

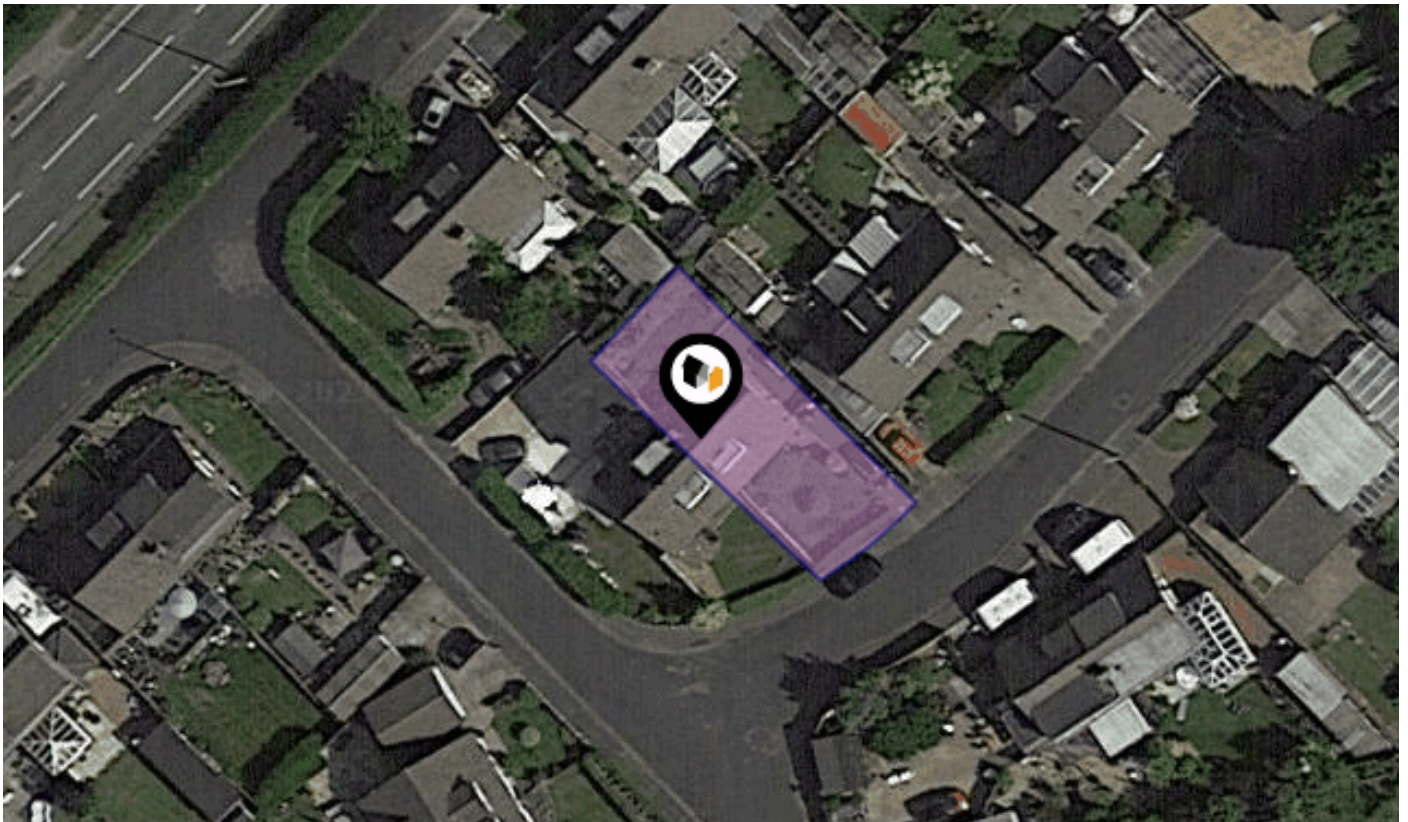


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25th August 2023



MIDDLE HEY, MUCH HOOLE, PRESTON, PR4

Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

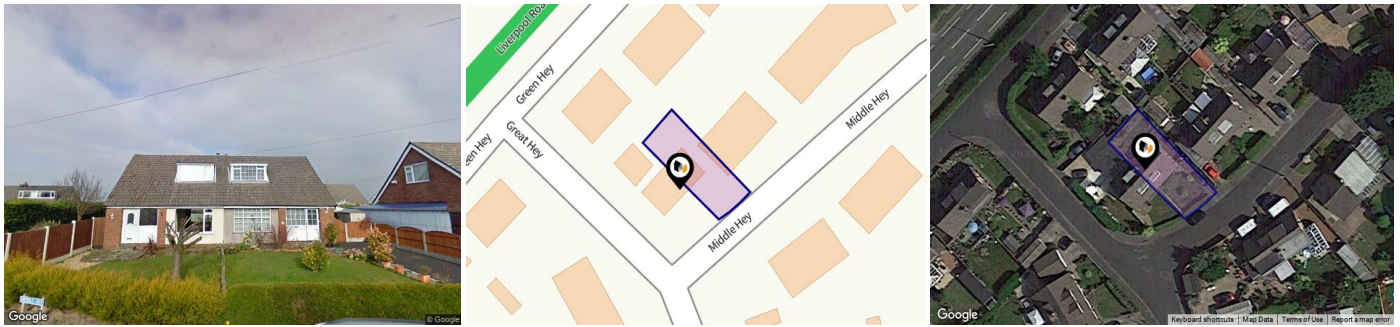
www.roberts-estates.co.uk



Introduction

Our Comments

Nestled in the heart of the picturesque Much Hoole village, a world of possibilities unfolds with this captivating semi-detached gem. Offering 2/3 bedrooms, a versatile breakfast kitchen, a refreshing bathroom with a separate WC, and inviting front and back gardens, this property is the embodiment of flexible and comfortable living. The driveway to the front offers off road parking for 2/3 vehicles. The living room is very spacious with plenty of room a sofa, a table and chairs and other pieces of furniture. There are patio doors that lead you straight out onto the garden. The fitted kitchen has lots of storage, space for a fridge freezer, and space for a washing machine. There is a breakfast bar where you can sit and catch up on your day. A further reception room sits at the front which is light and airy with light flooding from the window, this could also be used as a