

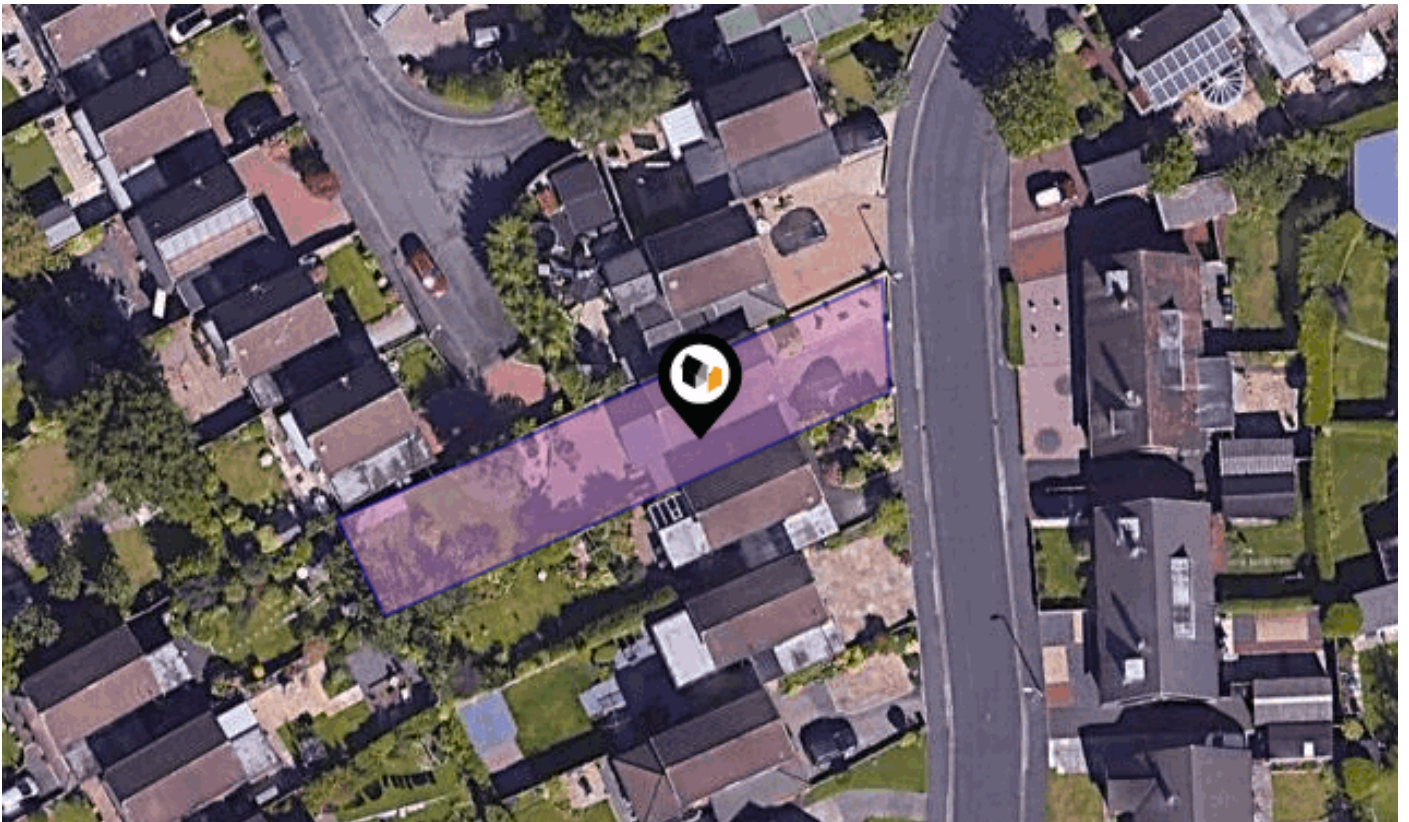


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th April 2023



MANOR LANE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

Located on a quiet part of Manor Lane in the sought-after area of Penwortham, sits this 3-bedroom detached family home on a substantial plot which offers bags of space inside and out, ideal for large and extended modern living.

