

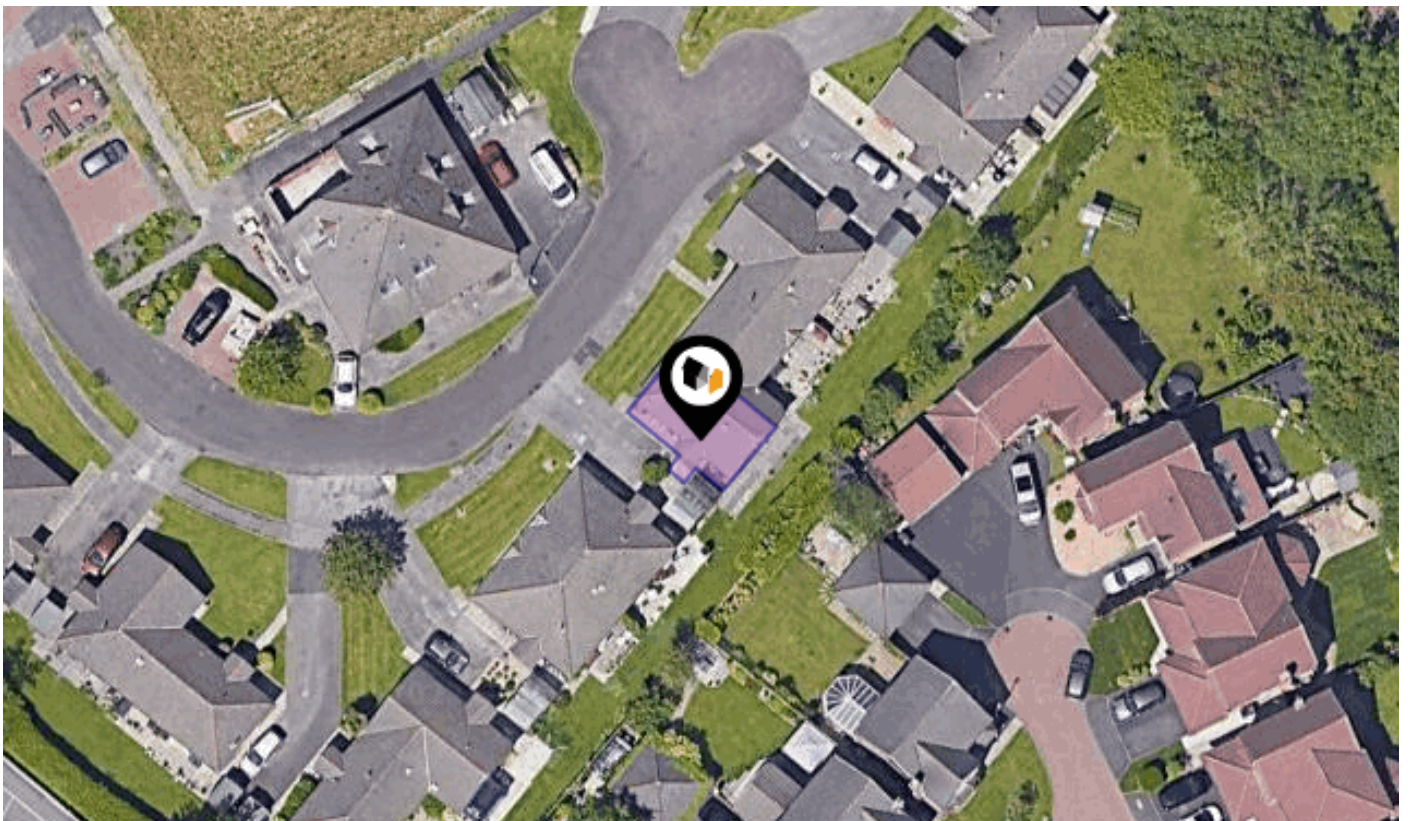


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 26th January 2023



CROWNLEE, PENWORTHAM, PRESTON, PR1

Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Property Overview

An excellent opportunity to purchase this 2 bedroom semi-detached true bungalow. Situated in an amazing retirement village in Penwortham. With attractive landscaped communal gardens, a community centre on site for residents only, which offers a great place for events as well as supplying subsidised meals, laundry areas and accommodation for visitors to stay overnight. Close to Sainsburys, easy reach to bus routes and access to John Horrocks Way.