bedroom. The choice is up to you. And the bathroom with separate WC complete the ground floor. Upstairs there are two double bedrooms, and a loft area which would be great for a walk in wardrobe or office area. At the rear there is an enclosed garden, with a lawn and mature shrubs. And a handy wooden shed to the side, with plenty of space for all your garden bits and pieces. Imagine the freedom of a village lifestyle where tranquillity meets convenience. With the added allure of no onward chain, you can seamlessly step into your dream home without delay. The flexible layout adapts to your needs, catering to the demands of small families or first-time homeowners seeking that perfect blend of space and character. We can't wait to hear your ideas.



Property

Type:	Semi-Detached	Last Sold £/ft²:	£147
Bedrooms:	3	Tenure:	Freehold
Floor Area:	882 ft ² / 82 m ²		
Plot Area:	0.07 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,835		
Title Number:	LAN107084		
UPRN:	100010641189		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	- mb/s

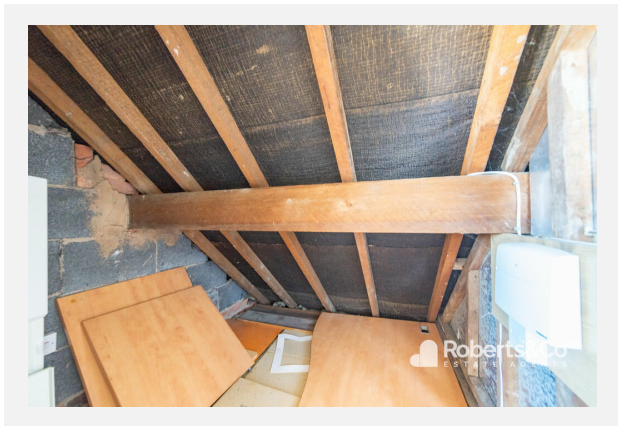
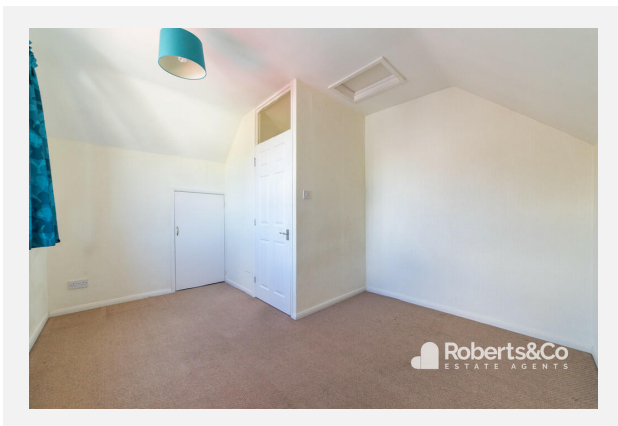
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







