

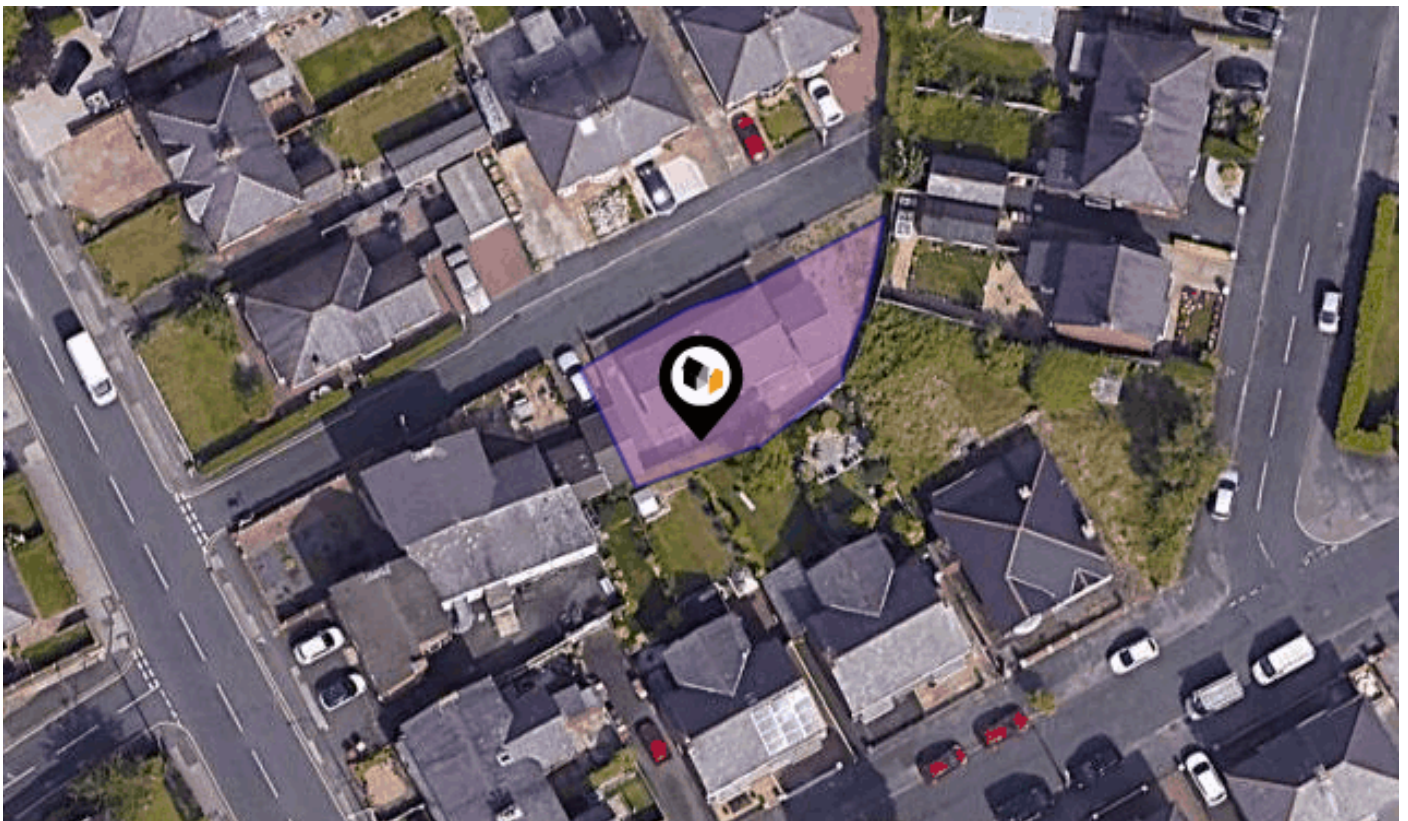


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15th June 2023



MELBERT AVENUE, FULWOOD, PRESTON, PR2

Roberts & Co

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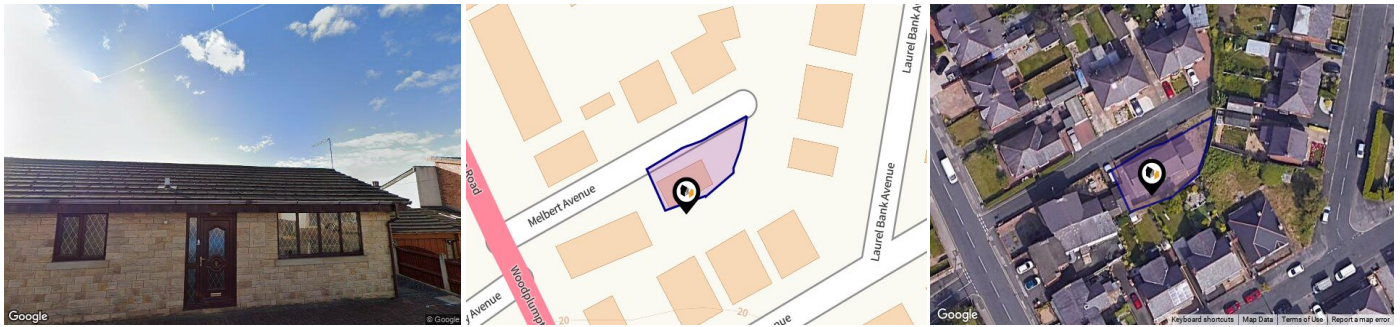


Introduction

Our Comments

Property Overview

Situated in a quiet cul de sac on Melbert Avenue, just off Woodplumpton Road in Fulwood, is this true gem. Offering easy access and single-floor living, and offered with no onward chain. Superbly located, for access into Preston City Centre, Royal Preston hospital, transport links, and popping to the local shops. The internal living space is divided into a kitchen, large living room, two double bedrooms and a bathroom. The modern kitchen with its white cupboards and dark worktops, has lots of storage, integrated oven and hob, space for an under counter fridge, space for a washing machine, and enough space for the most adventurous home cook. The living room is 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. Two double bedrooms both with fitted bedroom furniture, and a family bathroom. At the front of the property, you'll find a driveway and access to the garage. The side and rear gardens are a fantastic space and are ready for that someone with their garden flair to create a peaceful haven.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	624 ft ² / 58 m ²		
Plot Area:	0.06 acres		
Year Built :	1996-2002		
Council Tax :	Band D		
Annual Estimate:	£2,171		
Title Number:	LA567760		
UPRN:	100012403337		

Local Area

Local Authority:	Preston
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	330 mb/s

