

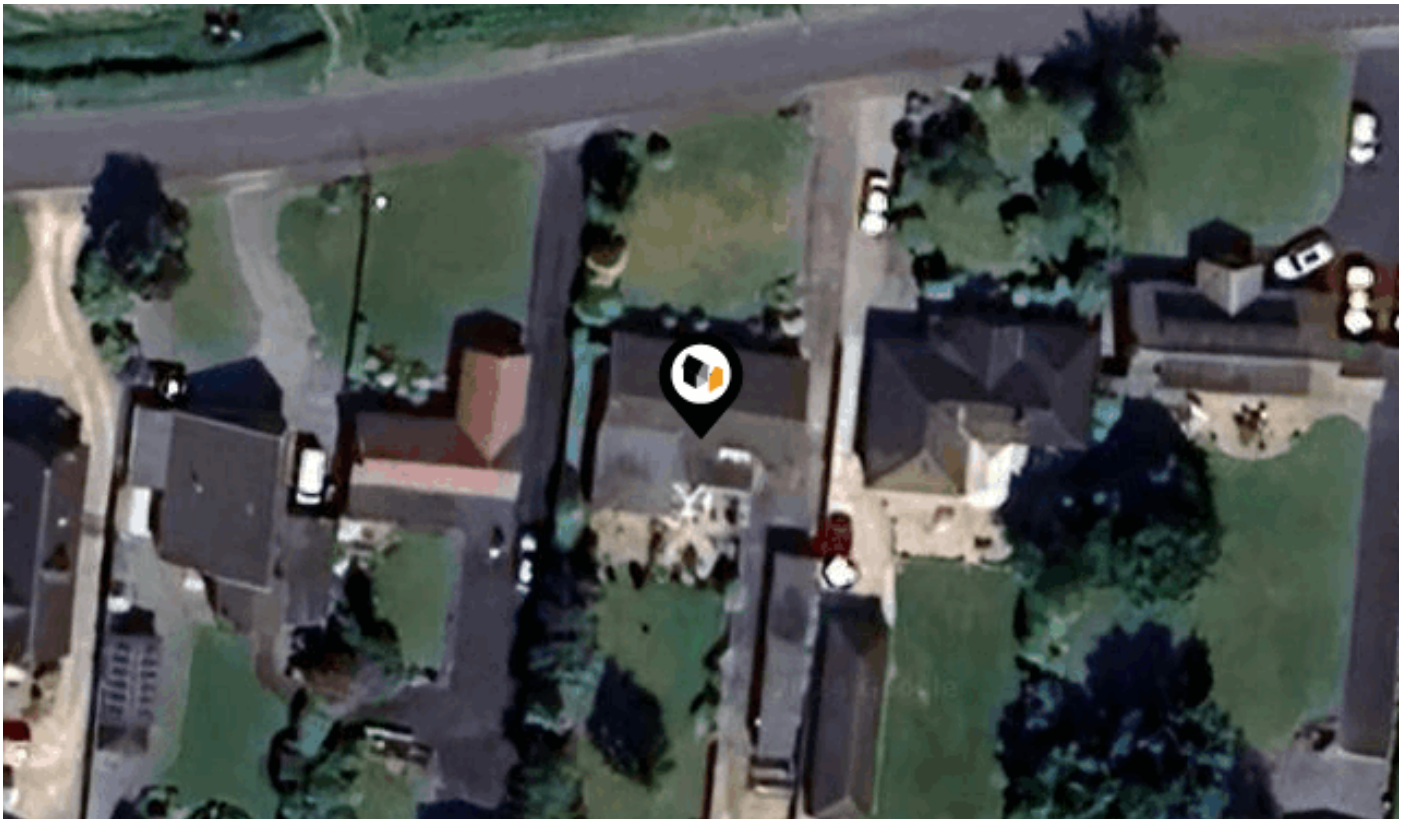


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24th July 2024



GORSE LANE, TARLETON, PRESTON, PR4

Lawrence Rooney Estate Agents

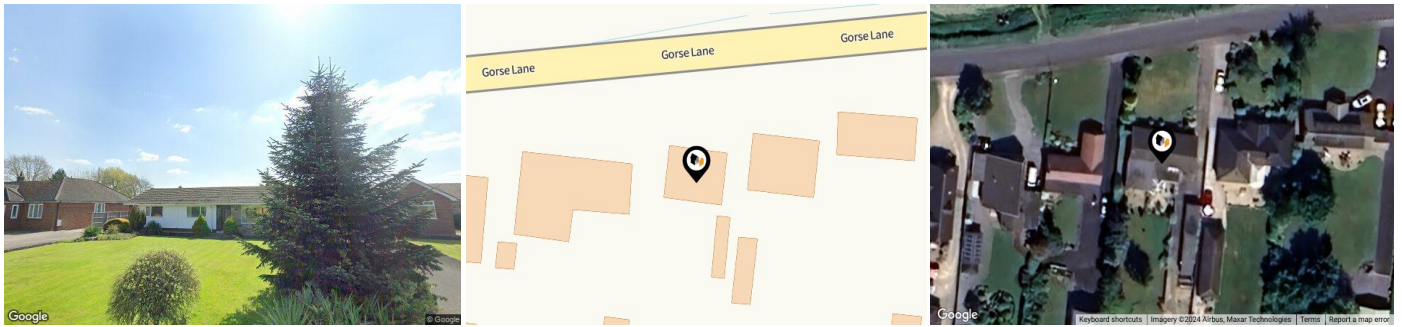
3 Oak Gardens, Longton, Preston, PR4 5XP

01772 614433

