

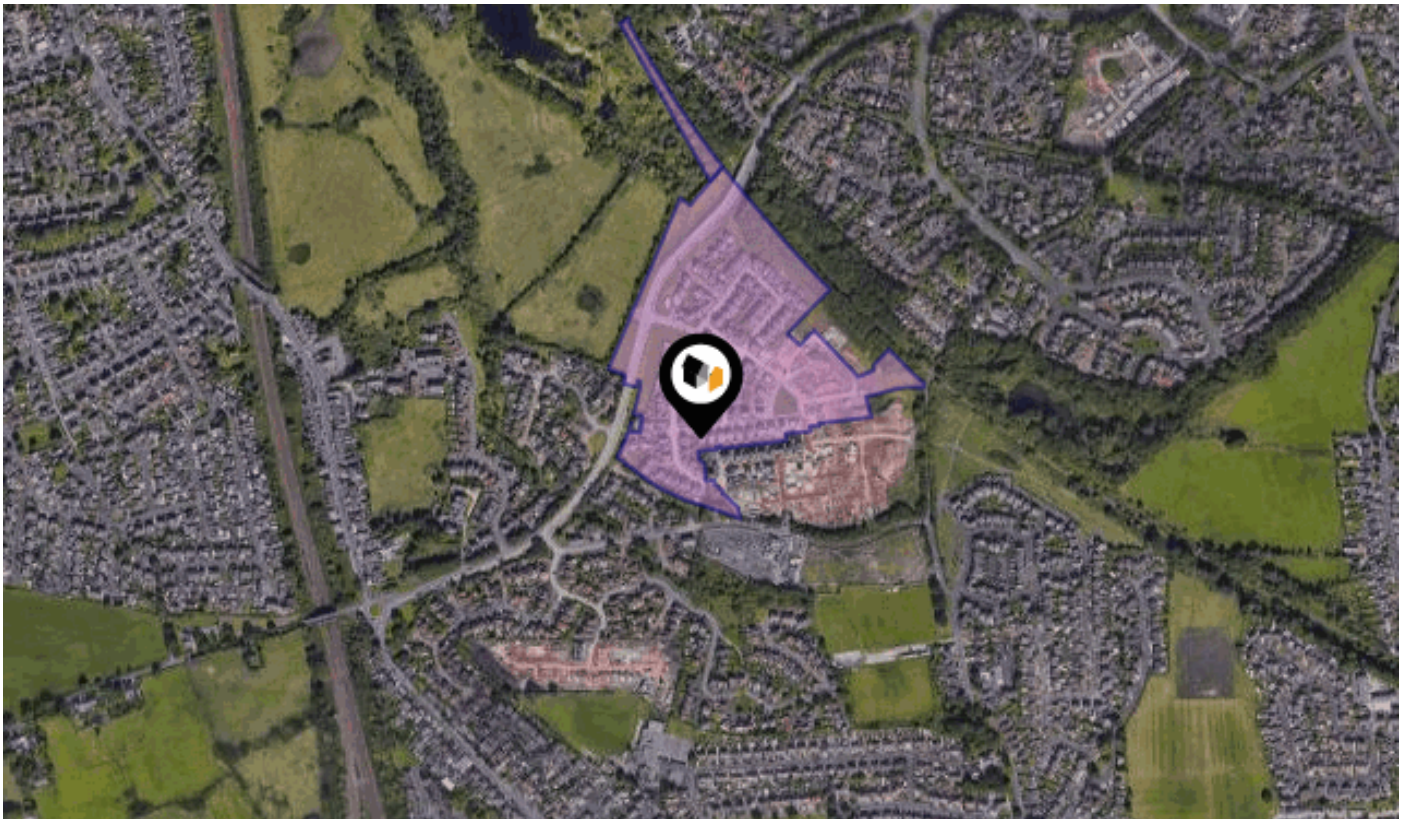


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11th August 2023



OAKDALE DRIVE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Introduction

Our Comments

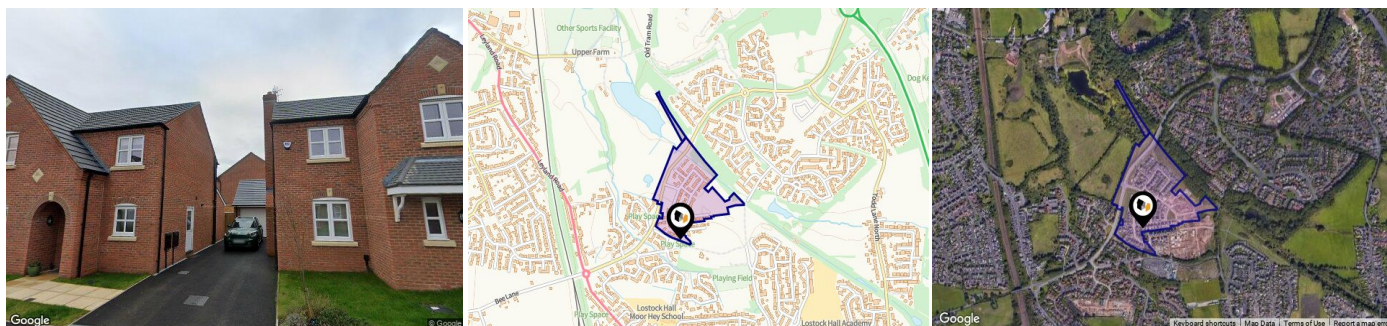
Property Overview

A modern build, situated on a popular new development, sits number 2. This 4 bedroom detached home is beautifully presented throughout, it's a house you can move straight into only being 12 months old. A driveway offers parking for two cars as you approach the front of the property and leads to a single garage.

Stepping into the home, the entryway offers space to drop off coats and bags before heading through to the spacious entrance hallway. Off here, you can access all areas of the downstairs living accommodation. To your left, the spacious living room large enough to accommodate family and friends with patio doors opening up to the garden. A doorway provides an effortless connection into the sociable family kitchen.

Modern cupboards with light worktops offer an abundance of storage space, with integrated appliances for ease. There's a breakfast bar here too, ideal for that end-of-day debrief whilst cooking up a storm. There's also a convenient utility room off the kitchen. Patio doors lead out onto the sunny rear garden, thoughtfully split into various zones including a lower patio area for dining al-fresco, and a low maintenance artificial lawn for all those outdoor toys. The dining room is separate to the kitchen and provides a versatile space, to use the room however you see fit. A handy downstairs WC completes the ground floor. To the first floor there are four good-sized bedrooms, and a modern three piece family bathroom. Bedroom one has it's own ensuite. Being a modern build, this property is turn-key and has been made into a loving home by its current owners.

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	936 ft ² / 87 m ²		
Plot Area:	19.91 acres		
Title Number:	LAN219790		
UPRN:	10093571924		

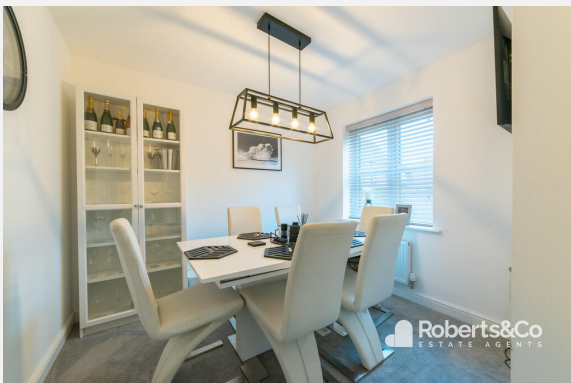
Local Area

Local Authority:	South Ribble
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very Low

