

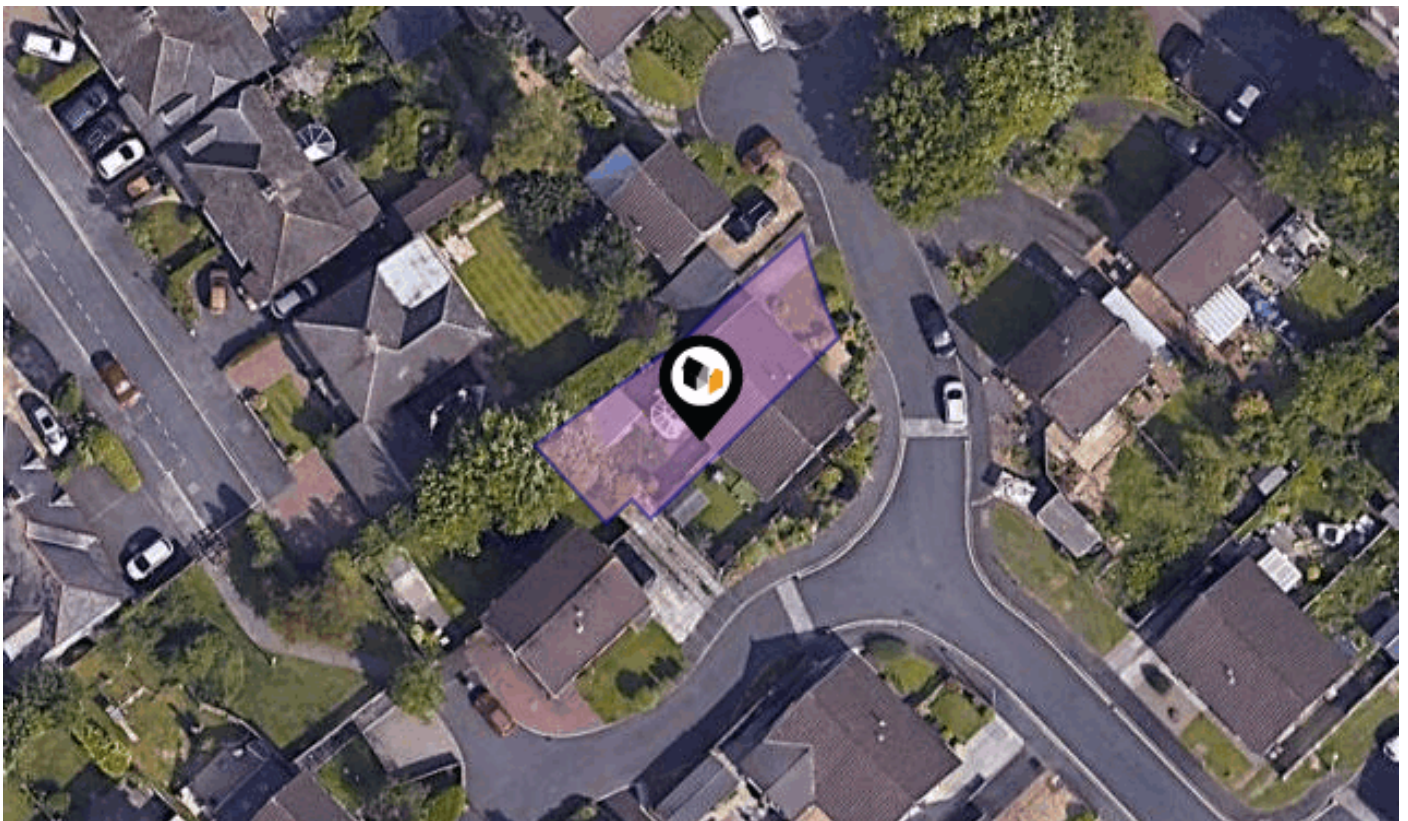


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 09<sup>th</sup> June 2023



## ST. FRANCIS CLOSE, FULWOOD, PRESTON, PR2

### Roberts & Co

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www.roberts-estates.co.uk



# Introduction

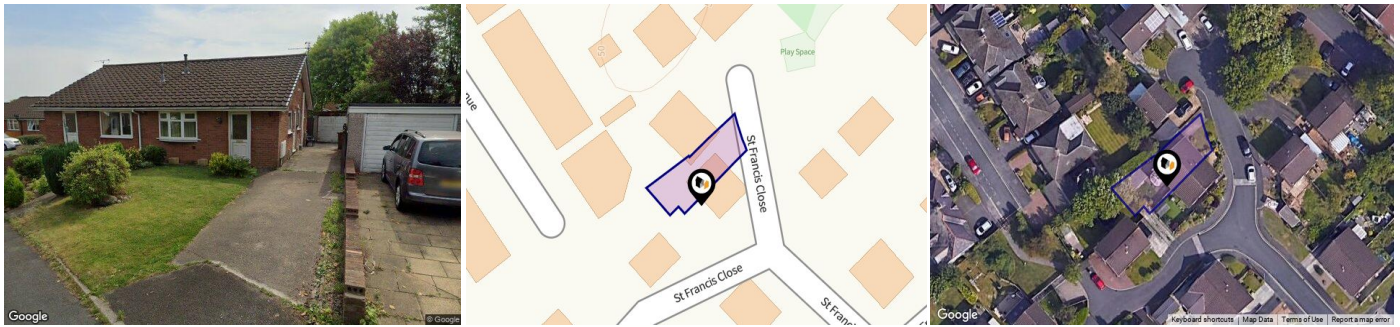
## Our Comments

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### Property Overview

Tucked away in a quiet cul de sac on St Francis Close, just off Sherwood Way in Fulwood, sits this true bungalow. Superbly located, for access into Preston City Centre, Royal Preston hospital, transport links, and popping to the local shops. Offered with no onward chain.

The property requires some cosmetic updating and has the flexibility to make a fabulous home. Internally, the property briefly comprises of a spacious living/dining room, kitchen, conservatory, 2 double bedrooms and a bathroom. Outside, to