At the front of the property you find a driveway and lawn. At the rear there is a lovely private patio area and communal gardens for you to potter in, relax and entertain.

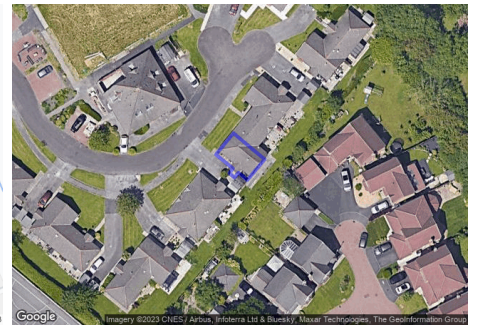
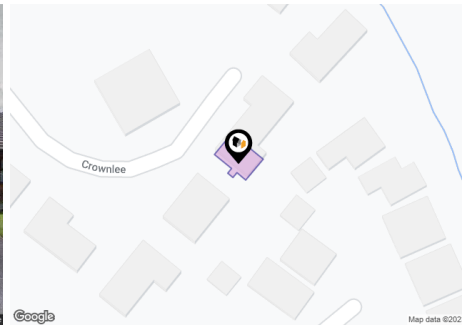
The internal living space is divided into a kitchen, lounge, two bedrooms and a shower room.

The lounge is a great size, a quiet and calm area that is ideal for entertaining or spending quiet time reading or watching TV. There is an effortless connection to the garden via the patio doors.

The kitchen is fully equipped with everything you need.

There are two good sized bedrooms, and a modern shower room.

With all you need at your fingertips- great community, fantastic location and well maintained communal gardens- we think this is a great home.



Property

Type:	Terraced	Last Sold £/ft²:	£291
Bedrooms:	2	Tenure:	Freehold
Floor Area:	635 ft ² / 59 m ²		
Plot Area:	0.02 acres		
Council Tax :	Band B		
Annual Estimate:	£1,605		
Title Number:	LA623344		
UPRN:	100010626816		

Local Area

Local Authority:	South Ribble
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

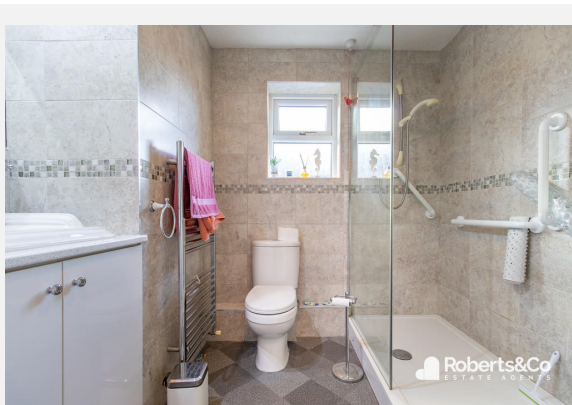


Mobile Coverage: (based on calls indoors)