A large driveway to the front offering parking for several vehicles.

Head through the porch and into the front living room. This is a lovely bright room.

Moving further into the home and you'll see that the current configuration of the living spaces presents a fantastic opportunity to remodel, or simply update the current aesthetic to suit your own tastes. The large open plan breakfast dining kitchen is spacious and has patio doors connecting the room out to the garden.

Moving upstairs, you'll find three well-proportioned bedrooms ready to be freshened up and brought back to life. They are all bright and airy with large windows that flood each room with plenty of natural light. The family shower room is at the front of the home and is perfectly serviceable as is but has the potential to house a sleek modern suite for the whole family.

Accessed from the inner hall, the garage, a very handy utility room and downstairs WC. There is plenty of space here and could be changed (subject to the necessary consents of course!) to make a downstairs wet room and utility area, or potentially a home office.

To the rear of the home is a fully enclosed garden with a lawn that is perfect for the kids and dogs to run free, with a great sized patio area for outdoor entertaining.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,302 ft ² / 121 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band D		
Annual Estimate:	£2,064		
Title Number:	LAN254910		
UPRN:	100010639648		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







MANOR LANE, PENWORTHAM, PRESTON, PR1



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Penwortham, PRESTON, PR1

Energy rating

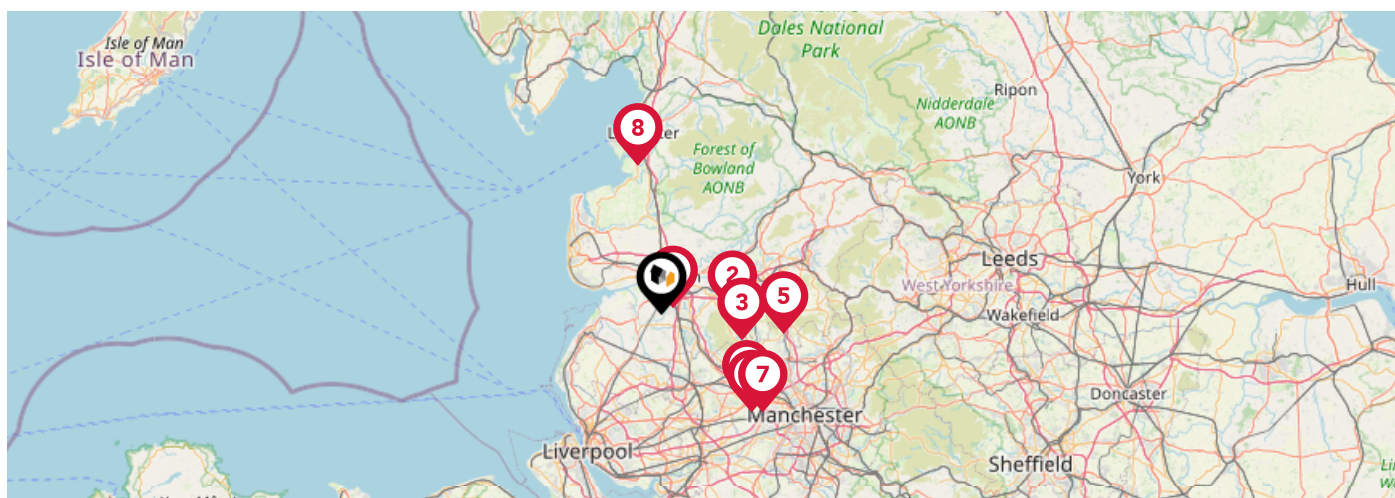
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Valid until 05.04.2033

