



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd July 2024



FRANKLANDS, LONGTON, PRESTON, PR4

Lawrence Rooney Estate Agents

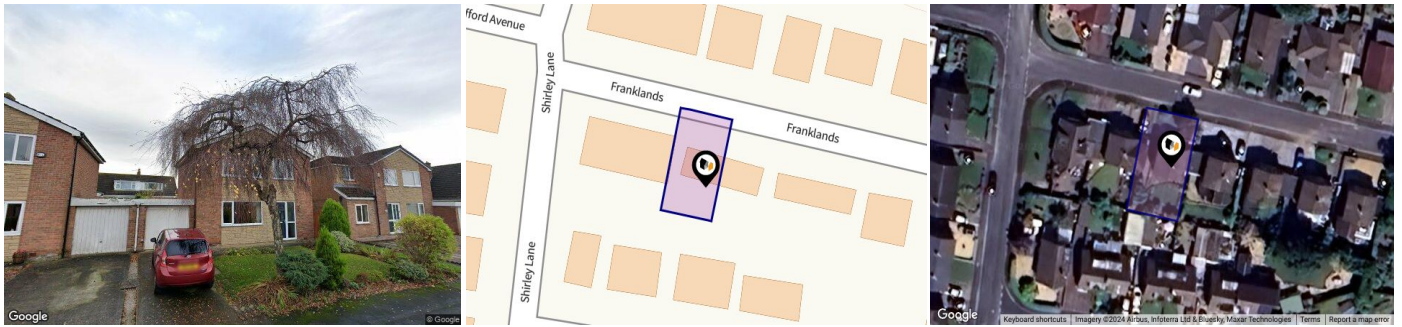
3 Oak Gardens, Longton, Preston, PR4 5XP

01772 614433

info@lawrencerooney.co.uk

www.lawrencerooney.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	850 ft ² / 79 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band D		
Annual Estimate:	£2,242		
Title Number:	LAN95891		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		18	62	-
● Rivers & Seas	Low	mb/s	mb/s	mb/s
● Surface Water	Medium			



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Longton, PR4

Energy rating

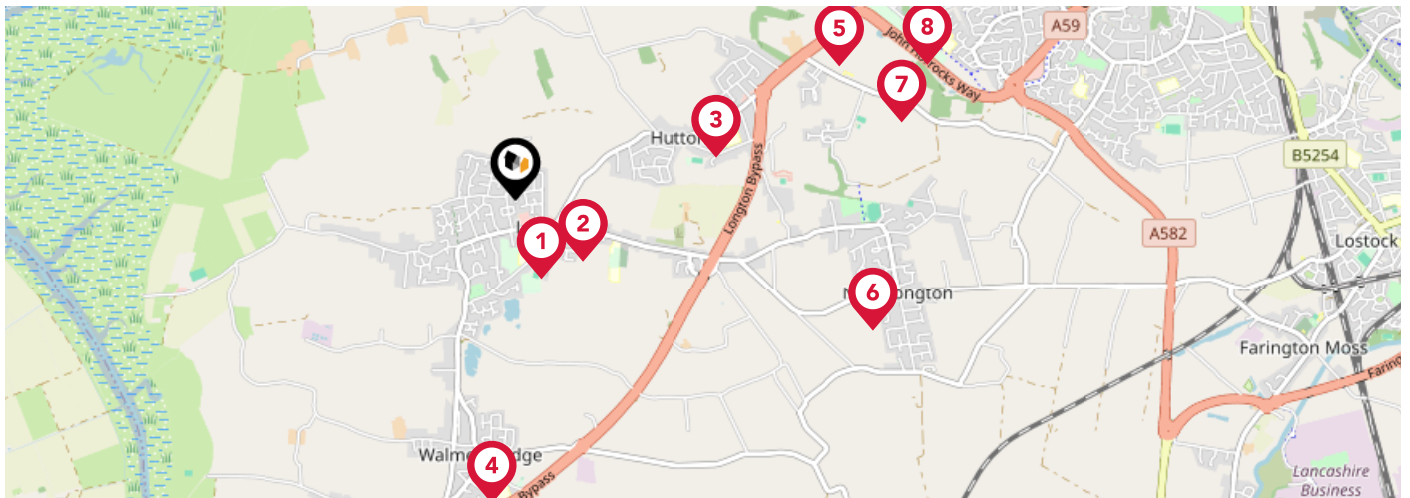
D

Valid until 03.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data









Property Type:	House
Build Form:	Detached
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 installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 25 mm loft insulation
Roof Energy:	Poor
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 25% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	79 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 244 Distance:0.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 869 Distance:0.9</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Little Hoole Primary School Ofsted Rating: Good Pupils: 192 Distance:1.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:1.54</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:1.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:1.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:1.9</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
 Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:2.07	<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:2.09	<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:2.27	<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:2.31	<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:2.39	<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:2.49	<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:2.53	<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:2.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Sold in Street