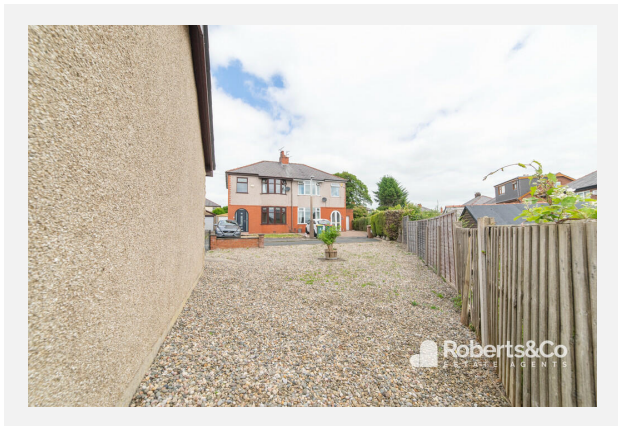
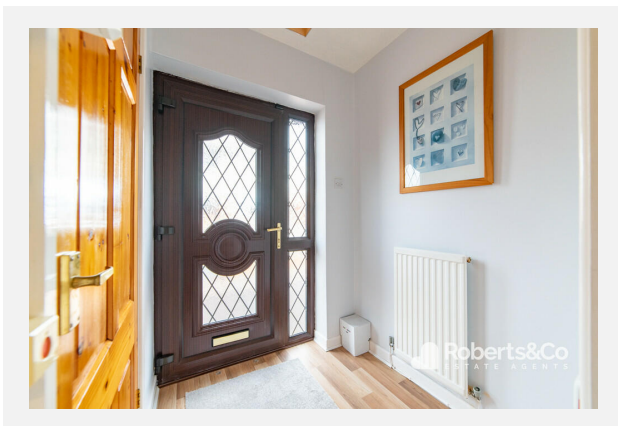
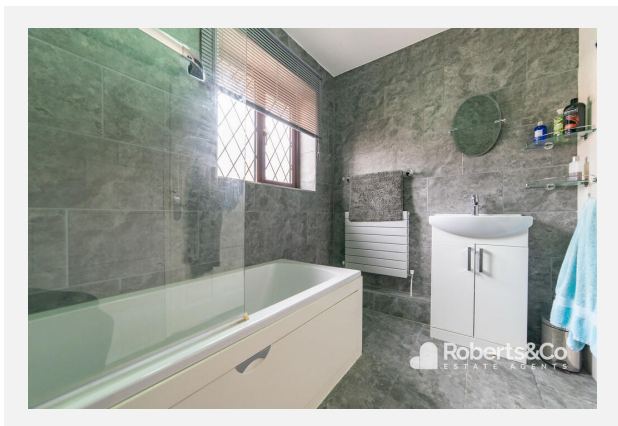
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