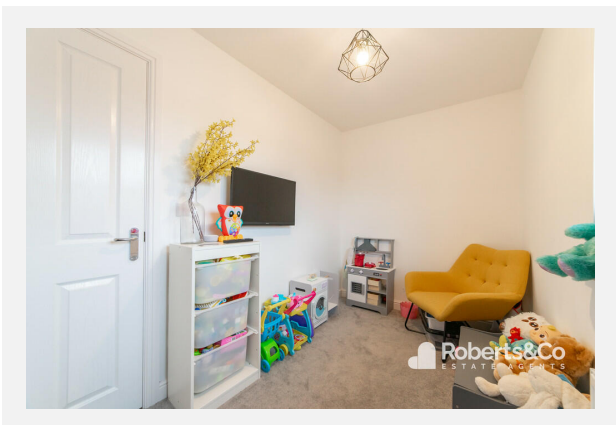
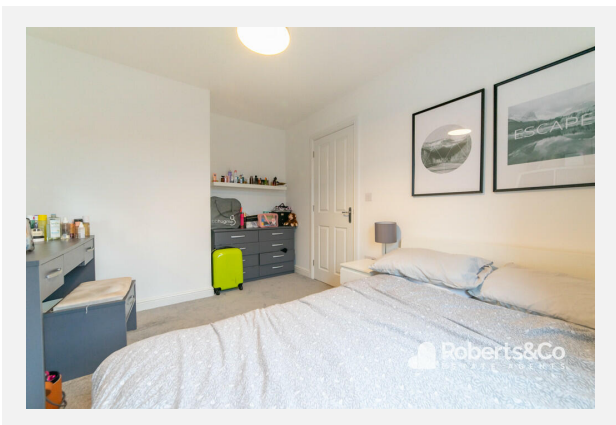
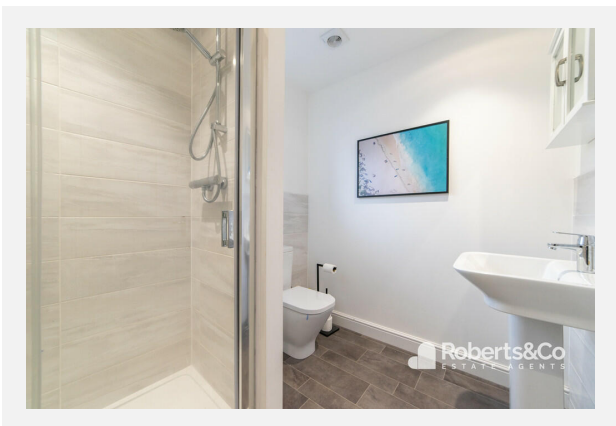
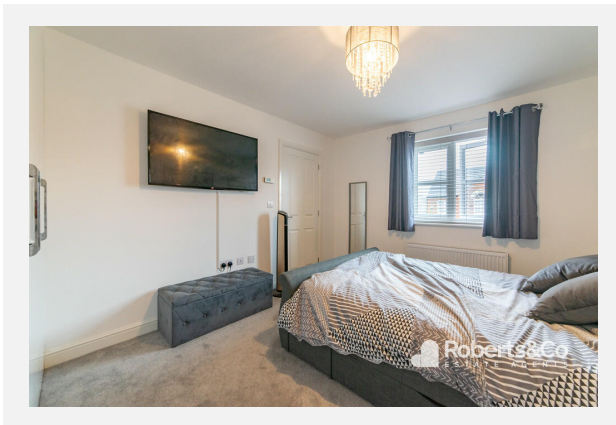
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



Gallery

Photos

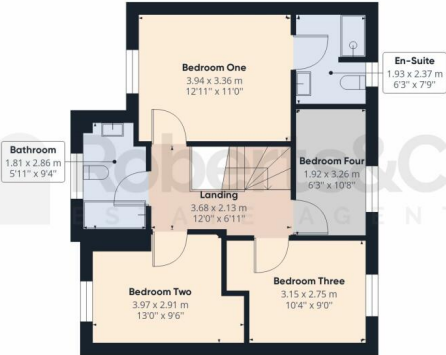


Gallery Floorplan

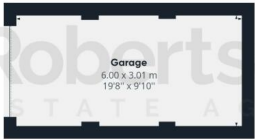
OAKDALE DRIVE, PENWORTHAM, PRESTON, PR1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

