

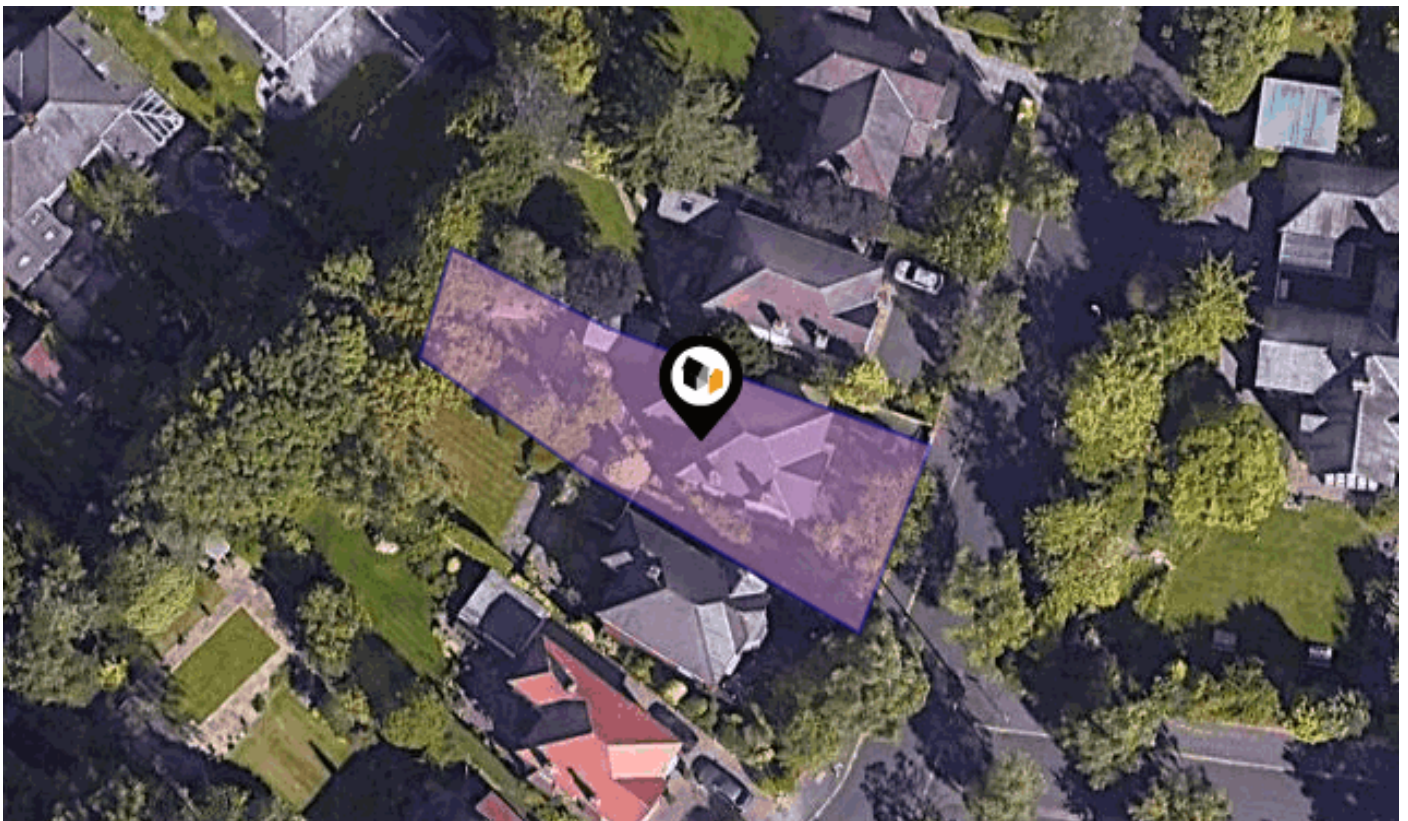


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28th July 2023



HOLLINHURST AVENUE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

Situated on a sought-after, tree-lined Avenue, with ample parking for several cars on the driveway of this large family home. The romantic timber porch is a great space for storing logs and welcomes you into the spacious hallway, and access to no less than three reception rooms. The spacious living room, with its Amtico flooring, and Chesney wood burning stove, calls for some 'me-time', whatever you love doing to unwind. Wonderfully airy, with a large window to the front, it also enjoys garden views. The family room sits at the back of the house, a great place to catch up with all the family, or for more formal entertaining. It's lovely and bright - making it a versatile space you'll want to use throughout the day as well – and warm, thanks to the fireplace. Throw open the patio doors to the patio outside and breathe in the fresh air. Chic, white, shaker-style cabinets feature in the kitchen, with its quartz worktops. Appliances are integrated and there's a gorgeous white Shaw's Belfast sink. Meanwhile, the dining area is the perfect setting for a cappuccino, lazy brunch or Sunday roast. A rear hall gives access to a contemporary downstairs cloakroom and outside. Upstairs, a spacious landing adorned with a feature-stained glass window guides you to the bedrooms and family bathroom. The primary bedroom with ensuite awaits. Featuring a modern WC, and wash hand basin vanity unit, it's also a welcoming, bright space thanks to its inset ceiling spotlights and stained glass, leaded window. Whilst in the bedroom itself, the light streams in through the feature bay window. Three further double bedrooms provide ample space for family life. The family bathroom is well equipped; with a white suite including a bath and walk in shower, wash hand basin vanity and large feature towel radiator - perfect for toasty towels after a long soak. Outside, the front of the property boasts a pretty garden with mature trees and shrubs, gated access to the side for additional parking with an undercover car port and access to the garage, which includes electricity and ample storage. The rear garden is wonderfully mature and secluded, a perfect green oasis from busy day-to-day life. Doors from the family room lead out to a large, paved area which is the perfect spot for outdoor dining and beyond this lies an area laid to lawn, surrounded by established planting and trees that shelter and provide a beautiful sense of seclusion.



Property

Type:	Detached	Last Sold £/ft²:	£221
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,937 ft ² / 180 m ²		
Plot Area:	0.13 acres		
Council Tax :	Band G		
Annual Estimate:	£3,440		
Title Number:	LA853798		
UPRN:	100010634080		

Local Area

Local Authority:	South Ribble
Conservation Area:	St Mary's (South Ribble), South Ribble
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	67 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

