

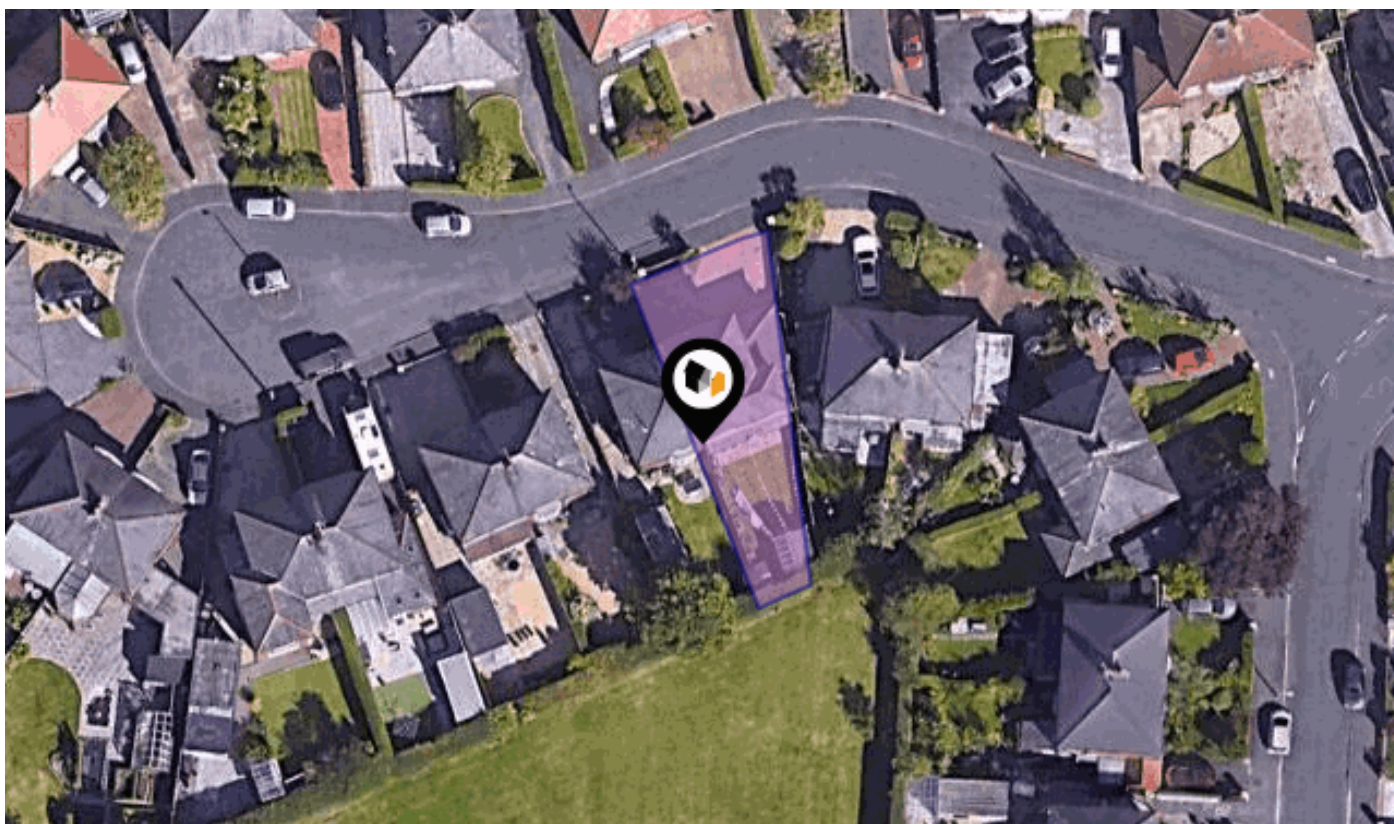


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd April 2023



QUEENSWAY CLOSE, 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 extended, remodelled interior, offering open plan living and a generous garden, located in the sought-after cul de sac location of Penwortham, with its funky bars, upmarket cafes/ restaurants and all-round gorgeousness.

Set back from the road, with a block paved driveway is No.9. There's plenty of room for parking, a garage, and a side gate provides handy access to the rear garden as well.

The lounge at the front features a wood burning stove which adds a touch of charm to the space. Enjoy supper in the dining room whilst still being part of everything. The open plan aspect through to the kitchen area is superb for couples and families alike, and ensures a beautiful flow through this extended home. On a summer's day, throw the doors wide open and let the fresh air flood in. It screams entertaining. Host friends and family and enjoy good times.