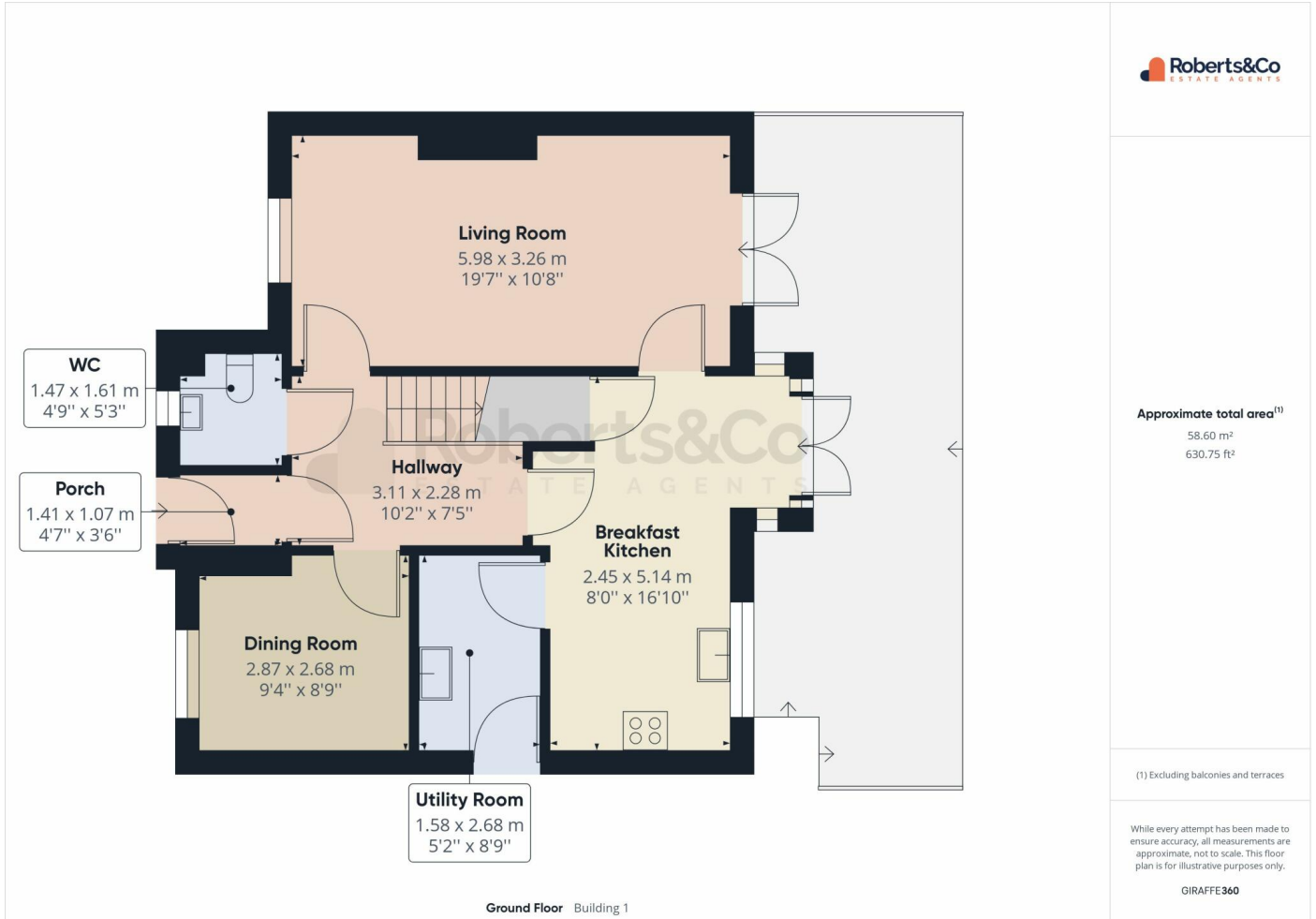
Approximate total area⁽¹⁾
 130.42 m²
 1403.84 ft²