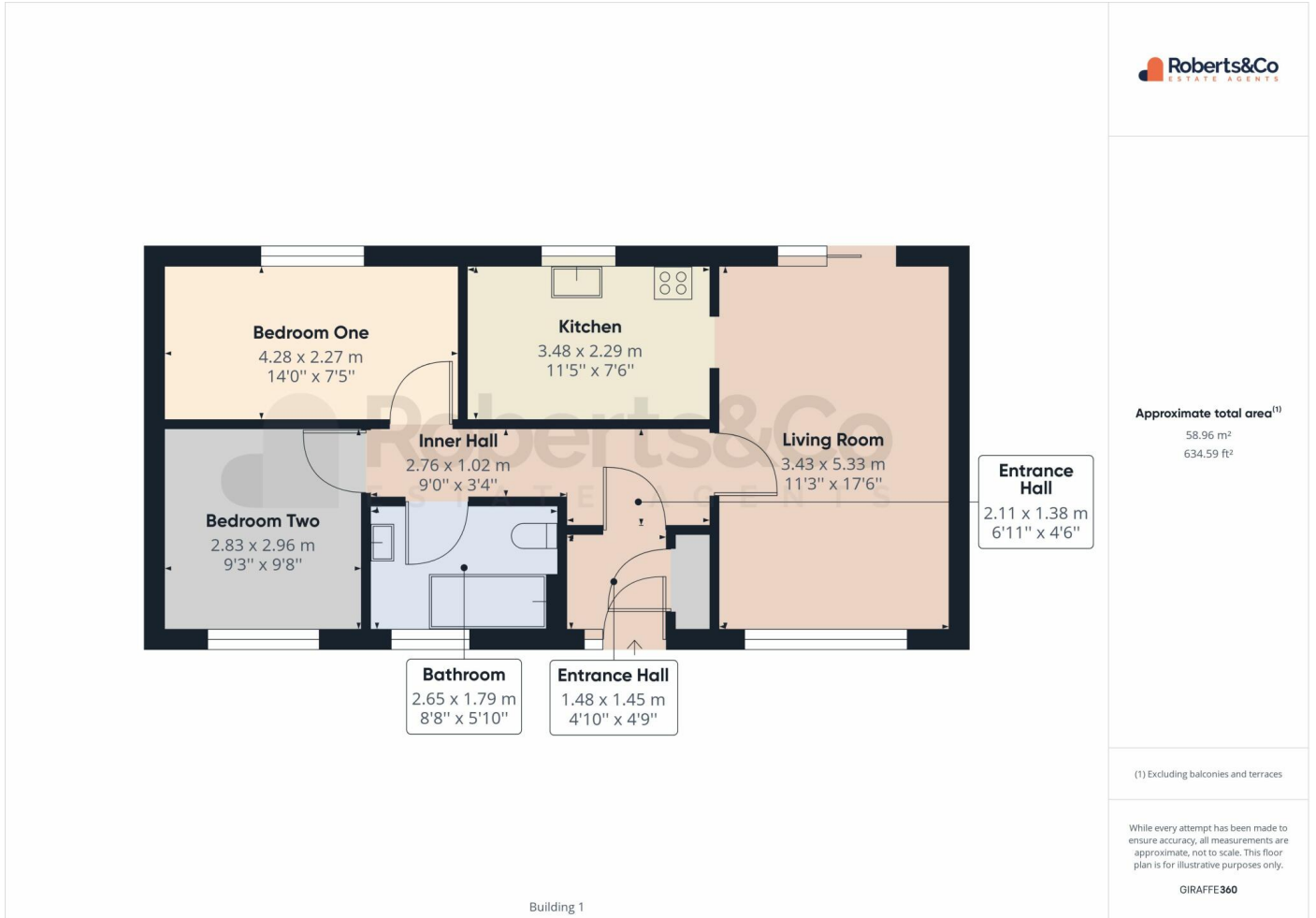




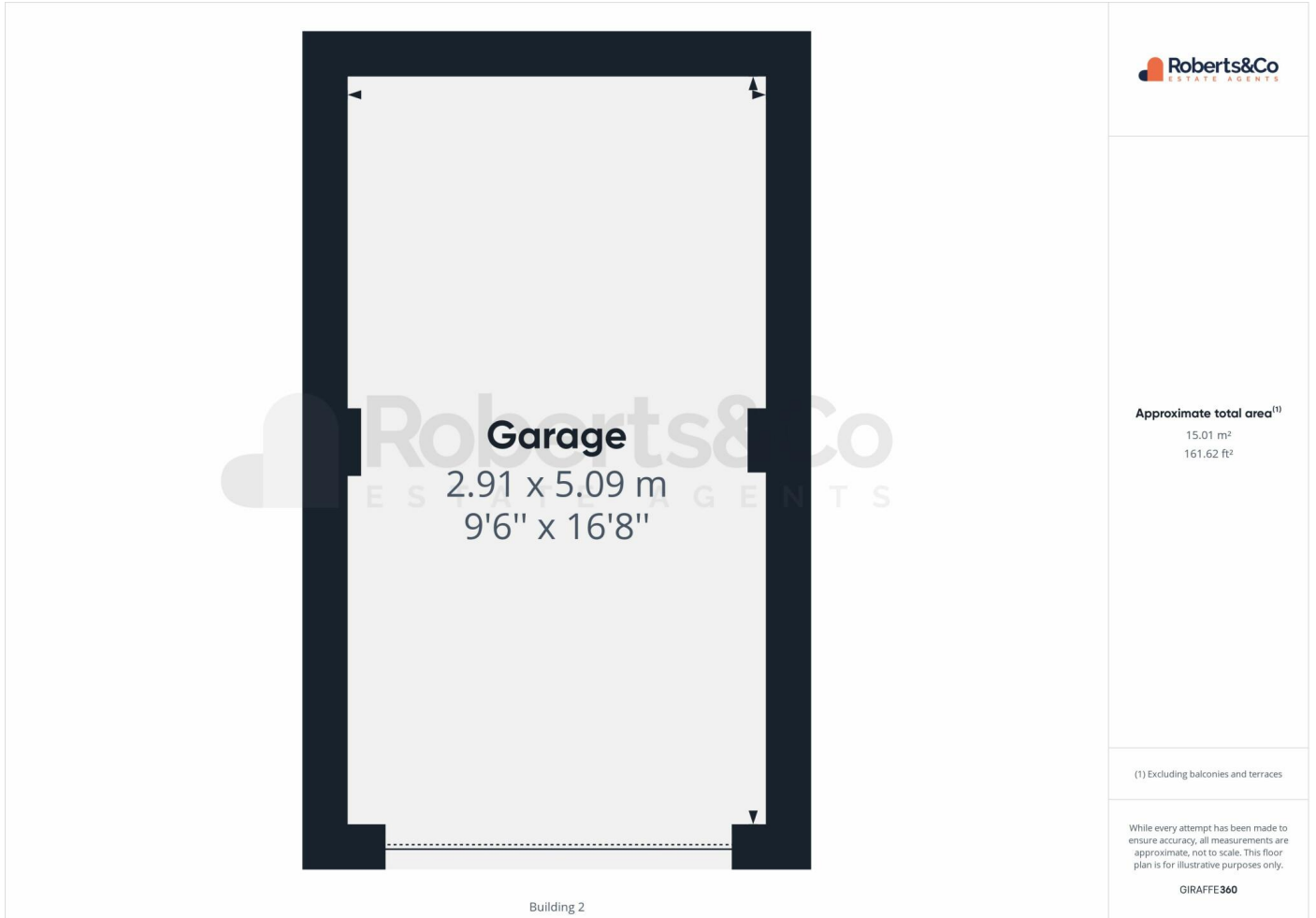
MELBERT AVENUE, FULWOOD, PRESTON, PR2



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Melbert