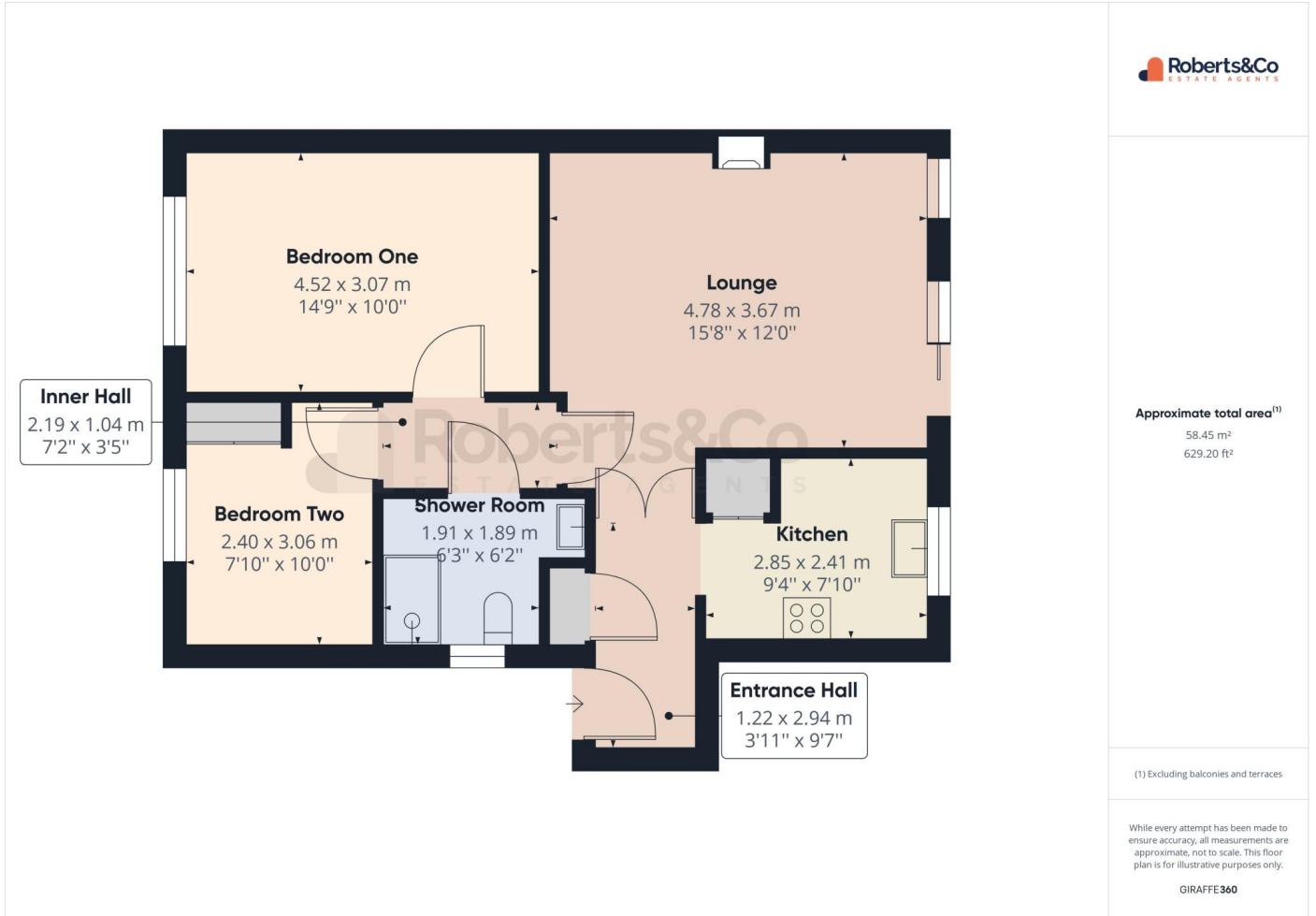
Satellite/Fibre TV Availability:







CROWNLEE, PENWORTHAM, PRESTON, PR1



Crownlee, Penwortham, PR1

Energy rating

D

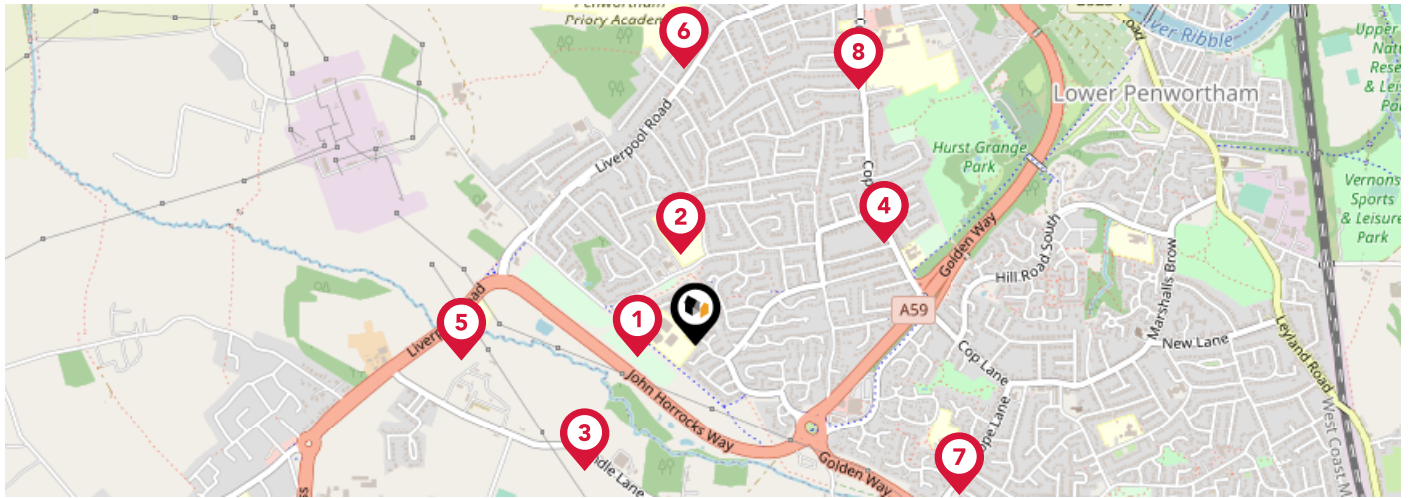
Valid until 08.12.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #006400; color: white; padding: 5px; display: inline-block;"> 85 B </div>
69-80	C		
55-68	D	<div style="background-color: #ffff00; color: white; padding: 5px; display: inline-block;"> 63 D </div>	
39-54	E		
21-38	F		
1-20	G		