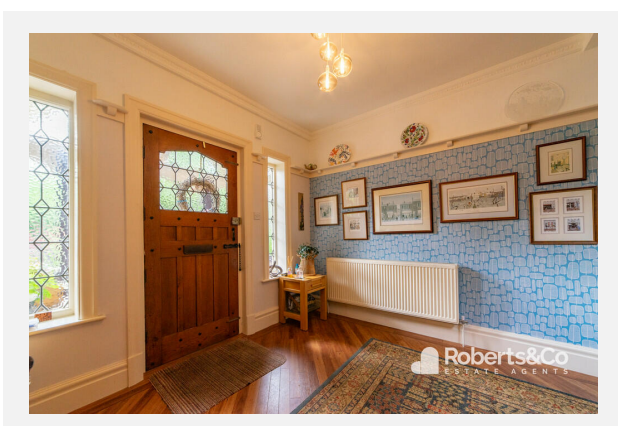
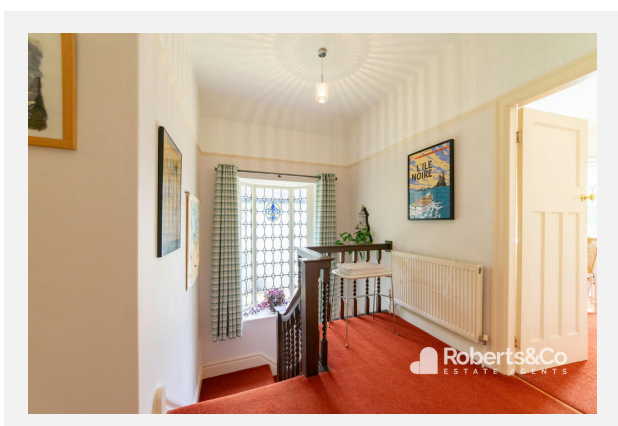
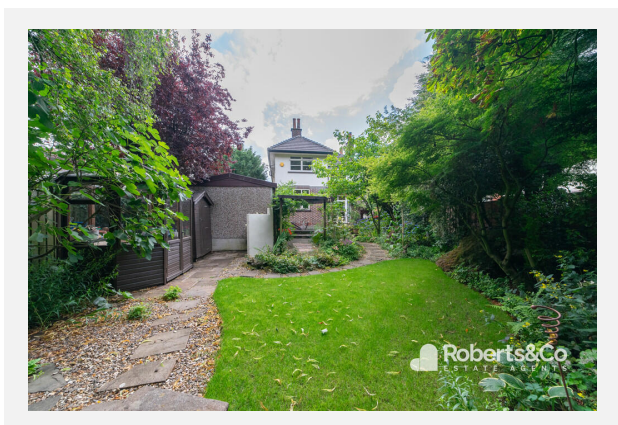
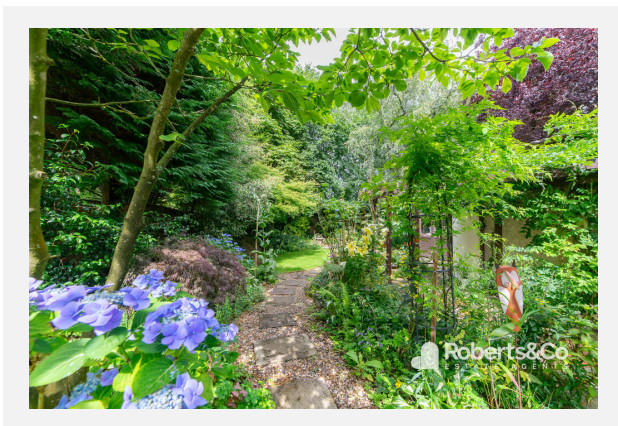
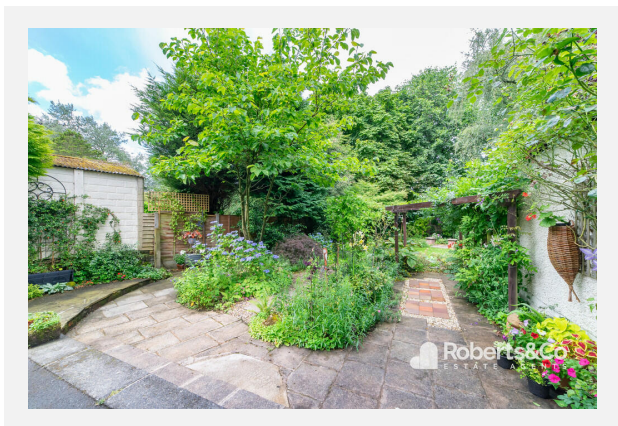
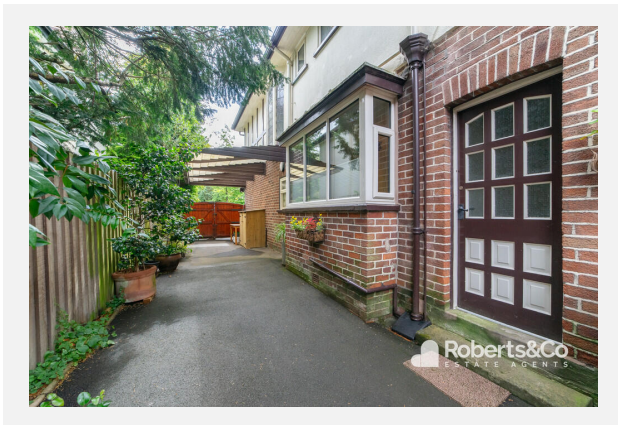
This Address

Planning records for: *7, Hollinhurst Avenue, Penwortham, Preston, PR1 0AE*

Reference - SouthRibble/07/2011/0809/HOH	
Decision:	Decided
Date:	01st December 2011
Description:	Cantilevered car port to side.