Avenue, Fulwood, PR2

Energy rating

D

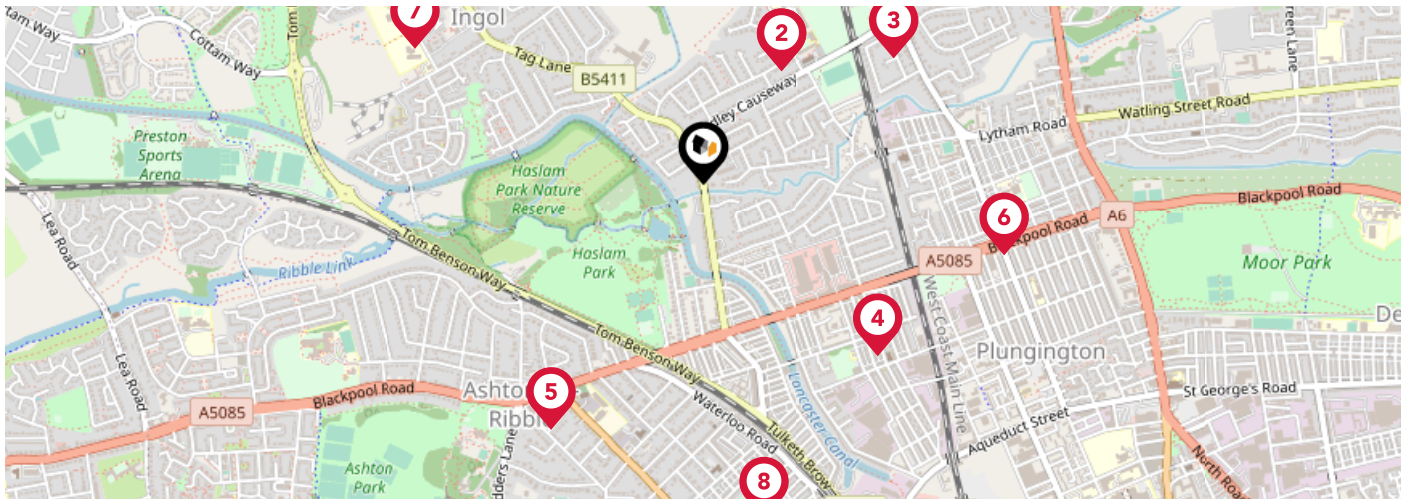
Valid until 14.09.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