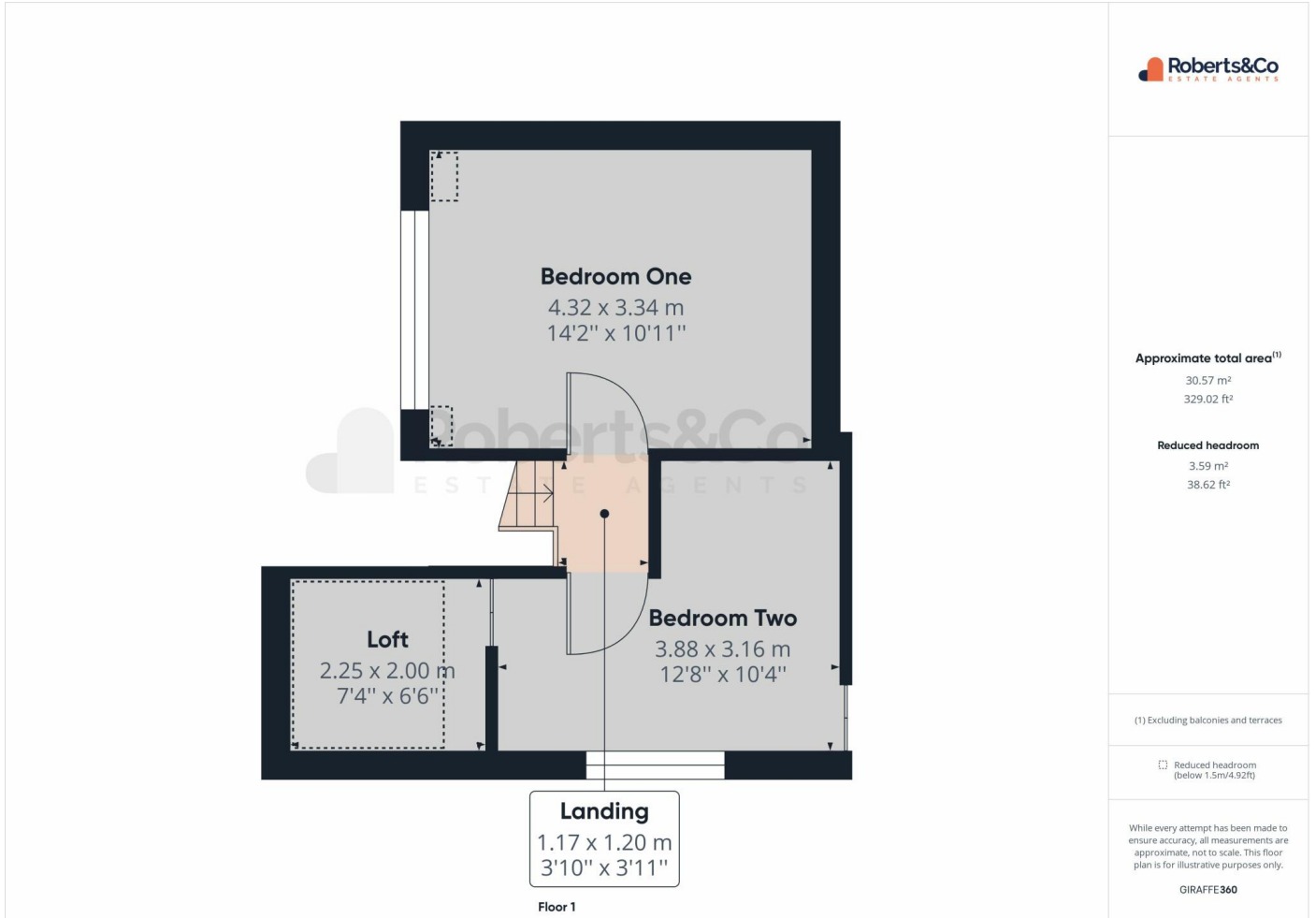
MIDDLE HEY, MUCH HOOLE, PRESTON, PR4



MIDDLE HEY, MUCH HOOLE, PRESTON, PR4



MIDDLE HEY, MUCH HOOLE, PRESTON, PR4



Middle Hey, Much Hoole, PR4

Energy rating

D

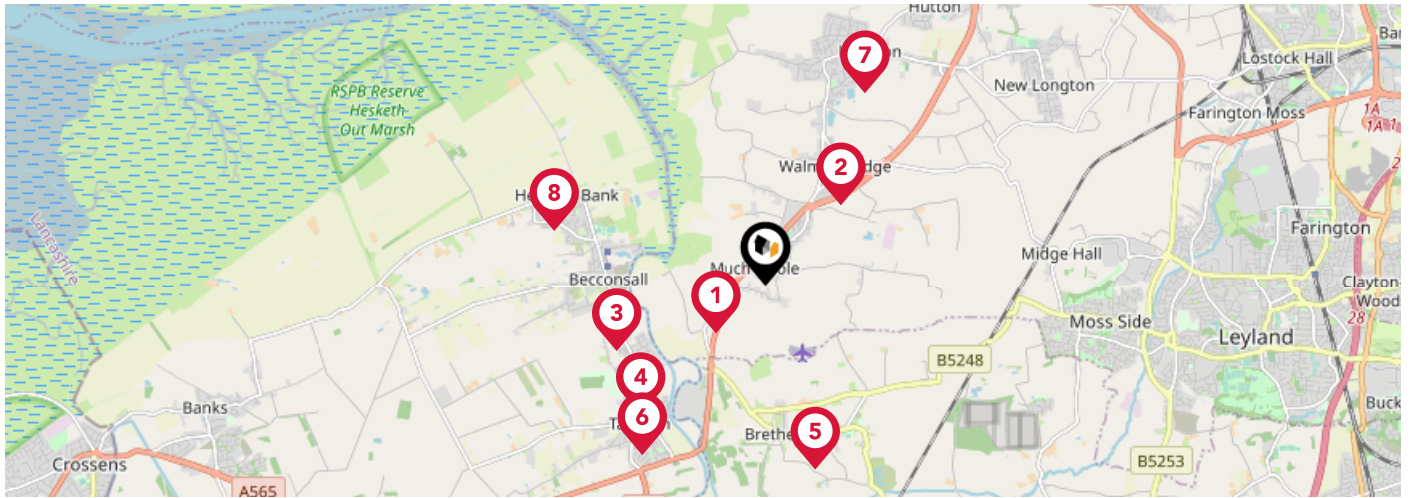