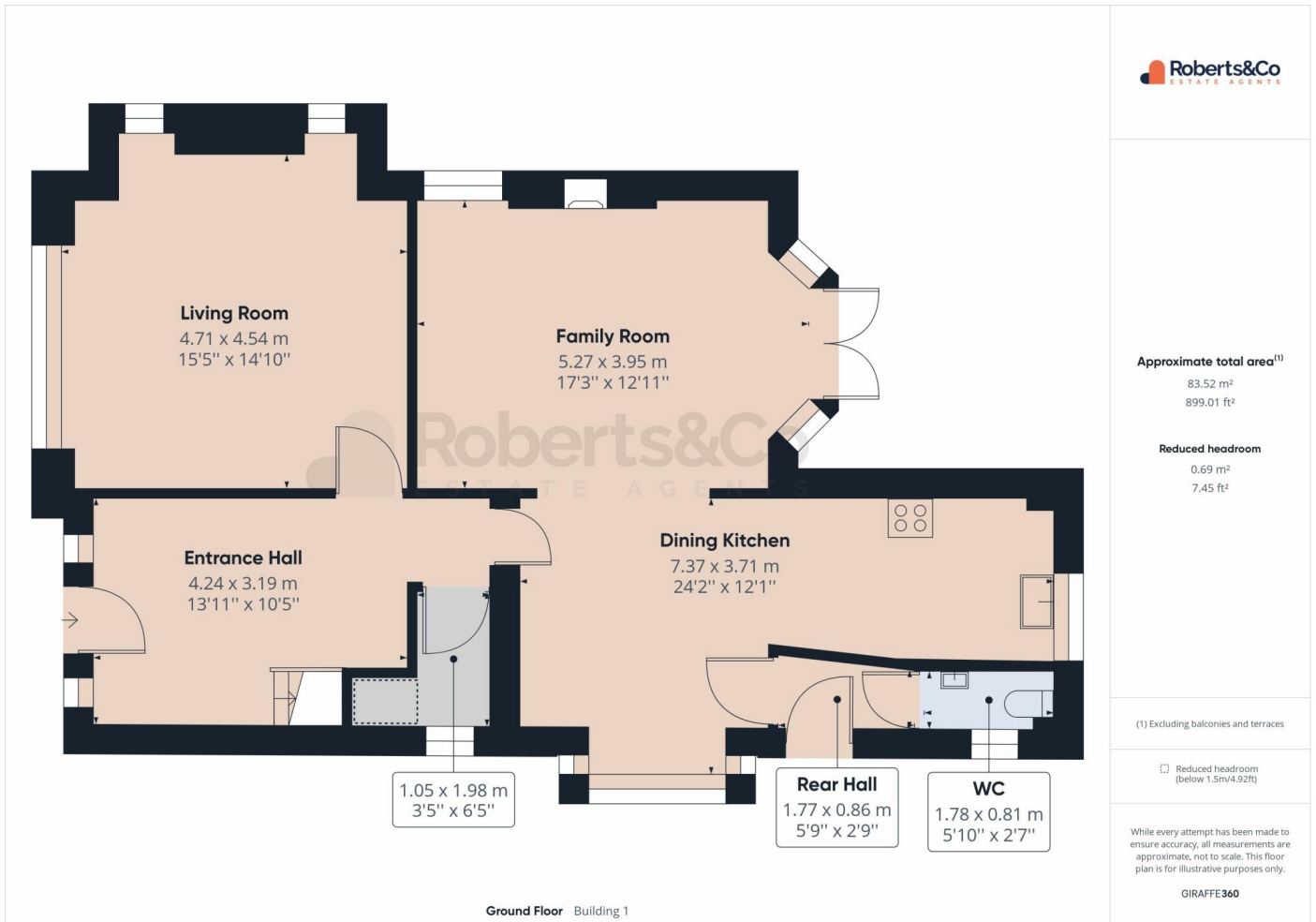




HOLLINHURST AVENUE, PENWORTHAM, PRESTON, PR1



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Property EPC - Certificate

Penwortham, PRESTON, PR1

Energy rating

D

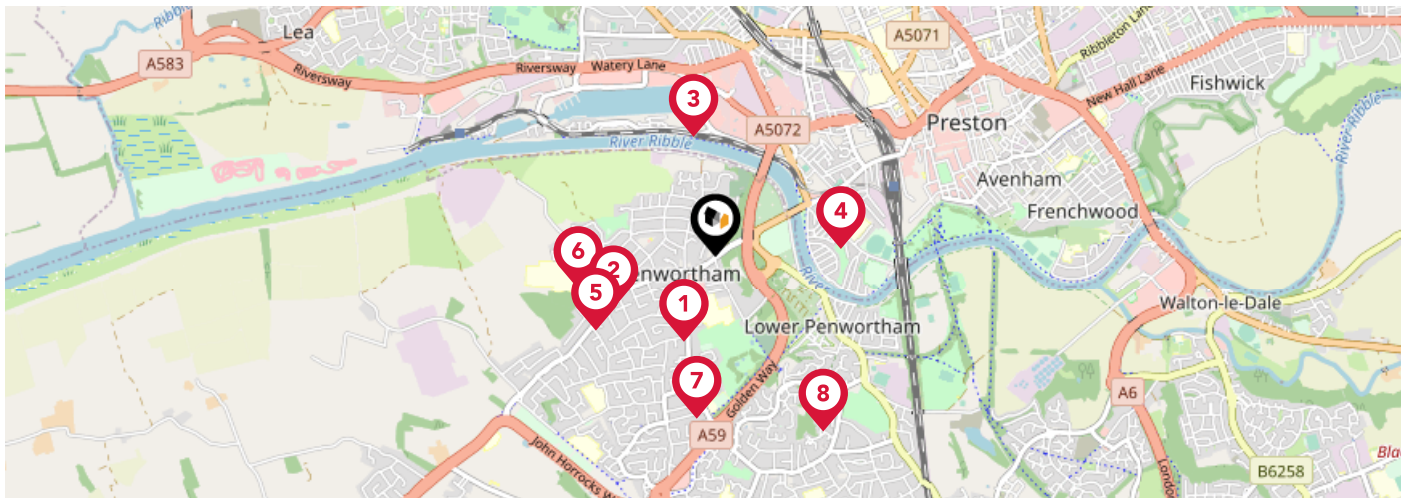
Valid until 24.07.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

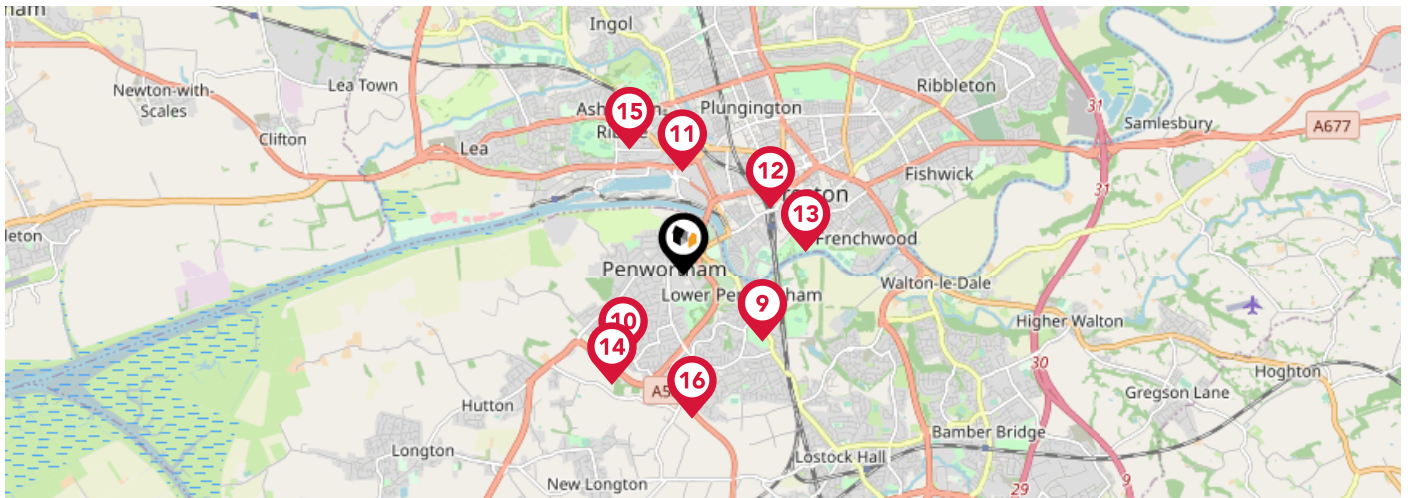
Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Partial double glazing
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 94% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, anthracite
Total Floor Area:	180 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:0.54	<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:0.62	<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:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.71	<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:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