the front of the property, ample driveway parking, leading to the single detached garage, front garden with lawn, and an enclosed rear garden.



## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£273
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	548 ft <sup>2</sup> / 51 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,689		
<b>Title Number:</b>	LA501890		
<b>UPRN:</b>	100010568985		

## Local Area

<b>Local Authority:</b>	Preston	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)		
<b>Conservation Area:</b>	No	<b>4</b> mb/s	<b>68</b> mb/s	<b>-</b> mb/s
<b>Flood Risk:</b>				
• Rivers & Seas	Very Low			
• Surface Water	Very Low			

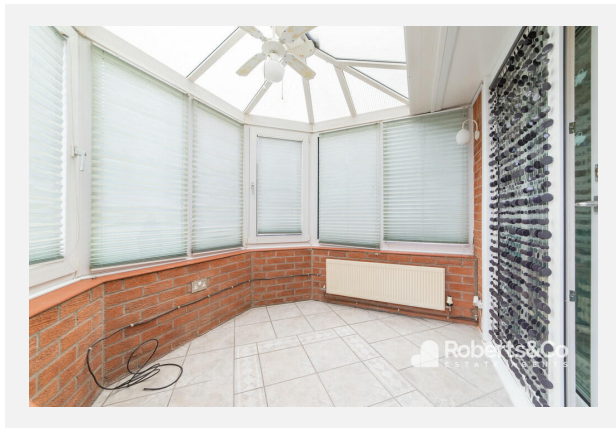
**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**







## ST. FRANCIS CLOSE, FULWOOD, PRESTON, PR2



Approximate total area<sup>(1)</sup>  
72.49 m<sup>2</sup>  
780.29 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