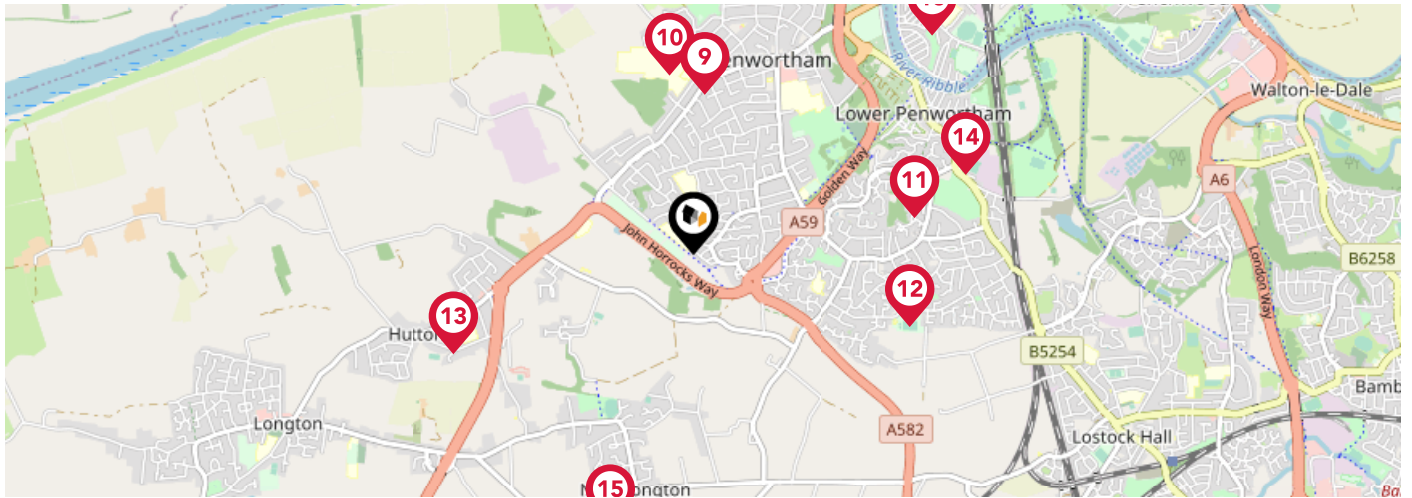
Additional EPC Data

Property Type:	Bungalow
Build Form:	End-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 installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 56% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	59 m ²

Area Schools



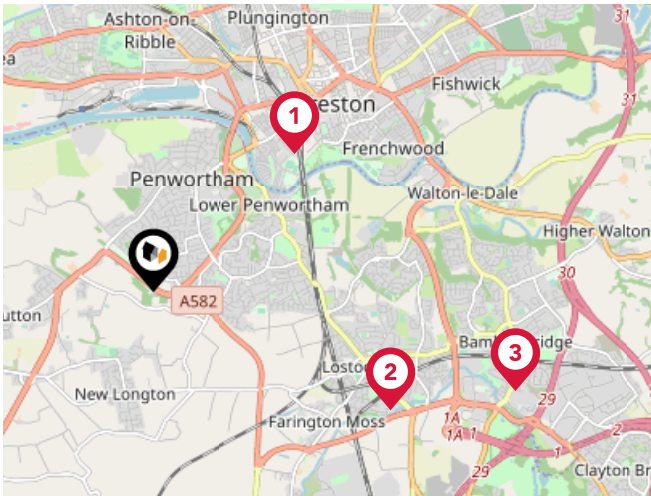
		Nursery	Primary	Secondary	College	Private
1	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:0.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:0.2	<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:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:0.71	<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:0.8	<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:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:1	<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:1.14	<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:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 213 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