(1) Excluding balconies and terraces

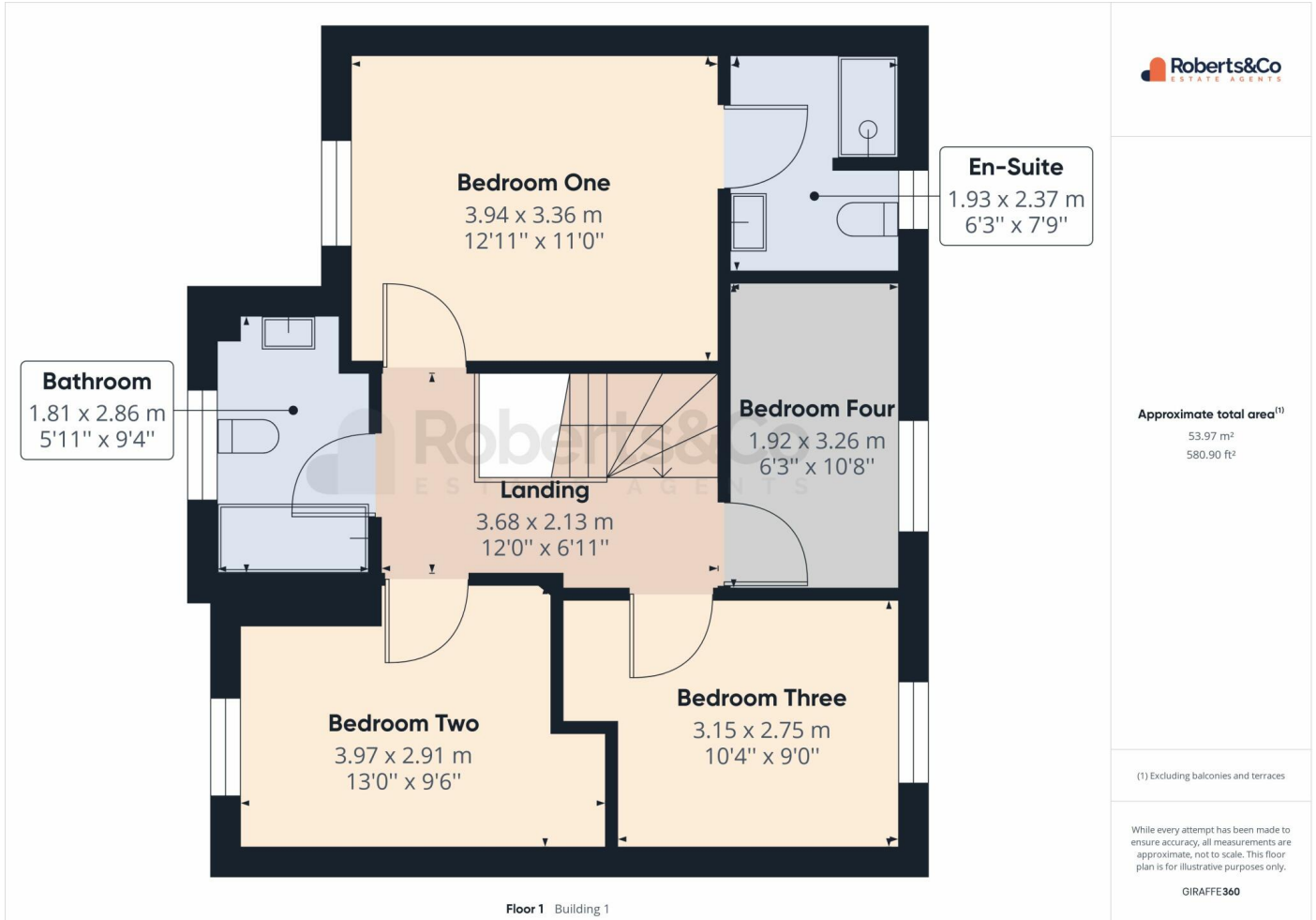
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