ST. FRANCIS CLOSE, FULWOOD, PRESTON, PR2



## ST. FRANCIS CLOSE, FULWOOD, PRESTON, PR2

 <p><b>Garage</b> 5.48 x 2.79 m 17'11" x 9'1"</p> <p>Building 2</p>	<p><b>Roberts&amp;Co</b> ESTATE AGENTS</p> <p>Approximate total area<sup>(1)</sup> 15.58 m<sup>2</sup> 167.67 ft<sup>2</sup></p> <p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>
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Fulwood, PRESTON, PR2

Energy rating

**D**

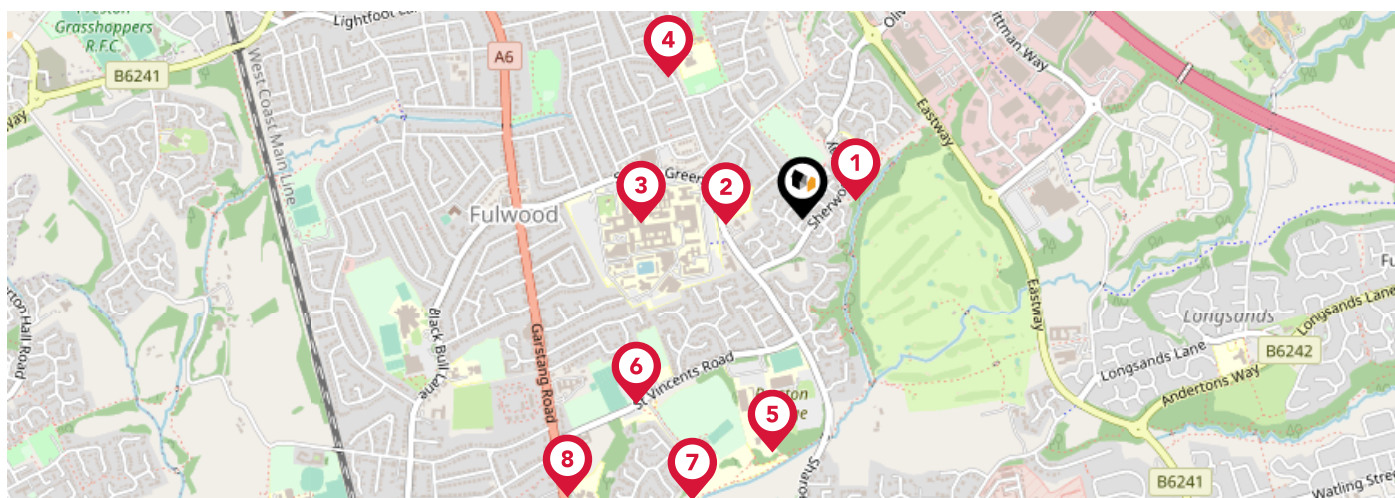
Valid until 06.06.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