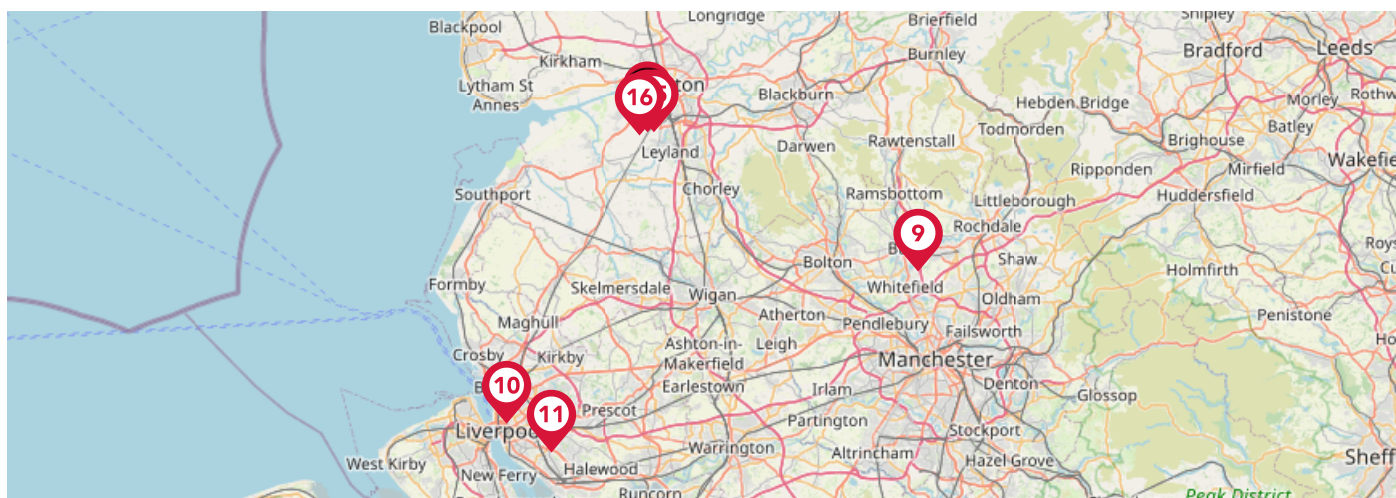
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	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:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 24% of fixed outlets
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	121 m ²



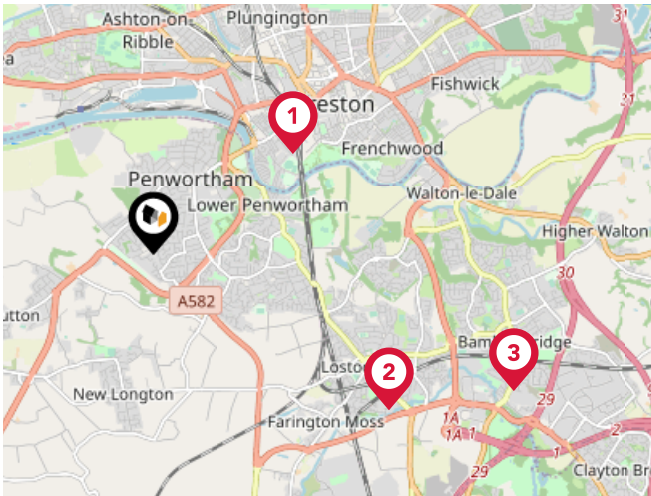
		Nursery	Primary	Secondary	College	Private
1	Stoneygate Nursery School Ofsted Rating: Good Pupils: 91 Distance:2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ashworth Nursery School Ofsted Rating: Good Pupils: 81 Distance:9.95	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Turncroft Nursery School Ofsted Rating: Outstanding Pupils: 49 Distance:11.94	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Alexandra Nursery School Ofsted Rating: Good Pupils: 108 Distance:17.15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hillside Nursery School Ofsted Rating: Good Pupils: 60 Distance:17.42	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Orchards Nursery School Ofsted Rating: Good Pupils: 112 Distance:18.74	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Grosvenor Nursery School Ofsted Rating: Outstanding Pupils: 123 Distance:19.78	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Appletree Nursery School Ofsted Rating: Outstanding Pupils: 61 Distance:21.25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Hoyle Nursery School Ofsted Rating: Outstanding Pupils: 96 Distance:21.45	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Nursery School Ofsted Rating: Good Pupils: 108 Distance:22.91	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Prescot Road Nursery School Ofsted Rating: Outstanding Pupils: 97 Distance:23.68	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:0.38	<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:0.42	<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:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