62, Franklands, Preston, PR4 5WD			Semi-detached House
Last Sold Date:	10/02/2023	10/02/2022	
Last Sold Price:	£282,500	£195,000	
72, Franklands, Preston, PR4 5WD			Semi-detached House
Last Sold Date:	17/10/2022		
Last Sold Price:	£205,000		
80, Franklands, Preston, PR4 5WD			Detached House
Last Sold Date:	21/01/2021	04/07/2018	
Last Sold Price:	£234,000	£171,500	
86, Franklands, Preston, PR4 5WD			other House
Last Sold Date:	21/08/2020	22/12/2008	
Last Sold Price:	£278,000	£165,000	
57, Franklands, Preston, PR4 5WD			Detached House
Last Sold Date:	19/08/2016		
Last Sold Price:	£220,000		
78, Franklands, Preston, PR4 5WD			Detached House
Last Sold Date:	20/07/2015		
Last Sold Price:	£180,000		
82, Franklands, Preston, PR4 5WD			Detached House
Last Sold Date:	24/10/2012	02/11/2010	
Last Sold Price:	£233,000	£140,000	
60, Franklands, Preston, PR4 5WD			Semi-detached House
Last Sold Date:	27/04/2011		
Last Sold Price:	£171,500		
53, Franklands, Preston, PR4 5WD			Semi-detached House
Last Sold Date:	26/07/2007	10/05/2005	
Last Sold Price:	£219,950	£202,500	
66, Franklands, Preston, PR4 5WD			Semi-detached House
Last Sold Date:	06/06/2003		
Last Sold Price:	£114,000		
70, Franklands, Preston, PR4 5WD			Semi-detached House
Last Sold Date:	28/02/2002		
Last Sold Price:	£104,000		
47, Franklands, Preston, PR4 5WD			Semi-detached House
Last Sold Date:	05/10/2001		
Last Sold Price:	£86,950		

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

Market Sold in Street



84, Franklands, Preston, PR4 5WD

Detached House

Last Sold Date:	27/03/1998	04/05/1995
Last Sold Price:	£40,000	£57,000

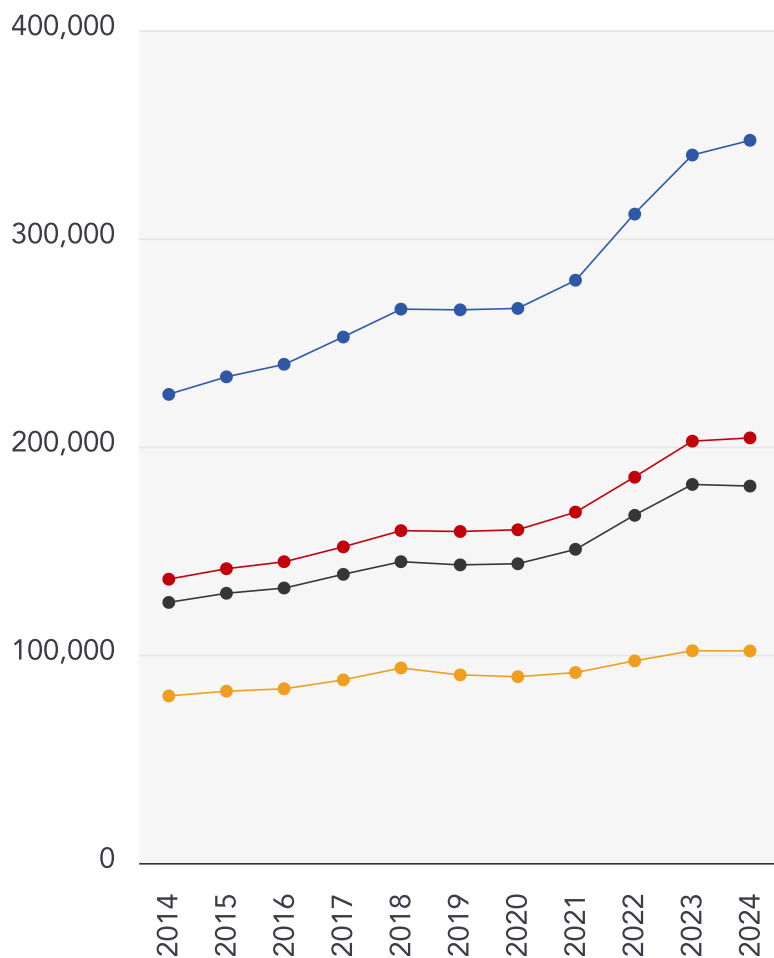
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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 to 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

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lawrence Rooney Estate Agents or the seller.

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.

Please note that all appliances and heating systems are not tested by Lawrence Rooney Estate Agents and therefore no warranties can be given as to their good working order.

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Lawrence Rooney Estate Agents

3 Oak Gardens, Longton, Preston, PR4

5XP

01772 614433

info@lawrencerooney.co.uk

www.lawrencerooney.co.uk