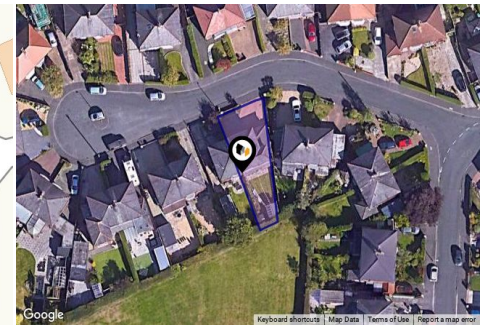
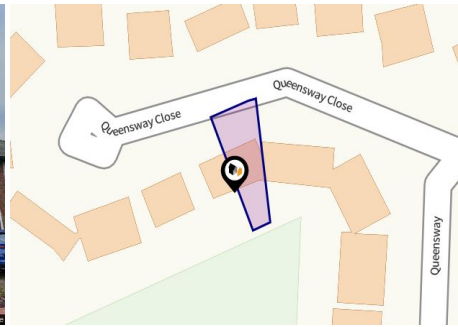
The kitchen is modern and has integrated appliances and plenty of room for storage.

There is also a handy downstairs WC.

Upstairs, there are three bedrooms, and four piece family bathroom.

Outside, with more than enough room for a smart garden office, you could not only achieve work-life balance but also add value to your home at the same time. Entertaining is a joy on the patio area. Make memories here on lazy summer days with BBQs and long drinks. Meanwhile, the spacious lawn area is just made for games, and stretching legs – whether that's two legs or four. It's safely enclosed too, for peace of mind.

Not overlooked at the rear and beautiful views of the park what's not to love.



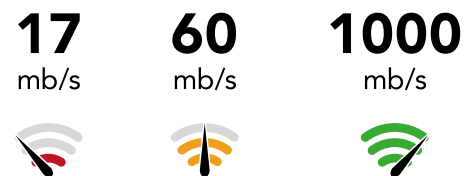
Property

Type:	Semi-Detached	Last Sold £/ft²:	£166
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,054 ft ² / 98 m ²		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Title Number:	LA683459		
UPRN:	100010644796		

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:



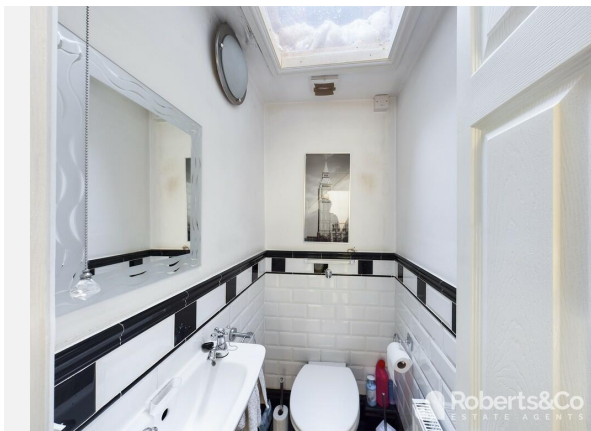
Planning History

This Address

Planning records for: *9, Queensway Close, Penwortham, Preston, PR1 0EH*

Reference - SouthRibble/07/2011/0647/HOH	
Decision:	Decided
Date:	22nd September 2011
Description:	First floor extension to side and formation of pitched roof over existing garage/part front elevation





