198,000	
Wycollar, Chain House Lane, Preston, PR4 4LB	Detached House
Last Sold Date: 03/12/2007 16/06/2004 Last Sold Price: £665,000 £495,000	
Southernwood, Chain House Lane, Preston, PR4 4LB	Detached House
Last Sold Date: 13/10/2006 Last Sold Price: £210,000	
108, Chain House Lane, Preston, PR4 4LB	Semi-detached House
Last Sold Date: 23/08/2004 Last Sold Price: £177,250	
150, Chain House Lane, Preston, PR4 4LB	Detached House
Last Sold Date: 05/12/2003 Last Sold Price: £399,950	
Chain House Cottage, Chain House Lane, Preston, PR4 4LB	Detached House
Last Sold Date: 12/07/2002 Last Sold Price: £112,000	

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

Market Sold in Street



Moss House, Chain House Lane, Preston, PR4 4LB	Detached House
Last Sold Date: 07/12/2001	
Last Sold Price: £245,000	
113, Chain House Lane, Preston, PR4 4LB	Detached House
Last Sold Date: 29/03/2001	
Last Sold Price: £183,000	
84, Chain House Lane, Preston, PR4 4LB	Terraced House
Last Sold Date: 21/04/1995	
Last Sold Price: £74,000	

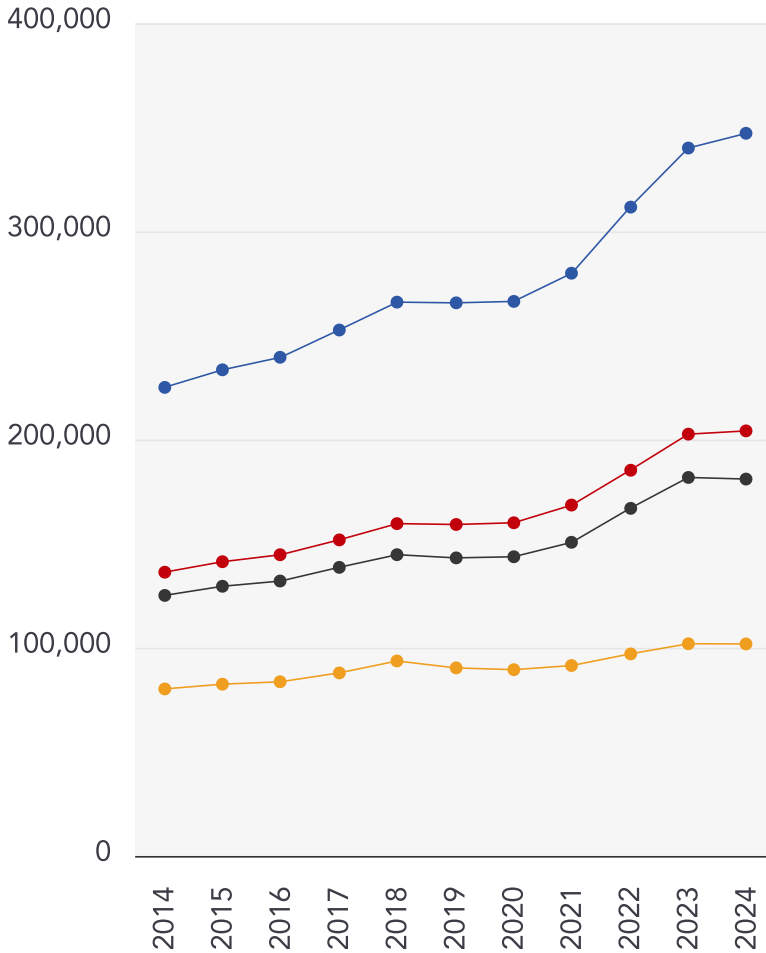
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Market

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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