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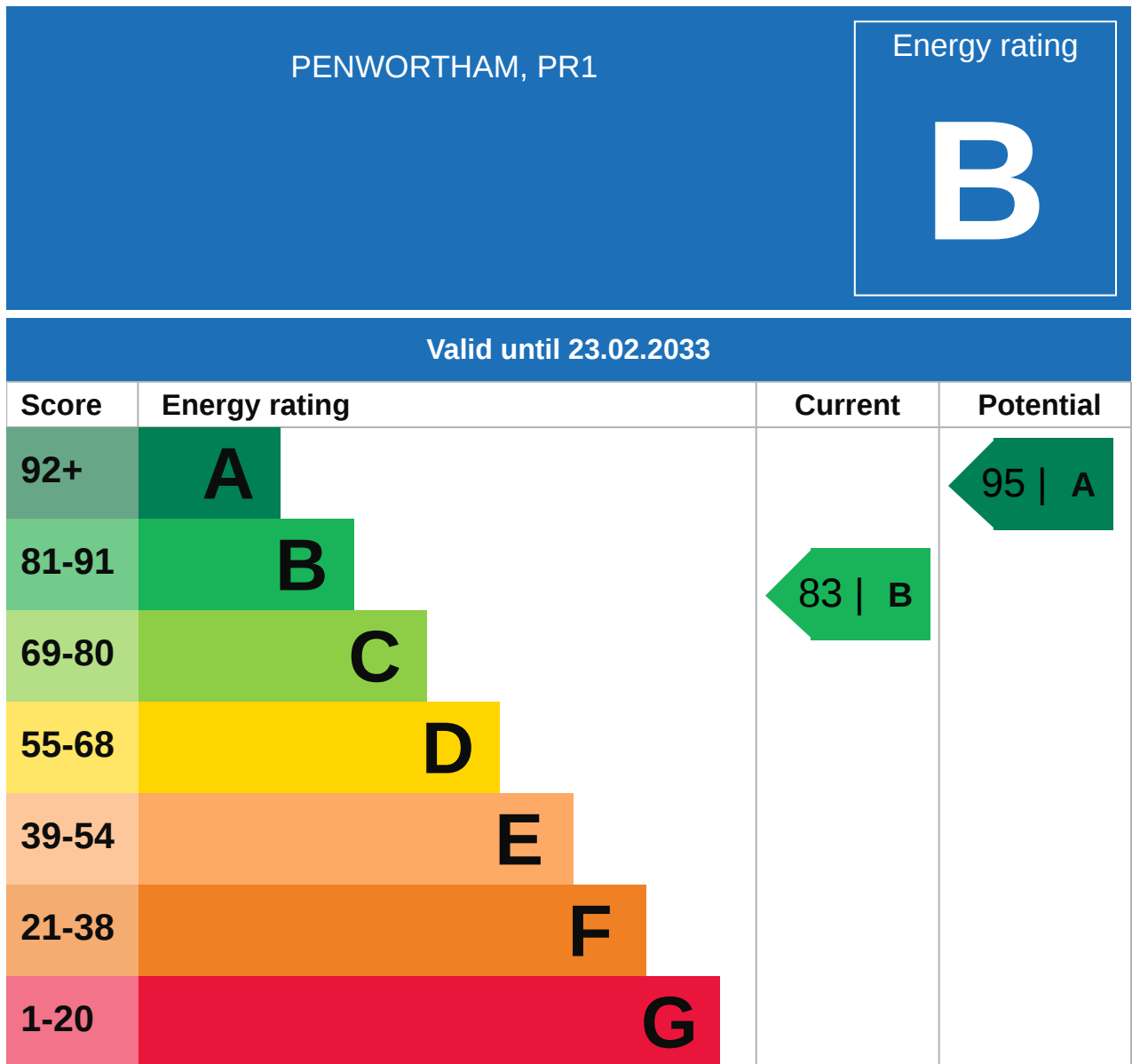