info@lawrencerooney.co.uk

www.lawrencerooney.co.uk





Property

Type:	Detached
Bedrooms:	4
Council Tax :	Band E
Annual Estimate:	£2,754

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

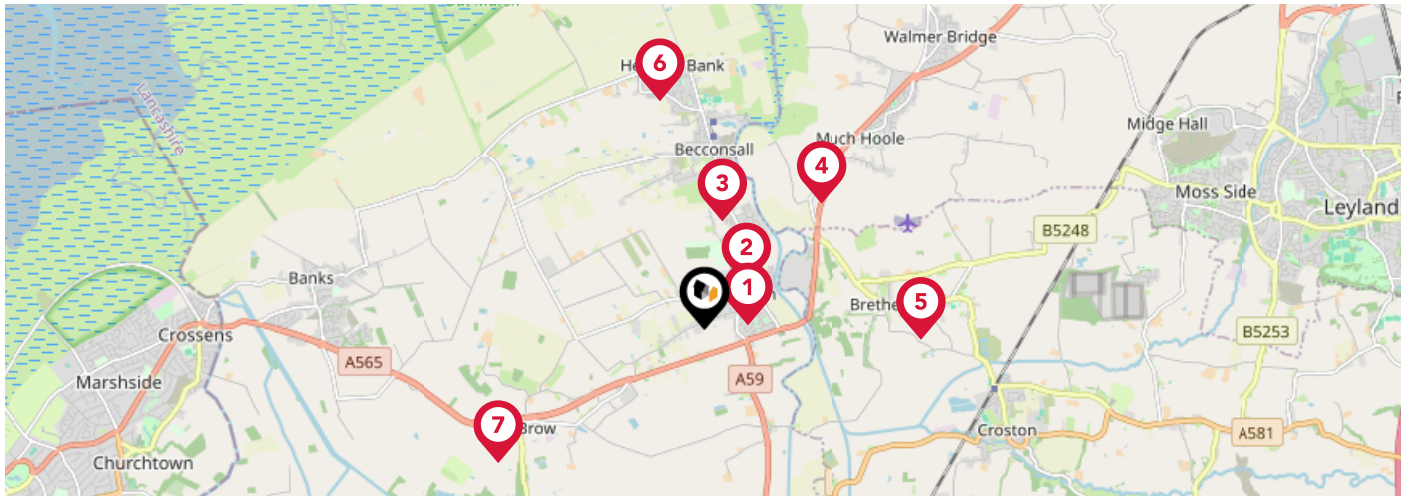
16 mb/s	212 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)