QUEENSWAY CLOSE, PENWORTHAM, PRESTON, PR1



QUEENSWAY CLOSE, PENWORTHAM, PRESTON, PR1



Approximate total area⁽¹⁾
46.28 m²
498.19 ft²

Reduced headroom
0.56 m²
6.01 ft²

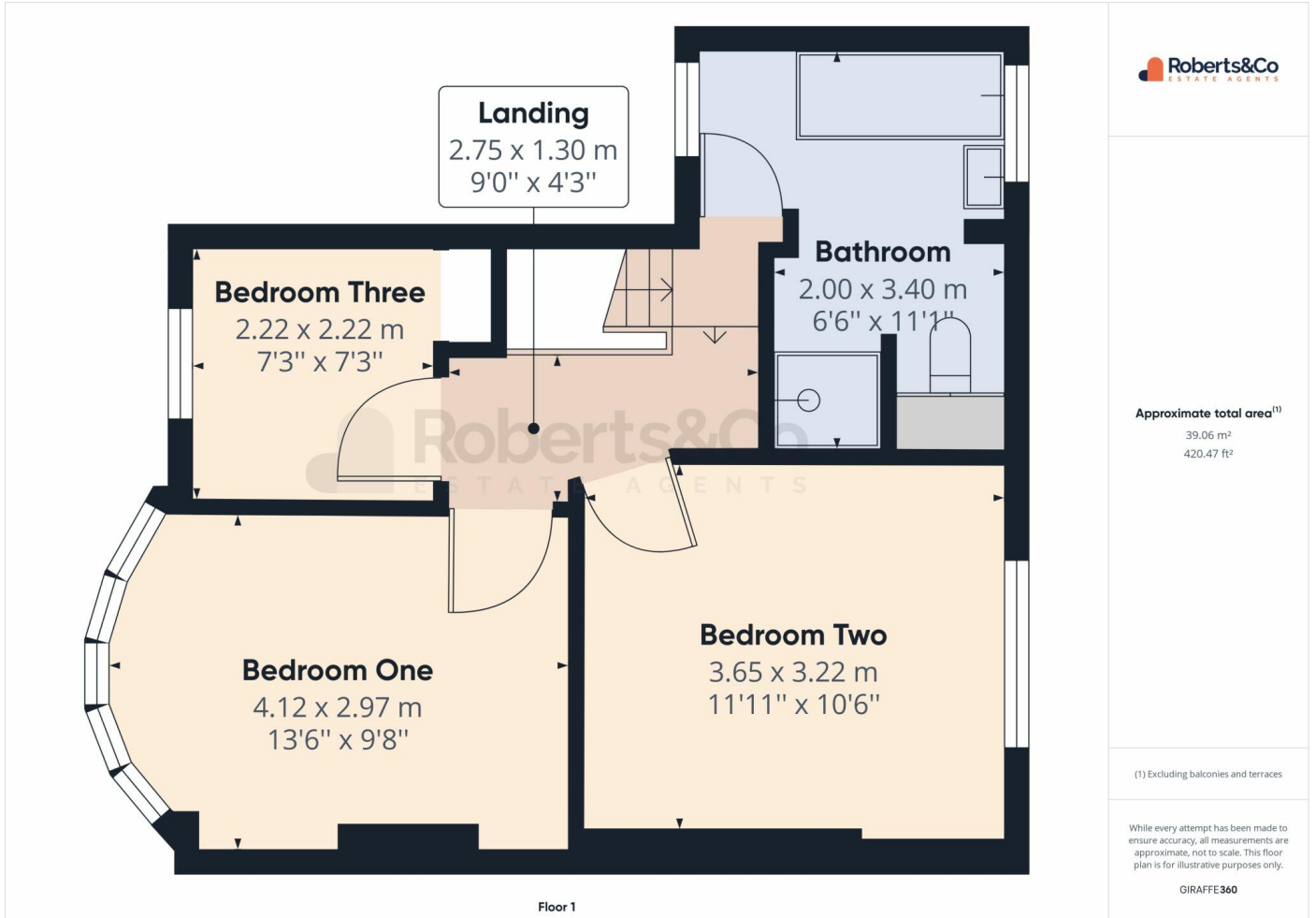
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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QUEENSWAY CLOSE, PENWORTHAM, PRESTON, PR1