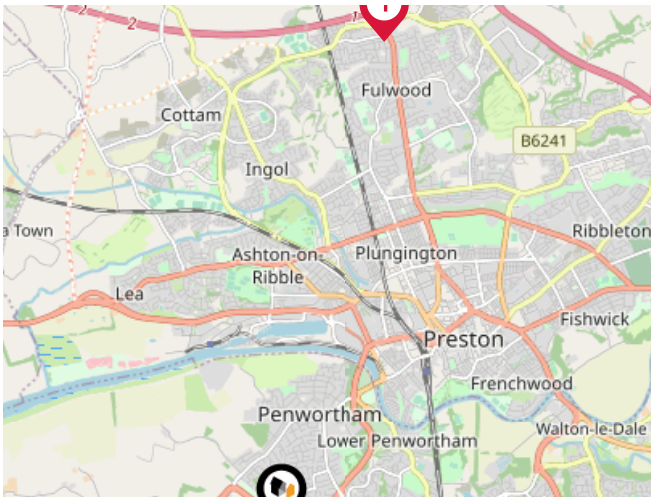
Area

Transport (National)



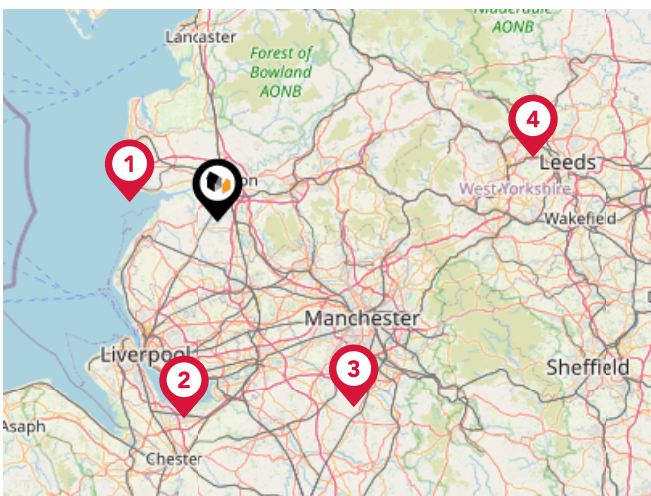
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.73 miles
2	Lostock Hall Rail Station	2.33 miles
3	Bamber Bridge Rail Station	3.29 miles



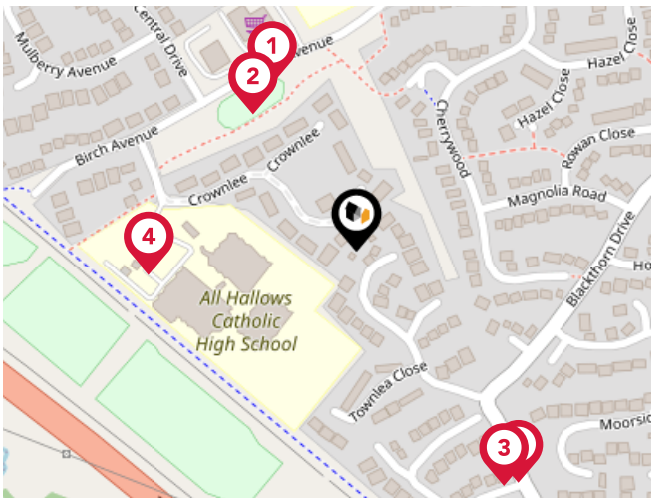
Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	4.35 miles
2	M65 J1A	3.09 miles
3	M6 J28	3.97 miles
4	M65 J1	3.46 miles
5	M6 J29	3.59 miles