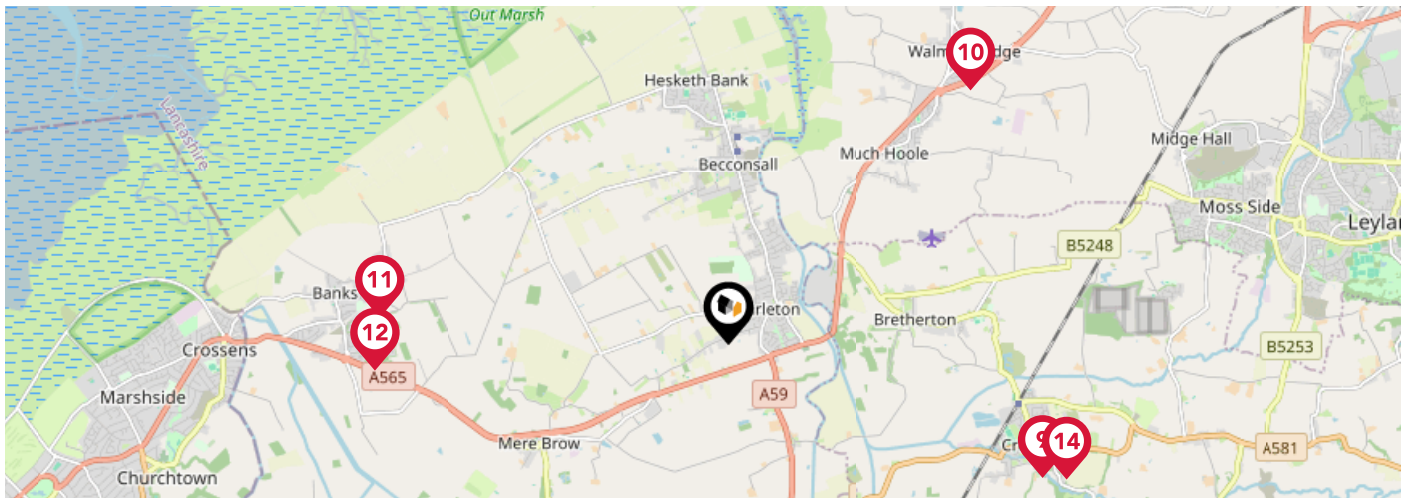










Satellite/Fibre TV Availability:





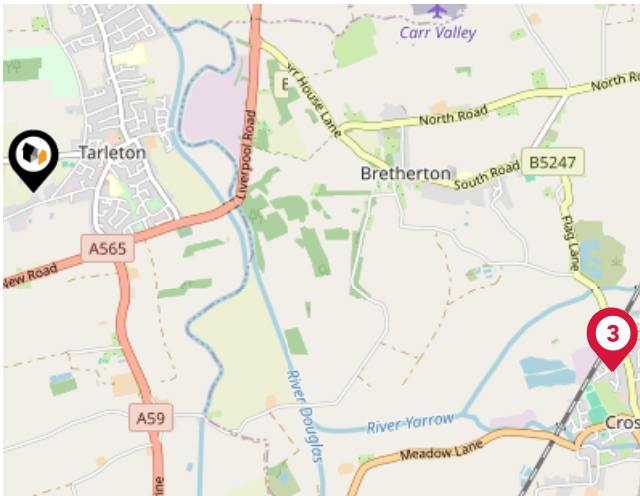
		Nursery	Primary	Secondary	College	Private
1	Tarleton Holy Trinity CofE Primary School Ofsted Rating: Good Pupils: 193 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Tarleton Academy Ofsted Rating: Good Pupils: 649 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Tarleton Community Primary School Ofsted Rating: Good Pupils: 260 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hoole St Michael CofE Primary School Ofsted Rating: Good Pupils: 105 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bretherton Endowed Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 107 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hesketh-with-Becconsall All Saints CofE School Ofsted Rating: Good Pupils: 207 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Tarleton Mere Brow Church of England Primary School Ofsted Rating: Good Pupils: 81 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Holmeswood Methodist School Ofsted Rating: Good Pupils: 46 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Trinity and St Michael's VA CofE/Methodist Primary School Ofsted Rating: Outstanding Pupils: 214 Distance:2.99	<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:3.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Banks Methodist School Ofsted Rating: Good Pupils: 73 Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Banks St Stephen's CofE School Ofsted Rating: Good Pupils: 168 Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rufford CofE School Ofsted Rating: Good Pupils: 130 Distance:3.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Rawstorne Church of England Academy Ofsted Rating: Good Pupils: 951 Distance:3.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 244 Distance:4.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