Penwortham, PRESTON, PR1

Energy rating

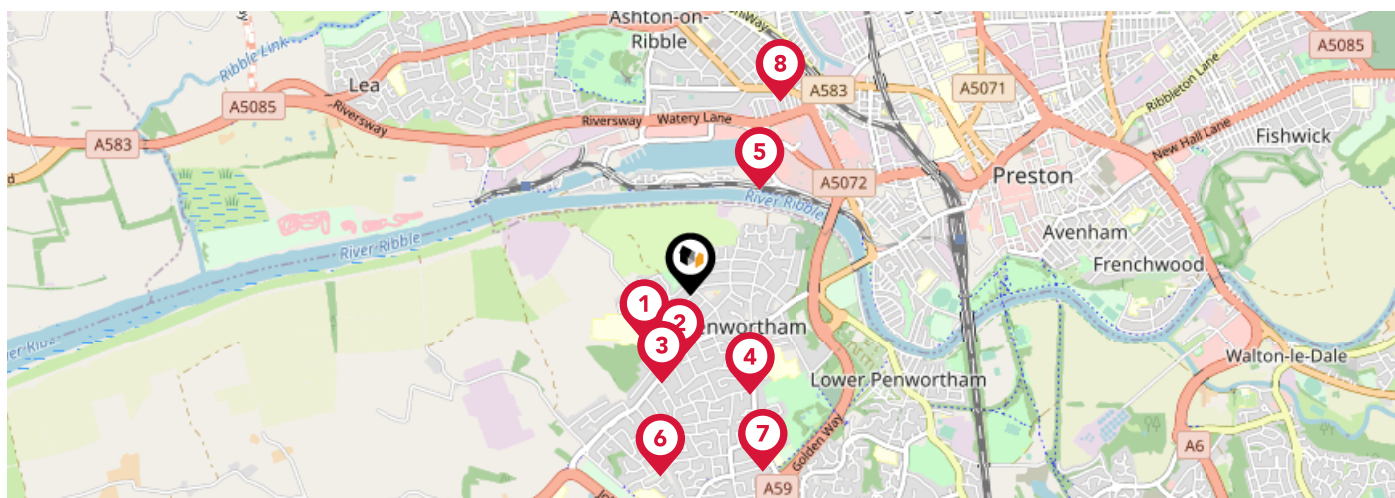
C

Valid until 30.03.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

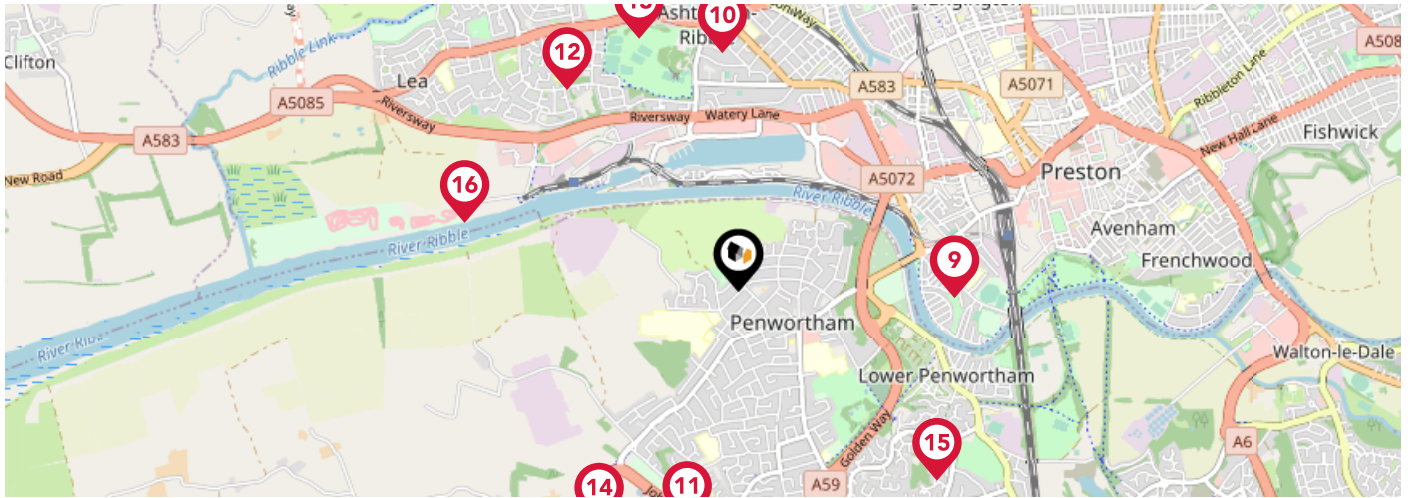
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, anthracite
Total Floor Area:	98 m ²



		Nursery	Primary	Secondary	College	Private
1	Penwortham Priory Academy Ofsted Rating: Good Pupils: 747 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sacred Heart Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 173 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