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Property

EPC - Certificate



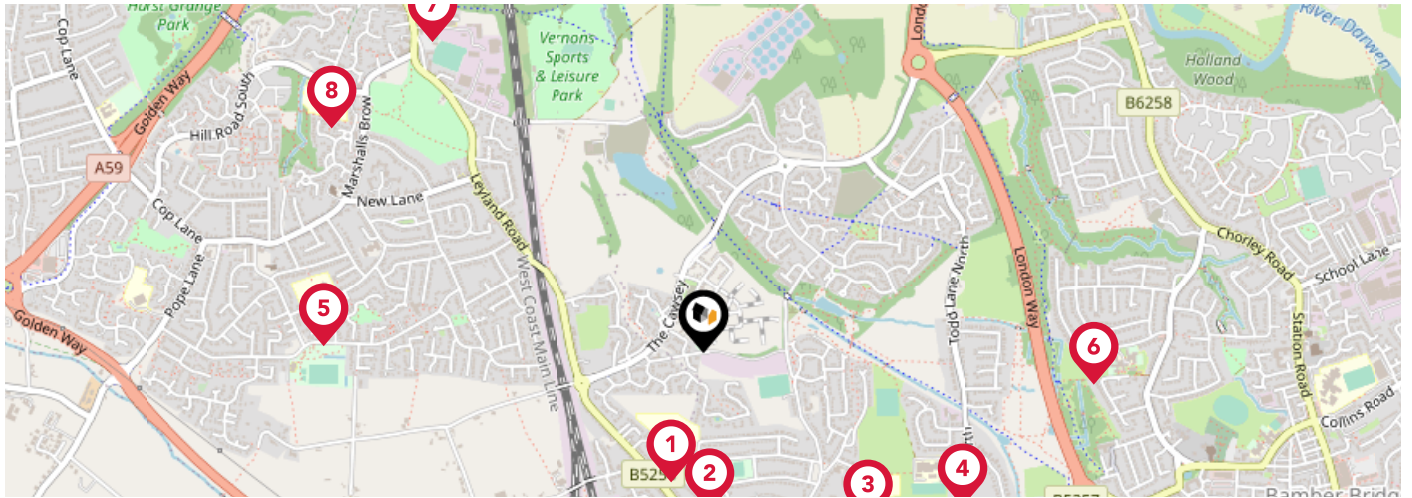
Property

EPC - Additional Data

Additional EPC Data

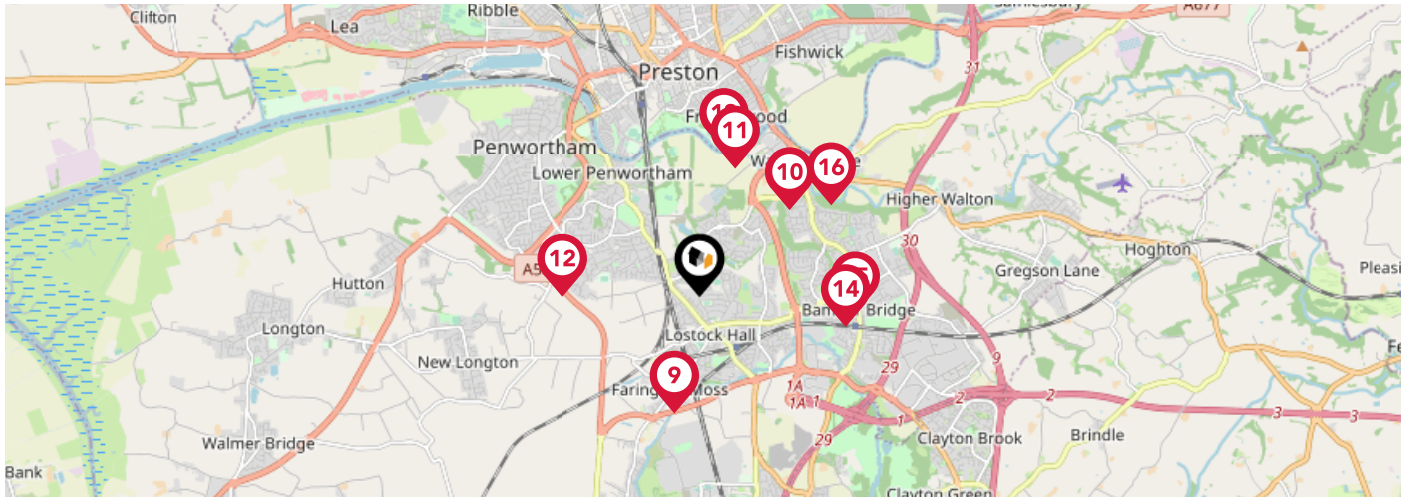
Property Type:	Detached house
Walls:	Average thermal transmittance 0.27 W/m ² K
Walls Energy:	Very good
Roof:	Average thermal transmittance 0.12 W/m ² K
Roof Energy:	Very good
Window:	High performance glazing
Window Energy:	Very good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	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:	Average thermal transmittance 0.15 W/m ² K
Floors Energy:	Very good
Secondary Heating:	None
Air Tightness:	Air permeability 4.4 m ³ /h.m ² (as tested)
Air Tightness Energy:	Good