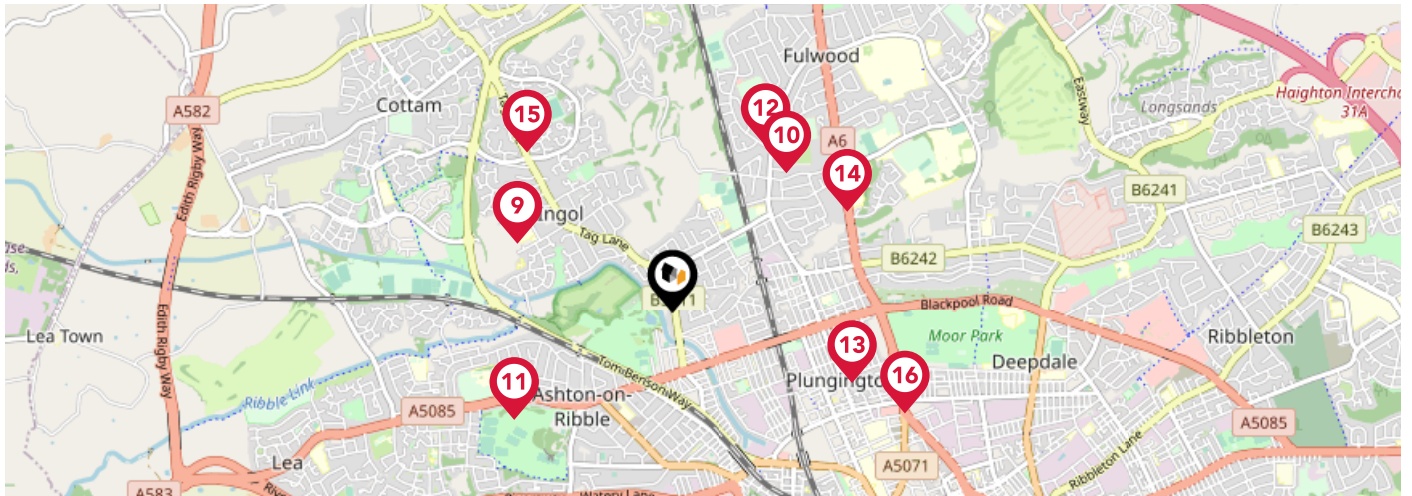
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 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 57% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	58 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 313 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Our Lady's Catholic High School Ofsted Rating: Outstanding Pupils: 899 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 314 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Roebuck School Ofsted Rating: Good Pupils: 292 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Moorbrook School Ofsted Rating: Good Pupils: 46 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ingol Community Primary School Ofsted Rating: Good Pupils: 176 Distance:0.7	<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:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

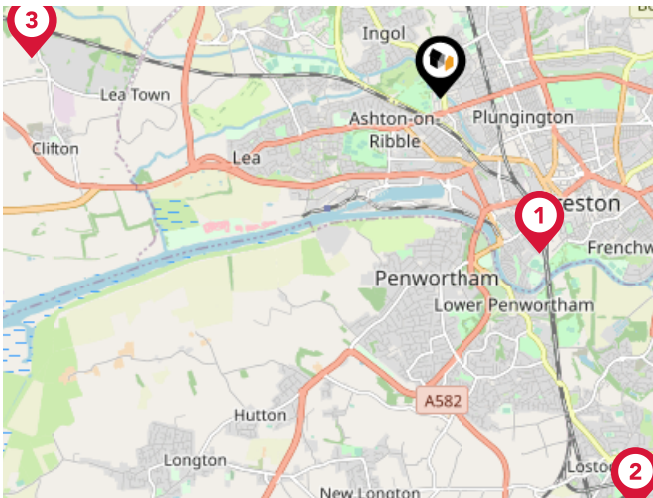
Area Schools



		Nursery	Primary	Secondary	College	Private
	Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good Pupils: 177 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen's Drive Primary School Ofsted Rating: Outstanding Pupils: 443 Distance:0.79	<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:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fulwood Academy Ofsted Rating: Requires Improvement Pupils: 751 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eldon Primary School Ofsted Rating: Outstanding Pupils: 251 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 120 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pool House Community Primary School Ofsted Rating: Good Pupils: 170 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abrar Academy Ofsted Rating: Not Rated Pupils: 110 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