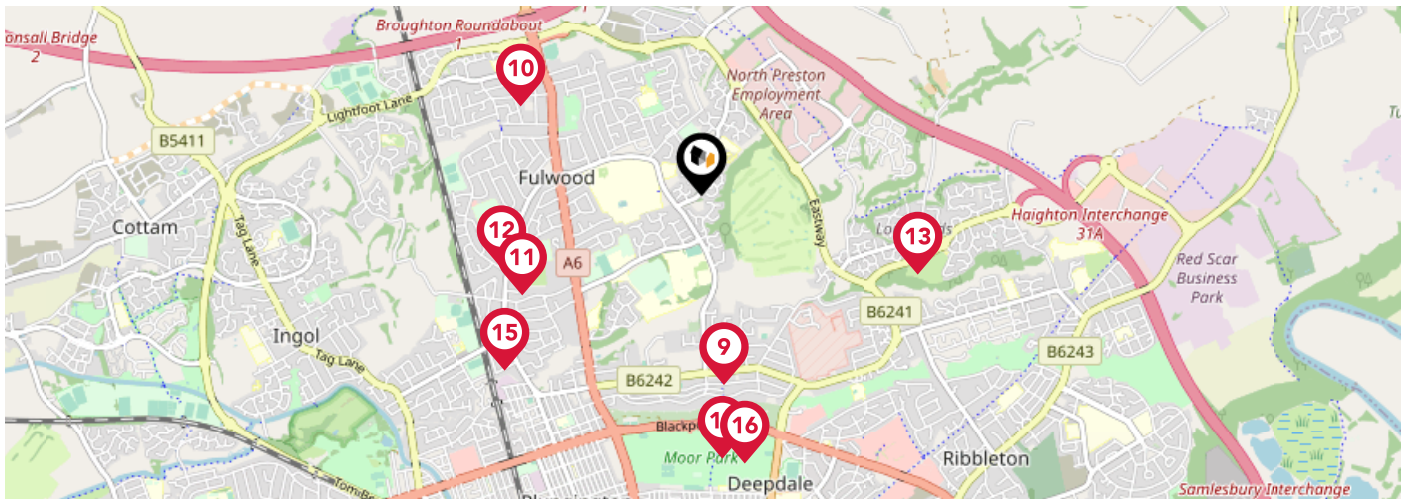
<b>Property Type:</b>	Semi-detached bungalow
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 40% of fixed outlets
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Total Floor Area:</b>	51 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Sherwood Primary School</b> Ofsted Rating: Outstanding   Pupils: 423   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Clare's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 252   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Lancashire Education Medical Services</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Fulwood, St Peter's Church of England Primary School and Nursery</b> Ofsted Rating: Outstanding   Pupils: 245   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Preston College</b> Ofsted Rating: Good   Pupils:0   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Corpus Christi Catholic High School</b> Ofsted Rating: Good   Pupils: 639   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Archbishop Temple School, A Church of England Specialist College</b> Ofsted Rating: Outstanding   Pupils: 774   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Pius X Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 120   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

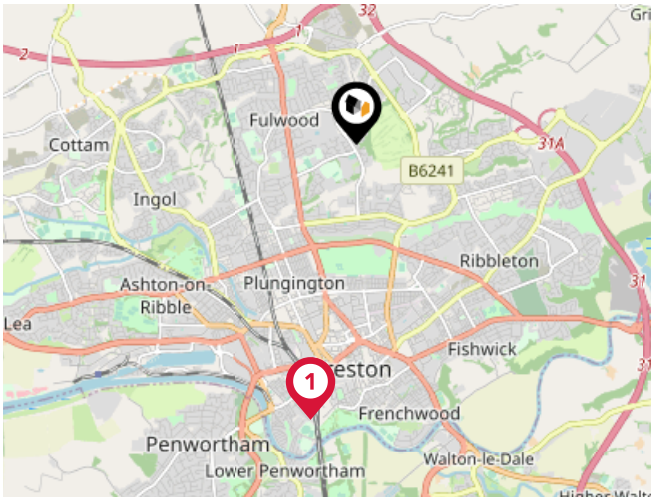
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Kennington Primary School</b> Ofsted Rating: Good   Pupils: 245   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady and St Edward's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 211   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen's Drive Primary School</b> Ofsted Rating: Outstanding   Pupils: 443   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fulwood Academy</b> Ofsted Rating: Requires Improvement   Pupils: 751   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Longsands Community Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Acorns Primary School</b> Ofsted Rating: Good   Pupils: 74   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fulwood and Cadley Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Larches High School</b> Ofsted Rating: Good   Pupils: 92   Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