Total Floor Area:	87 m ²



Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:0.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:0.66</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

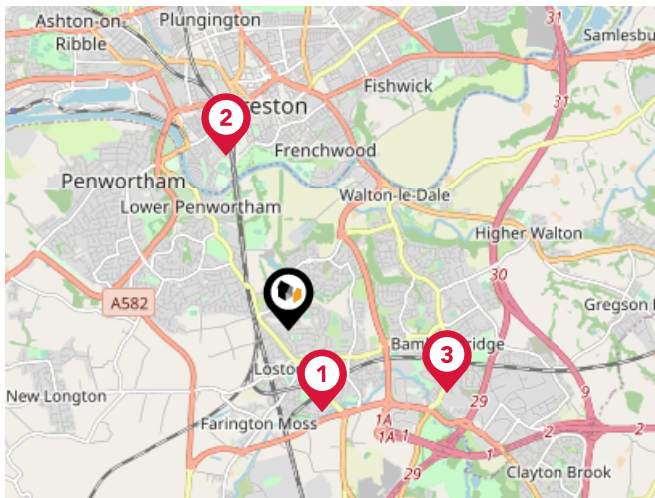
Area Schools



		Nursery	Primary	Secondary	College	Private
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 275 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Good Pupils: 340 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frenchwood Community Primary School Ofsted Rating: Good Pupils: 341 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 186 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

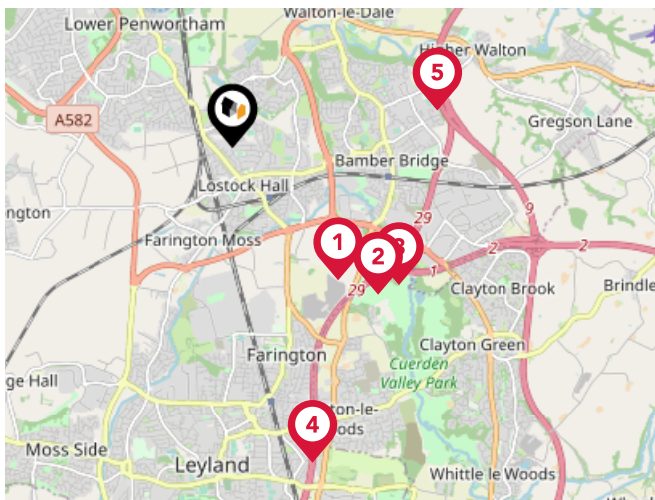
Area

Transport (National)