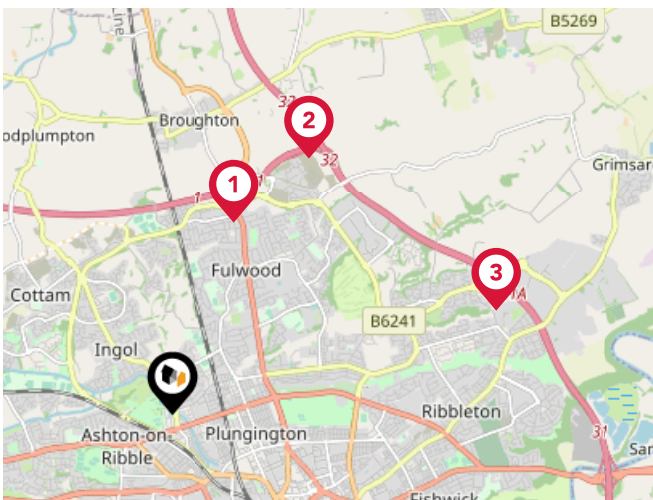
Area

Transport (National)



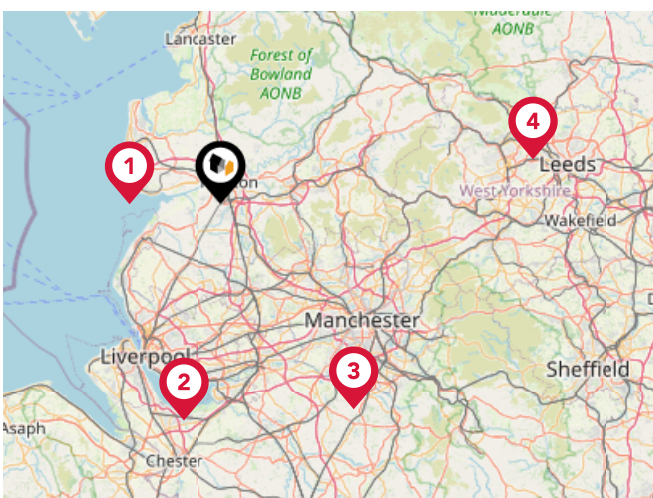
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.62 miles
2	Lostock Hall Rail Station	4 miles
3	Salwick Rail Station	3.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	1.77 miles
2	M6 J32	2.54 miles
3	M6 J31A	2.99 miles
4	M65 J1A	4.69 miles
5	M6 J30	4.12 miles

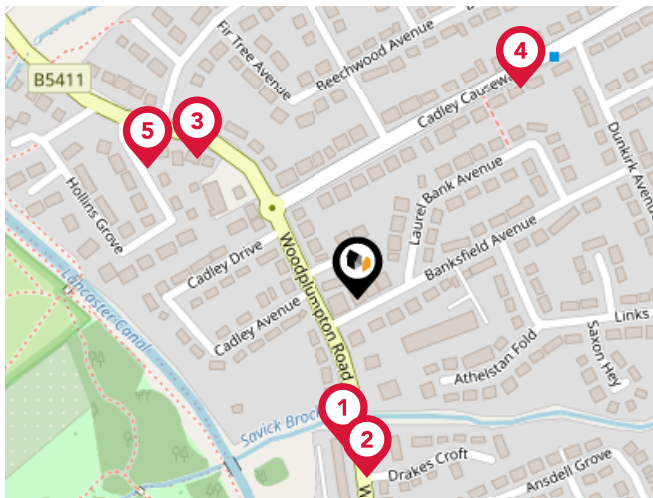


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.76 miles
2	Liverpool John Lennon Airport	30.78 miles
3	Manchester Airport	34.32 miles
4	Leeds Bradford International Airport	44.13 miles