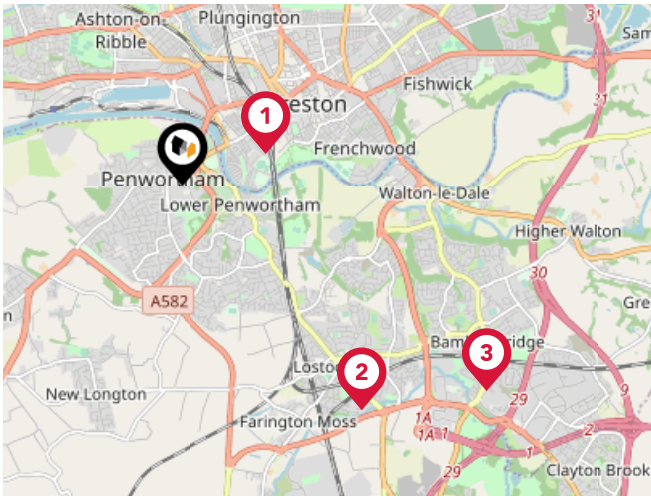
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 173 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	University of Central Lancashire Ofsted Rating: Good Pupils:0 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 67 Distance:1.1	<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:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

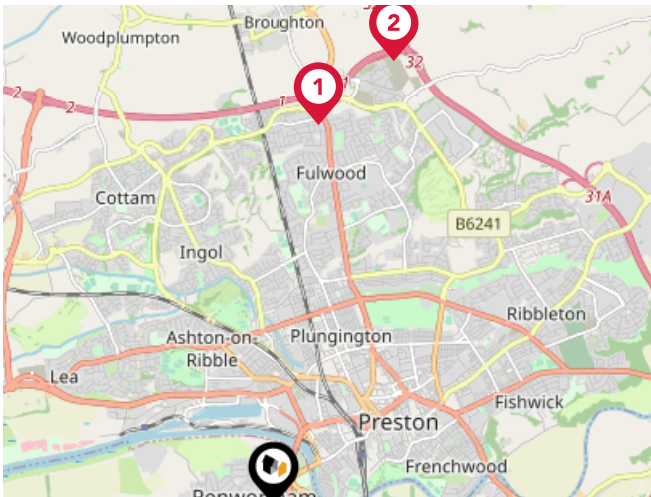
Area

Transport (National)



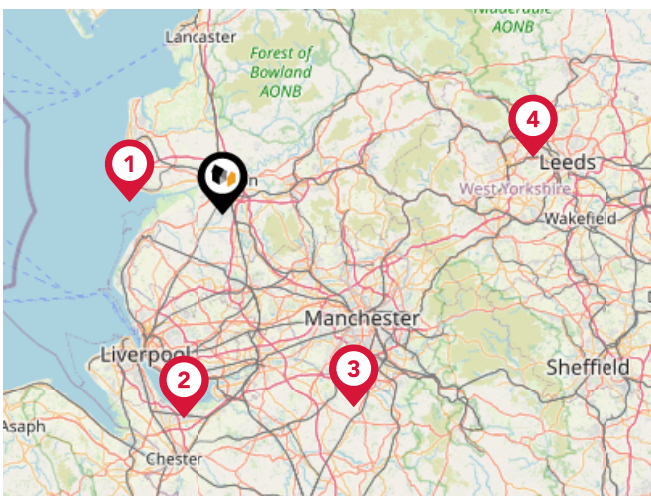
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.79 miles
2	Lostock Hall Rail Station	2.52 miles
3	Bamber Bridge Rail Station	3.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.36 miles
2	M6 J32	4.02 miles
3	M65 J1A	3.27 miles
4	M65 J1	3.6 miles
5	M6 J28	4.48 miles

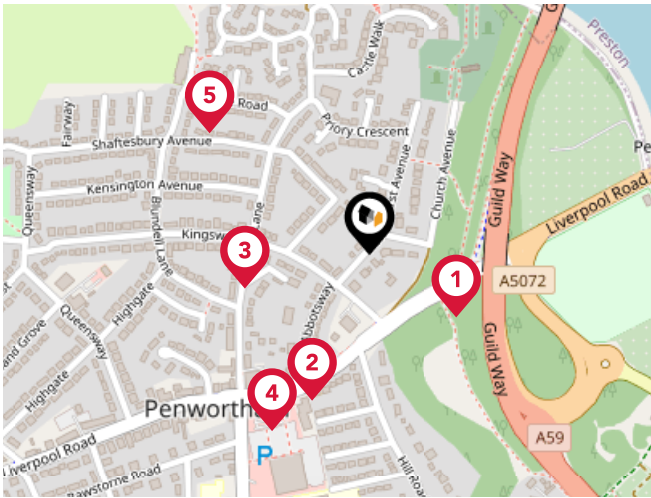


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.02 miles
2	Liverpool John Lennon Airport	29.19 miles
3	Manchester Airport	32.88 miles
4	Leeds Bradford International Airport	44.27 miles