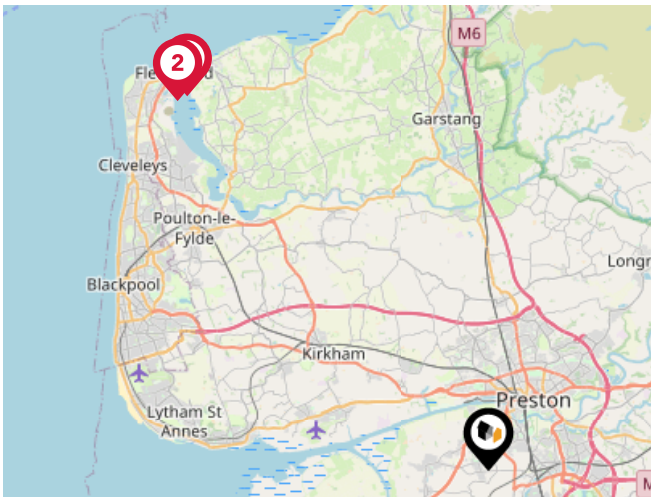
Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.69 miles
2	Liverpool John Lennon Airport	28.19 miles
3	Manchester Airport	32.41 miles
4	Leeds Bradford International Airport	44.95 miles



Bus Stops/Stations

Pin	Name	Distance
1	Sainsburys	0.1 miles
2	Sainsburys	0.09 miles
3	Blackthorn Drive	0.15 miles
4	All Hallows RCHS	0.11 miles
5	Blackthorn Drive	0.15 miles



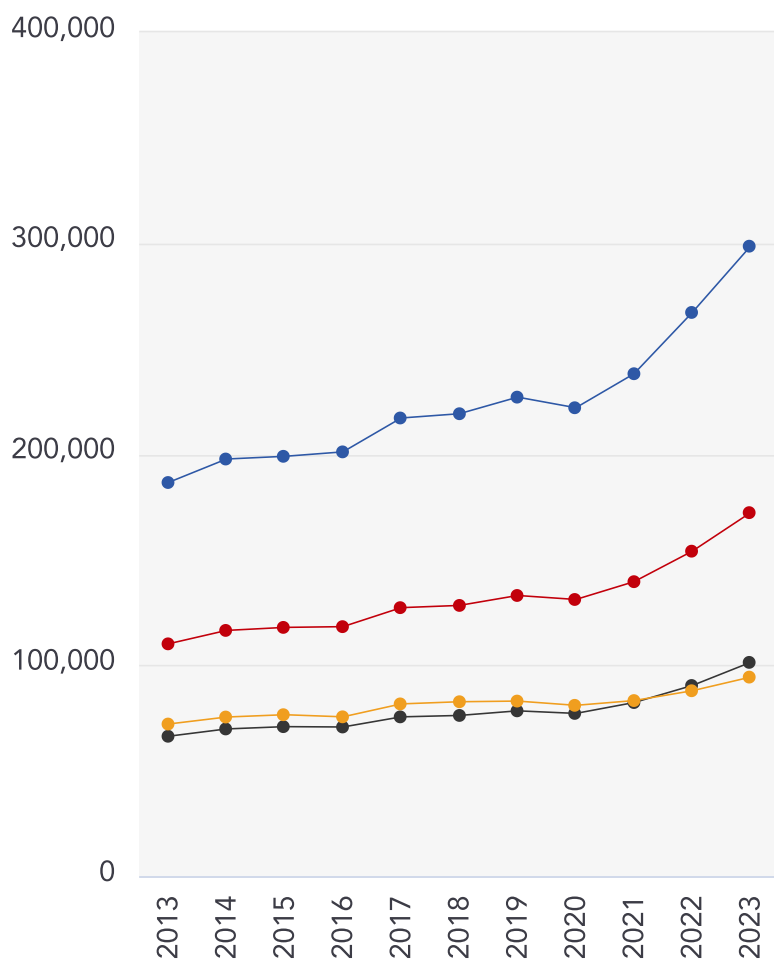
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.81 miles
2	Fleetwood for Ireland Ferry Terminal	16.87 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR1



Detached

+60.03%

Semi-Detached

+56.46%

Flat

+30.85%

Terraced

+52.79%



Roberts & Co

Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

Our Team

Robert

Financial Services

Who are Roberts & Co?

There is not just one reason why you should sell with Roberts & Co, we like to think there's many more.

Our dedicated branch teams...

Roberts & Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.

Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



/RobertsCoEstates



@Roberts_and_Co



/roberts_and_co_sales_lettings/

Roberts & Co

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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Roberts & Co

36e Liverpool Road, Penwortham, Preston,
PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