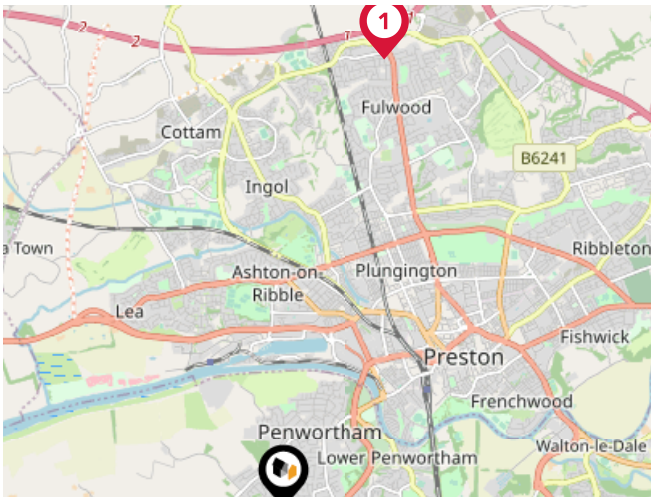
Area

Transport (National)



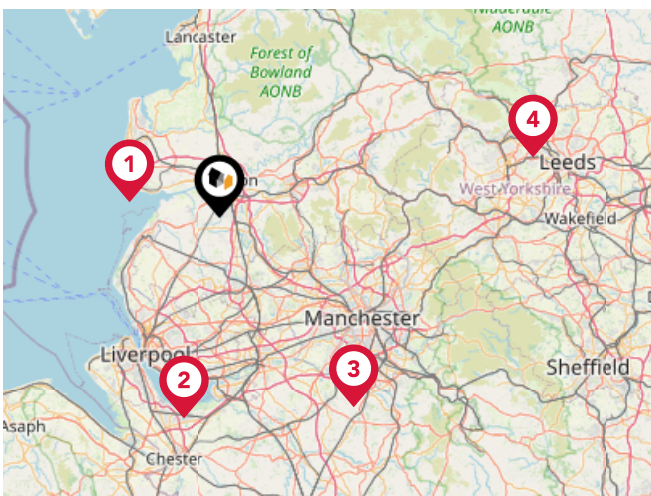
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.51 miles
2	Lostock Hall Rail Station	2.48 miles
3	Bamber Bridge Rail Station	3.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	4.03 miles
2	M65 J1A	3.25 miles
3	M6 J28	4.22 miles
4	M65 J1	3.61 miles
5	M6 J29	3.73 miles

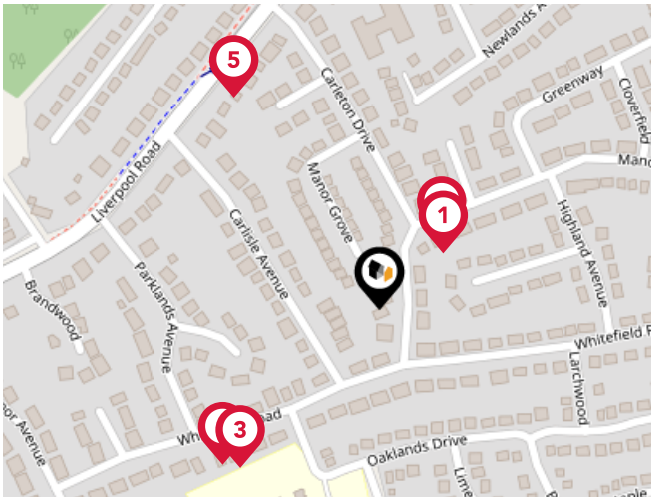


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.64 miles
2	Liverpool John Lennon Airport	28.51 miles
3	Manchester Airport	32.67 miles
4	Leeds Bradford International Airport	44.87 miles