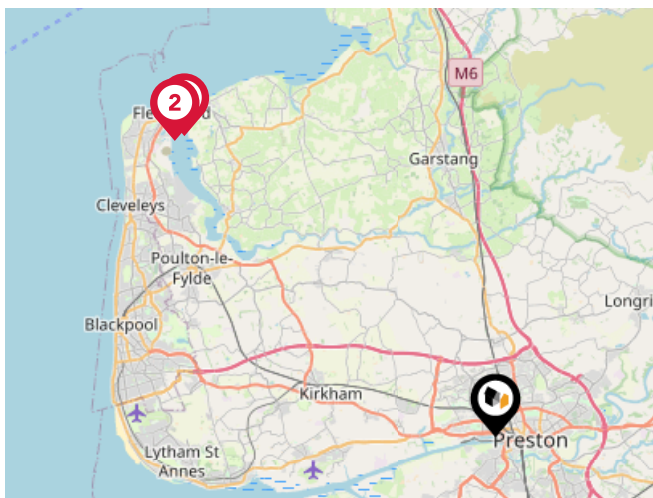
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Drakes Croft	0.08 miles
2	Drakes Croft	0.1 miles
3	Cadley Causeway	0.12 miles
4	Dunkirk Avenue	0.15 miles
5	Cadley Causeway	0.13 miles



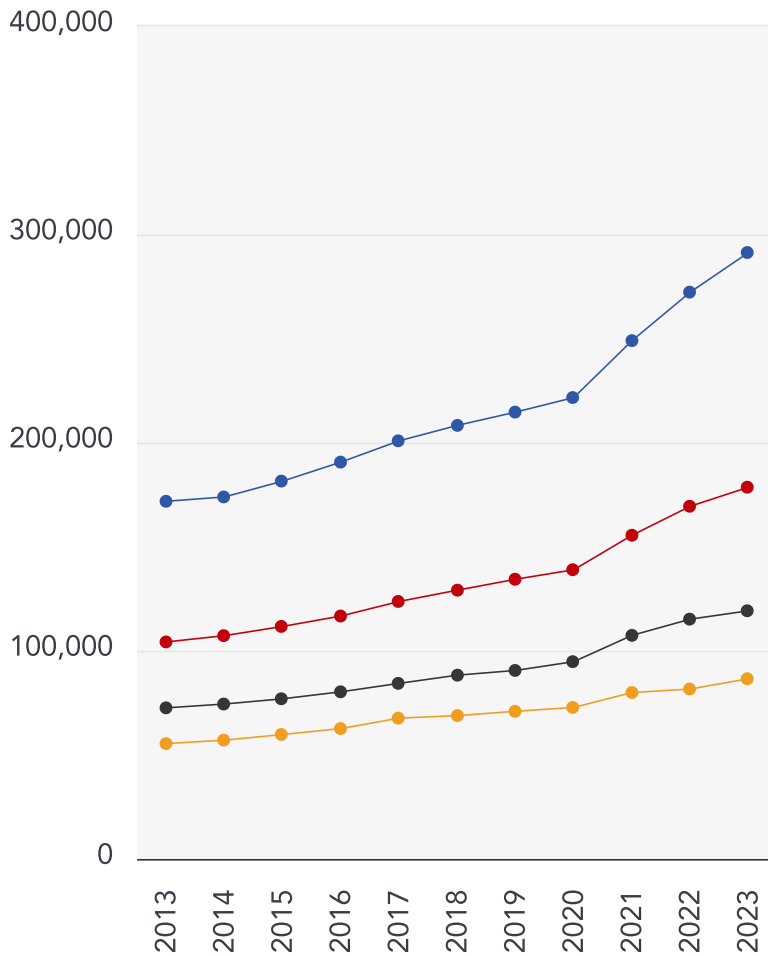
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.15 miles
2	Fleetwood for Ireland Ferry Terminal	15.25 miles

Market

House Price Statistics

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



Detached

+69.54%

Semi-Detached

+71.3%

Terraced

+64.21%

Flat

+56.21%



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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