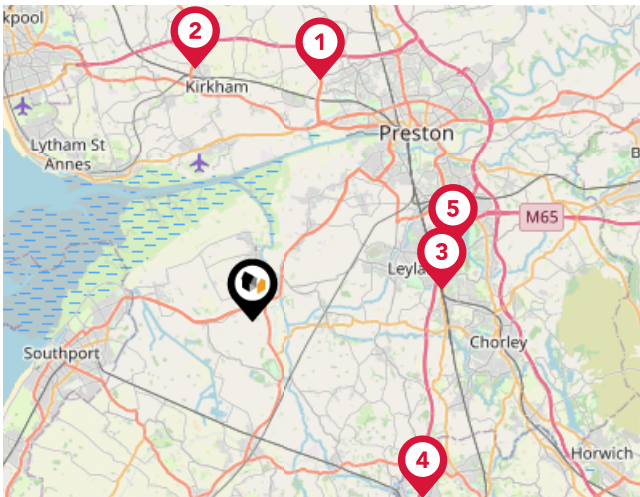
Area

Transport (National)



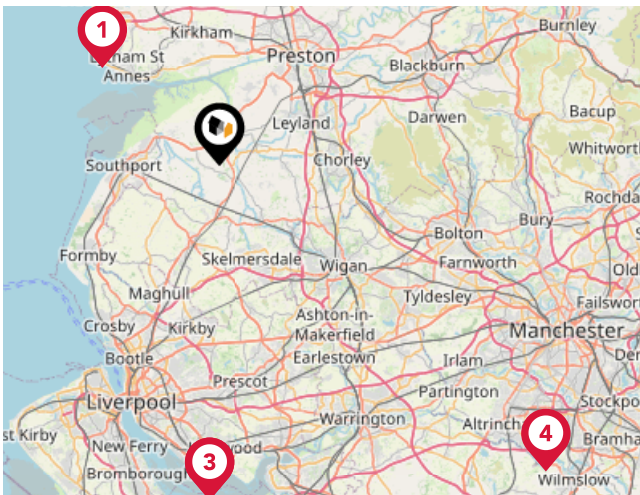
National Rail Stations

Pin	Name	Distance
1	Croston Rail Station	2.66 miles
2	Croston Rail Station	2.66 miles
3	Rail Station	2.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	8.79 miles
2	M55 J3	9.1 miles
3	M6 J28	6.74 miles
4	M6 J27	8.6 miles
5	M65 J1A	7.49 miles

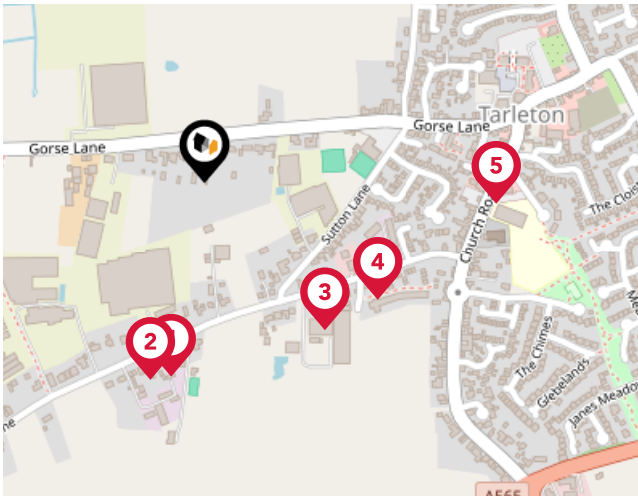


Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	10.74 miles
2	Liverpool John Lennon Airport	23.59 miles
3	Liverpool John Lennon Airport	23.6 miles
4	Terminal Two Access	31.53 miles