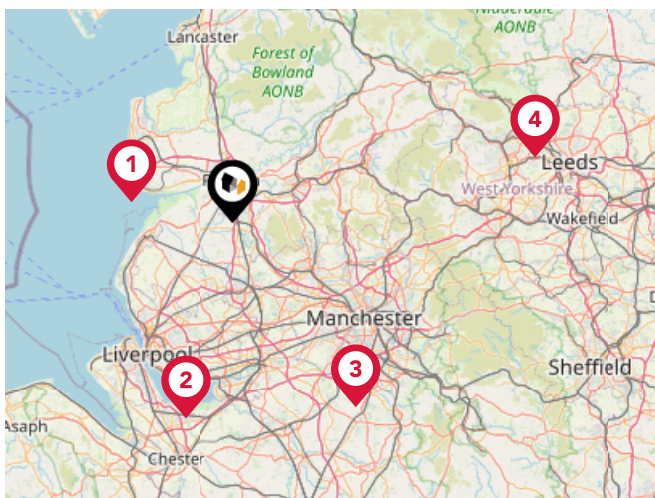
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.78 miles
2	Preston Rail Station	1.63 miles
3	Bamber Bridge Rail Station	1.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.48 miles
2	M65 J1	1.81 miles
3	M6 J29	1.89 miles
4	M6 J28	2.85 miles
5	M6 J30	1.83 miles

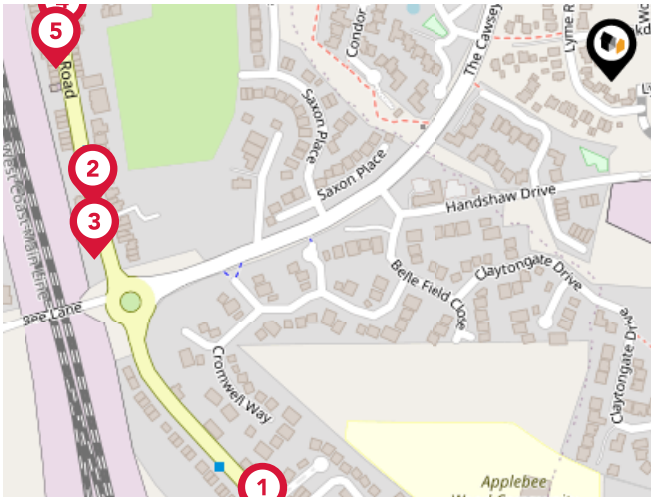


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.5 miles
2	Liverpool John Lennon Airport	28.23 miles
3	Manchester Airport	31.12 miles
4	Leeds Bradford International Airport	43.27 miles

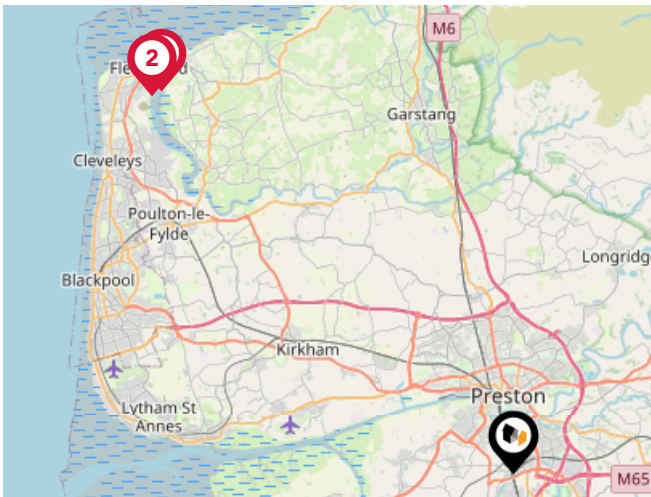
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Round Acre	0.31 miles
2	Bee Lane	0.29 miles
3	Bee Lane	0.3 miles
4	Sumpter Horse	0.3 miles
5	Sumpter Horse	0.3 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.22 miles
2	Fleetwood for Ireland Ferry Terminal	18.3 miles



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.

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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