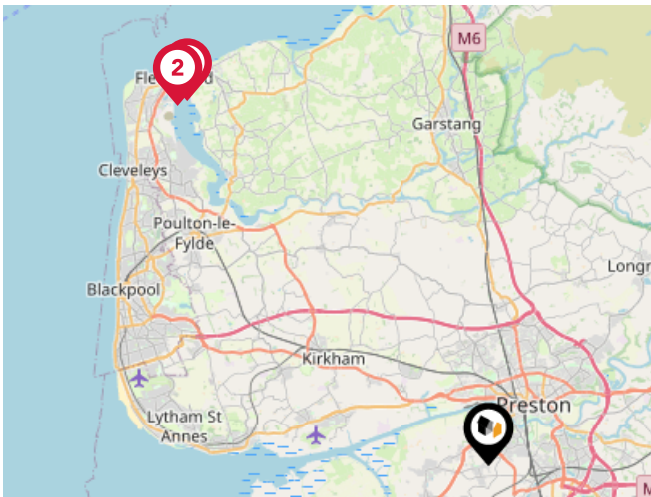
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Manor Lane	0.05 miles
2	Manor Lane	0.05 miles
3	Parklands Avenue	0.12 miles
4	Parklands Avenue	0.12 miles
5	Carleton Drive	0.14 miles



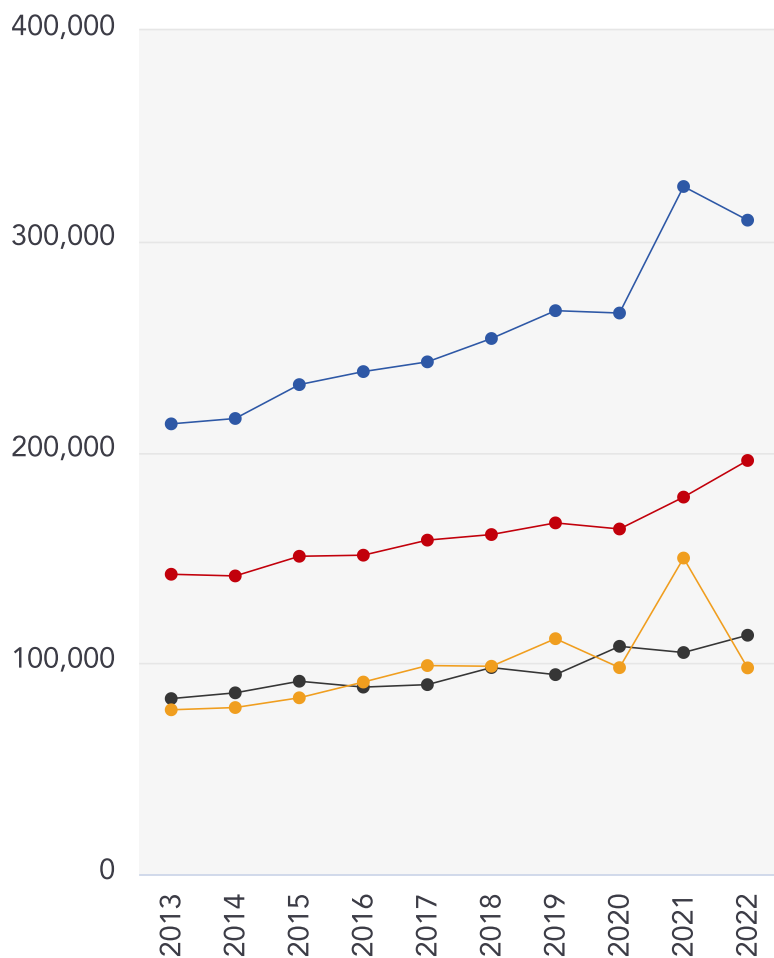
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.56 miles
2	Fleetwood for Ireland Ferry Terminal	16.63 miles

Market

House Price Statistics

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



Detached

+45.24%

Semi-Detached

+37.94%

Terraced

+36.09%

Flat

+25.48%



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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