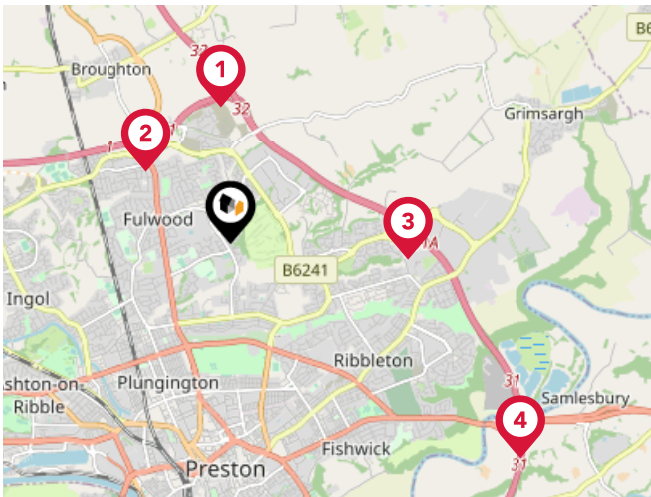
# Area

## Transport (National)



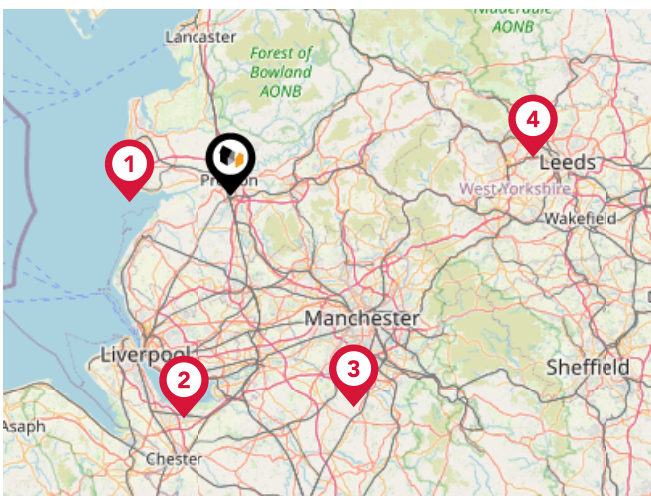
### National Rail Stations

Pin	Name	Distance
	Preston Rail Station	2.44 miles
	Lostock Hall Rail Station	4.68 miles
	Bamber Bridge Rail Station	4.73 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M6 J32	1.2 miles
	M55 J1	0.98 miles
	M6 J31A	1.57 miles
	M6 J31	3.16 miles
	M6 J30	4.1 miles

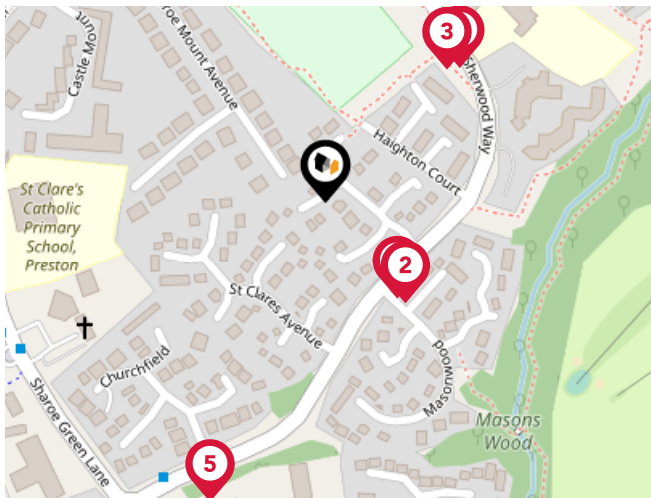


### Airports/Helipads

Pin	Name	Distance
	Blackpool International Airport	14.07 miles
	Liverpool John Lennon Airport	32.05 miles
	Manchester Airport	34.53 miles
	Leeds Bradford International Airport	42.71 miles