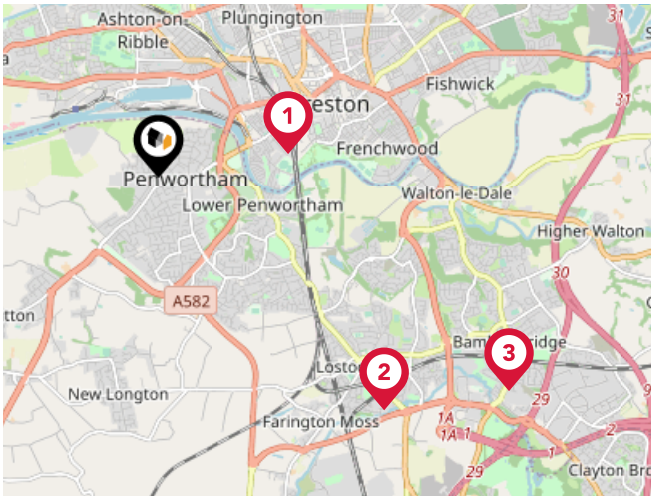
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:1.04	<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:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Royal Cross Primary School Ofsted Rating: Outstanding Pupils: 21 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashton Community Science College Ofsted Rating: Good Pupils: 755 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:1.2	<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:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

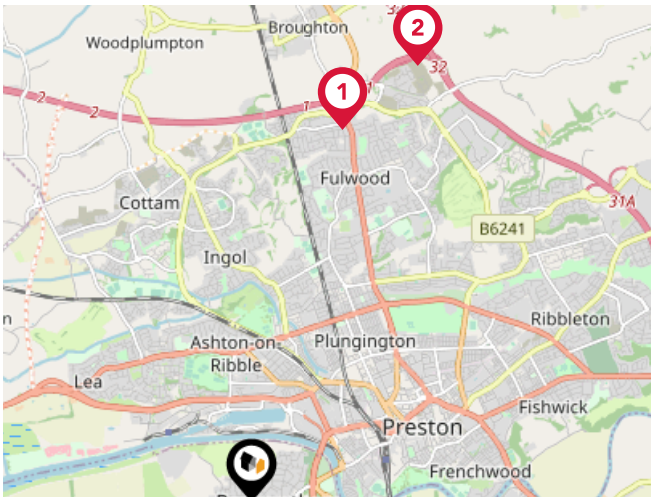
Area

Transport (National)



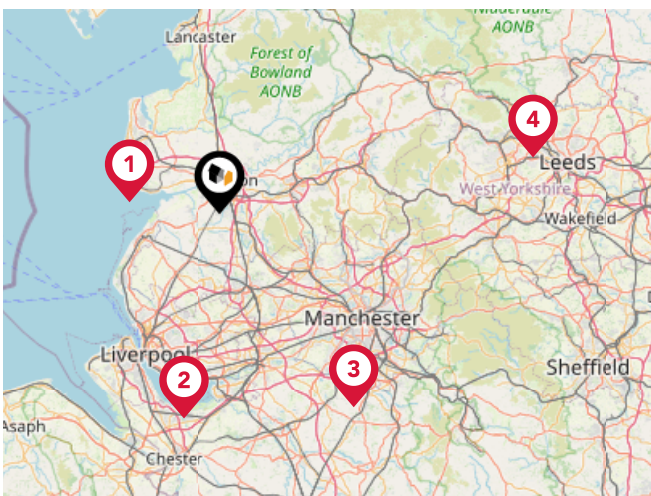
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.16 miles
2	Lostock Hall Rail Station	2.84 miles
3	Bamber Bridge Rail Station	3.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.36 miles
2	M6 J32	4.08 miles
3	M65 J1A	3.6 miles
4	M65 J1	3.94 miles
5	M6 J28	4.73 miles

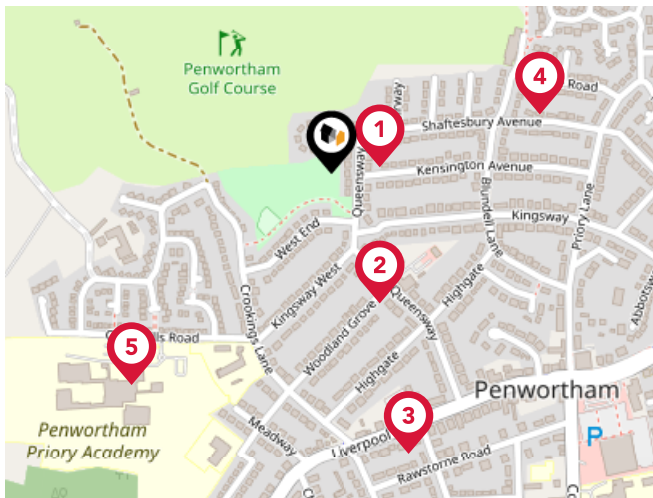


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.61 miles
2	Liverpool John Lennon Airport	29.18 miles
3	Manchester Airport	33.16 miles
4	Leeds Bradford International Airport	44.65 miles