Valid until 29.04.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

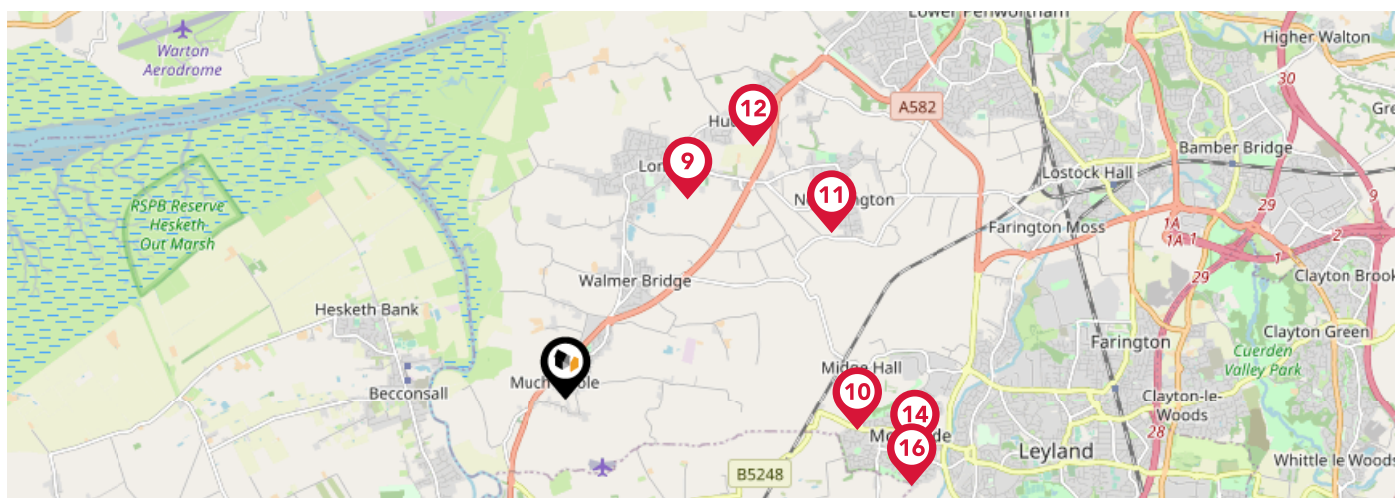
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
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, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	82 m ²