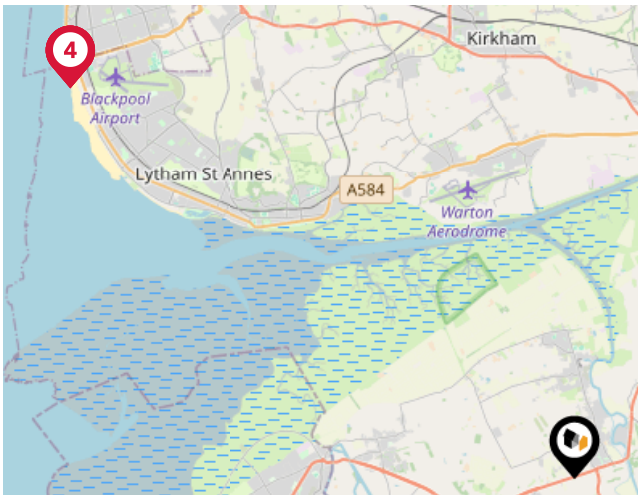
Area

Transport (Local)



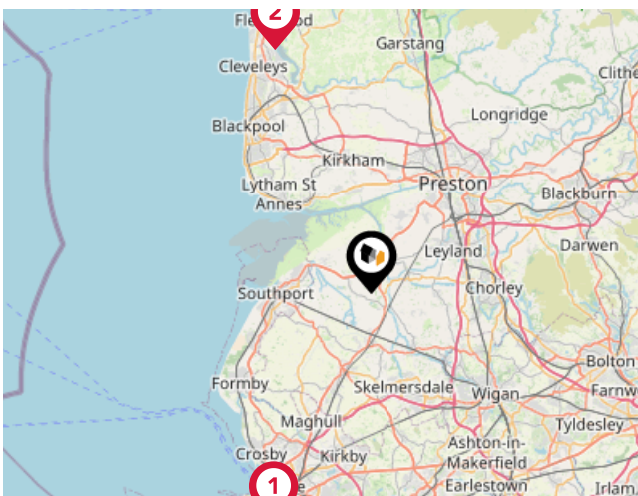
Bus Stops/Stations

Pin	Name	Distance
1	The Rectory	0.22 miles
2	The Rectory	0.22 miles
3	Oakgate Close	0.21 miles
4	Oakgate Close	0.23 miles
5	Cock and Bottle	0.32 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	11.19 miles
2	Starr Gate (Blackpool Tramway)	11.19 miles
3	Starr Gate (Blackpool Tramway)	11.19 miles
4	Starr Gate (Blackpool Tramway)	11.19 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	17.65 miles
2	Fleetwood for Ireland Ferry Terminal	18.37 miles

Longacre, Gorse Lane, Preston, PR4 6LH				Detached House
Last Sold Date:	11/08/2023	03/01/2007	25/08/1995	
Last Sold Price:	£554,735	£400,000	£166,000	
31, Gorse Lane, Preston, PR4 6LH				Semi-detached House
Last Sold Date:	14/12/2020			
Last Sold Price:	£165,500			
Arleen, Gorse Lane, Preston, PR4 6LH				Detached House
Last Sold Date:	16/11/2020	22/12/1995		
Last Sold Price:	£544,500	£99,000		
The Bungalow, New House Farm, Gorse Lane, Preston, PR4 6LH				Detached House
Last Sold Date:	27/10/2017			
Last Sold Price:	£325,000			
New Haven, Gorse Lane, Preston, PR4 6LH				Detached House
Last Sold Date:	08/08/2016			
Last Sold Price:	£375,000			
Sedgemere, Gorse Lane, Preston, PR4 6LH				Detached House
Last Sold Date:	01/06/2015			
Last Sold Price:	£250,000			
Five Winds, Gorse Lane, Preston, PR4 6LH				Detached House
Last Sold Date:	18/06/2008			
Last Sold Price:	£380,000			
Laburnum Lodge, Gorse Lane, Preston, PR4 6LH				Detached House
Last Sold Date:	03/01/2007	04/10/2002		
Last Sold Price:	£337,500	£227,500		
Nook Farm, Gorse Lane, Preston, PR4 6LH				Detached House
Last Sold Date:	24/11/2006			
Last Sold Price:	£294,000			
Sephton House, Gorse Lane, Preston, PR4 6LH				Detached House
Last Sold Date:	17/11/2006	21/10/2005	04/03/1997	
Last Sold Price:	£400,000	£255,000	£120,000	
32, Gorse Lane, Preston, PR4 6LH				Semi-detached House
Last Sold Date:	20/07/2005	14/05/2004	30/05/2003	21/07/1995
Last Sold Price:	£220,000	£90,000	£186,950	£39,500
Hove-to, Gorse Lane, Preston, PR4 6LH				Detached House
Last Sold Date:	23/11/2001			
Last Sold Price:	£199,950			