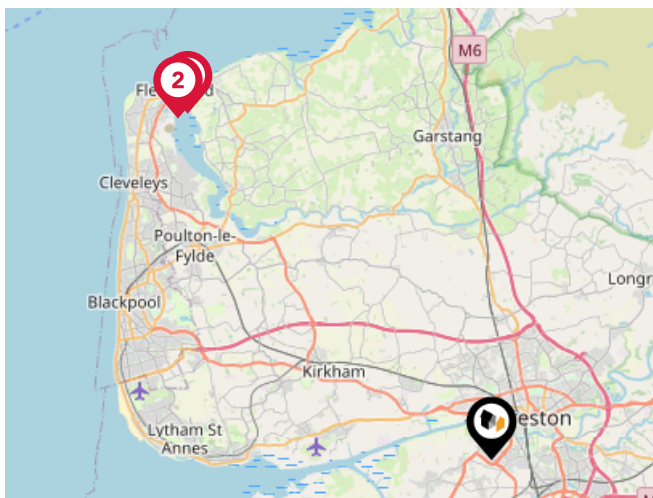
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Shaftesbury Avenue	0.05 miles
2	St Teresa's Church	0.15 miles
3	Crookings Lane	0.32 miles
4	Clive Road	0.24 miles
5	Priory Tech College	0.32 miles



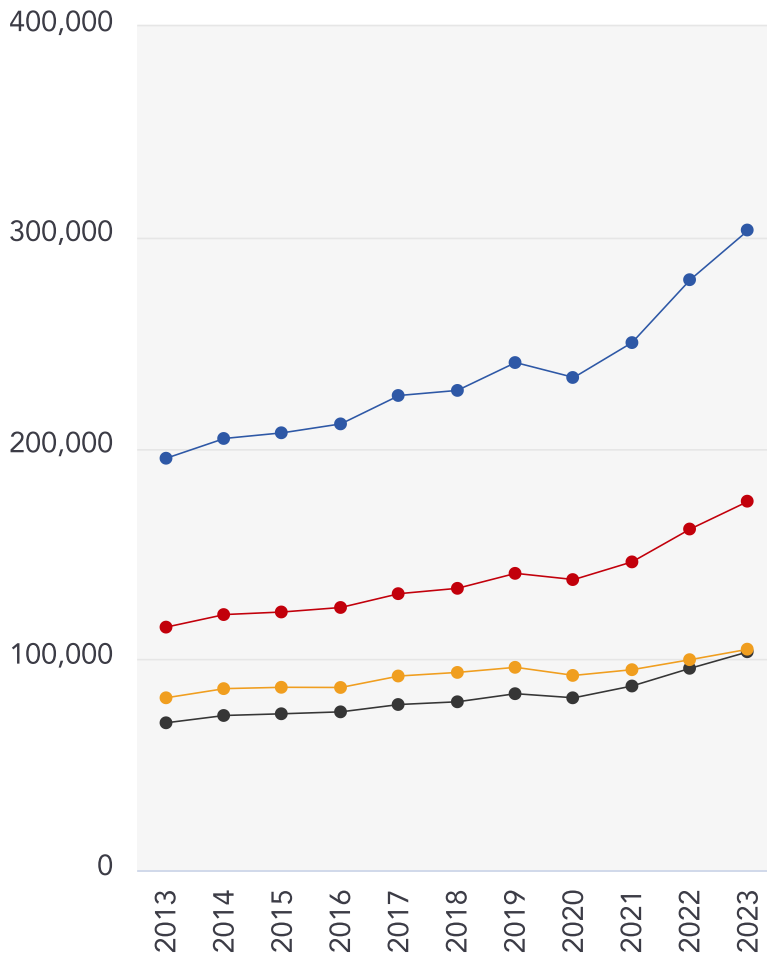
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.11 miles
2	Fleetwood for Ireland Ferry Terminal	16.19 miles

Market

House Price Statistics

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



Detached

+55.39%

Semi-Detached

+51.81%

Flat

+28.2%

Terraced

+48.19%



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



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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