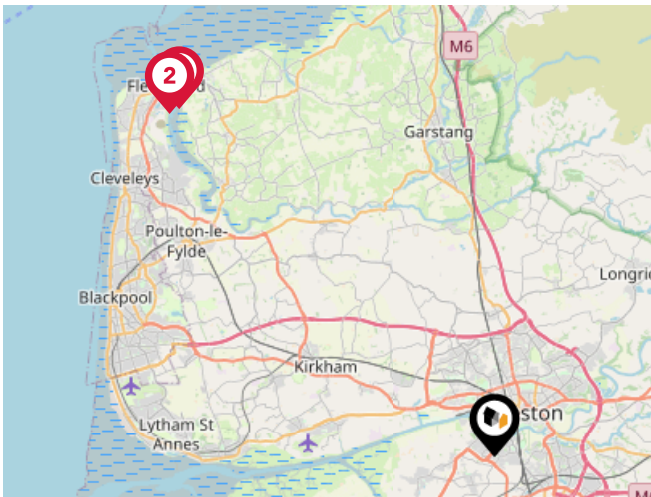
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Flyover	0.12 miles
2	Library	0.17 miles
3	Priory Lane	0.14 miles
4	Library	0.22 miles
5	Clive Road	0.22 miles



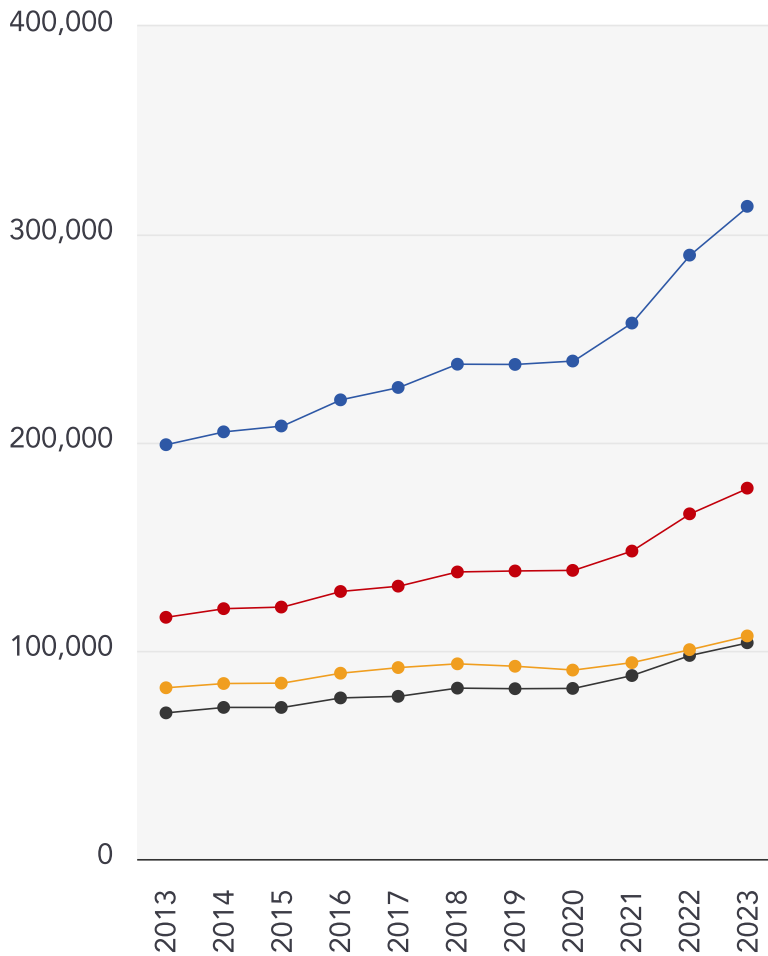
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.43 miles
2	Fleetwood for Ireland Ferry Terminal	16.51 miles

Market

House Price Statistics

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



Detached

+57.53%

Semi-Detached

+53.44%

Flat

+30.28%

Terraced

+47.99%



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.



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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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