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

Market Sold in Street



Woodlands, Gorse Lane, Preston, PR4 6LH	Detached House
Last Sold Date: 28/09/2001	
Last Sold Price: £192,000	
Nookfield, 31a, Gorse Lane, Preston, PR4 6LH	Detached House
Last Sold Date: 03/09/1999	
Last Sold Price: £170,000	
High Platt Farm, Gorse Lane, Preston, PR4 6LH	Semi-detached House
Last Sold Date: 31/03/1999	
Last Sold Price: £130,000	
Fairview, Gorse Lane, Preston, PR4 6LH	Detached House
Last Sold Date: 05/11/1997	
Last Sold Price: £185,000	
26a, Gorse Lane, Preston, PR4 6LH	Detached House
Last Sold Date: 18/10/1995	
Last Sold Price: £100,500	

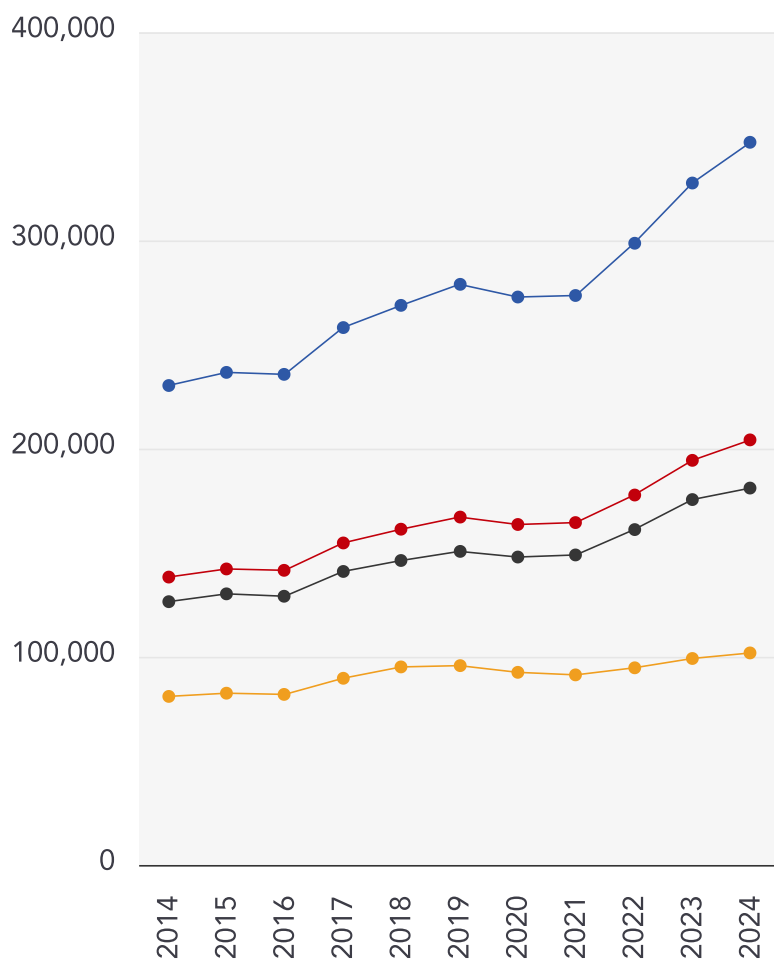
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in PR4



Detached

+50.73%

Semi-Detached

+47.65%

Terraced

+43.14%

Flat

+25.8%



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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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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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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Lawrence Rooney Estate Agents

3 Oak Gardens, Longton, Preston, PR4

5XP

01772 614433

info@lawrencerooney.co.uk

www.lawrencerooney.co.uk