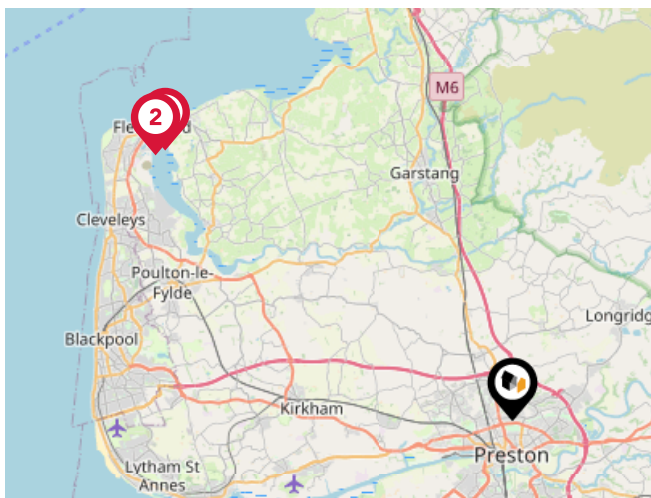
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	St Francis Close	0.07 miles
2	St Francis Close	0.07 miles
3	The Sherwood	0.1 miles
4	The Sherwood	0.1 miles
5	Churchfield	0.18 miles



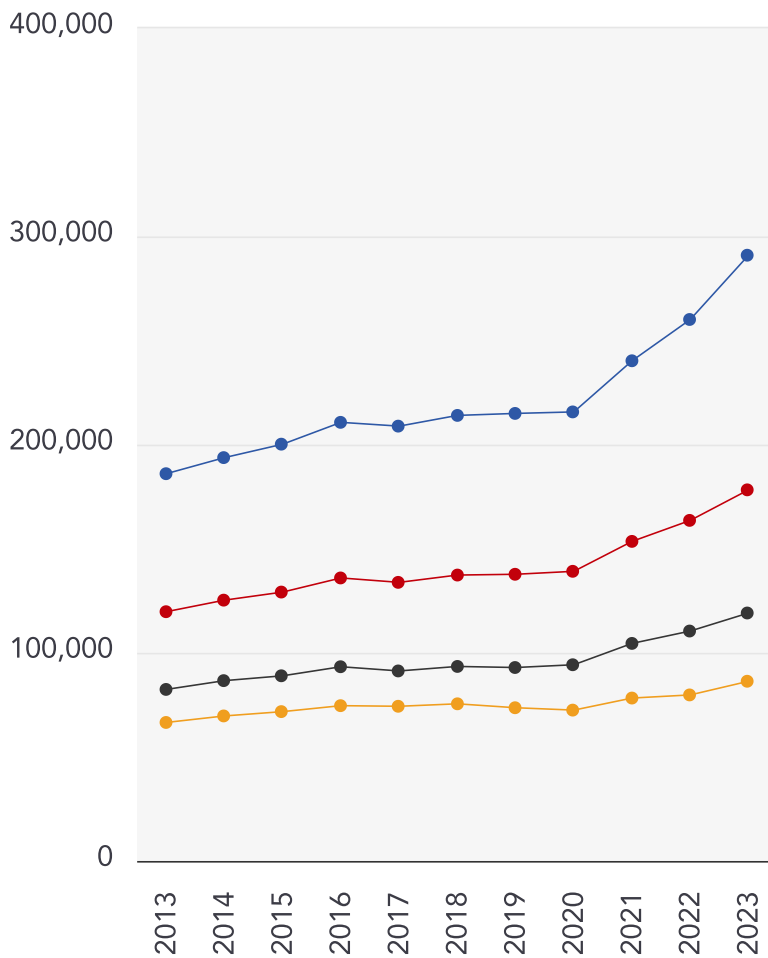
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.43 miles
2	Fleetwood for Ireland Ferry Terminal	15.57 miles

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

**+56.41%**

Semi-Detached

**+48.88%**

Terraced

**+44.54%**

Flat

**+29.74%**



### Roberts & Co

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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

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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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