Area Schools



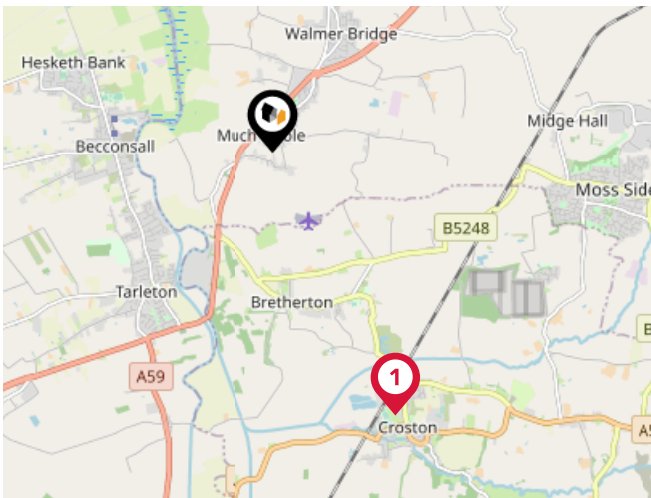
		Nursery	Primary	Secondary	College	Private
1	Hoole St Michael CofE Primary School Ofsted Rating: Good Pupils: 105 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Little Hoole Primary School Ofsted Rating: Good Pupils: 192 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Tarleton Community Primary School Ofsted Rating: Good Pupils: 260 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Tarleton Academy Ofsted Rating: Good Pupils: 649 Distance:1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bretherton Endowed Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 107 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Tarleton Holy Trinity CofE Primary School Ofsted Rating: Good Pupils: 193 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hesketh-with-Becconsall All Saints CofE School Ofsted Rating: Good Pupils: 207 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 244 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aurora Brambles School Ofsted Rating: Requires improvement Pupils: 65 Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 213 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 869 Distance:2.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trinity and St Michael's VA CofE/Methodist Primary School Ofsted Rating: Outstanding Pupils: 214 Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moss Side Primary School Ofsted Rating: Outstanding Pupils: 252 Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Rawstone Church of England Academy Ofsted Rating: Good Pupils: 951 Distance:3.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leyland St James Church of England Primary School Ofsted Rating: Good Pupils: 232 Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

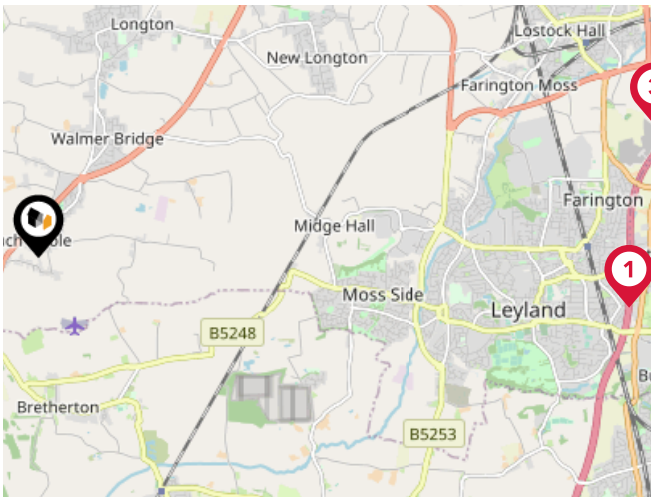
Area

Transport (National)



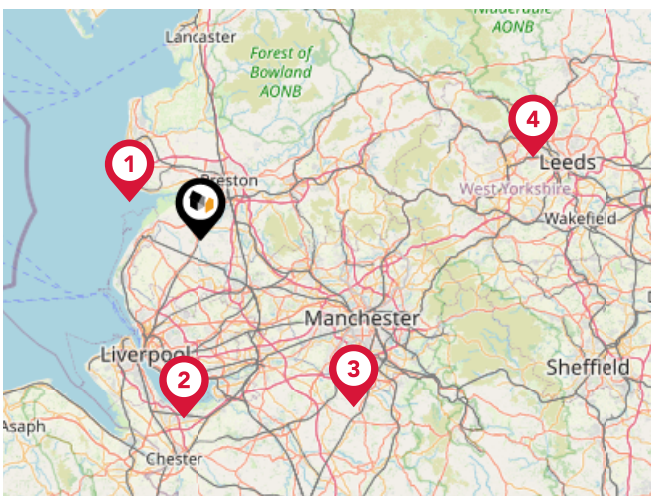
National Rail Stations

Pin	Name	Distance
1	Croston Rail Station	2.55 miles
2	Rufford Rail Station	4.6 miles
3	Preston Rail Station	5.52 miles



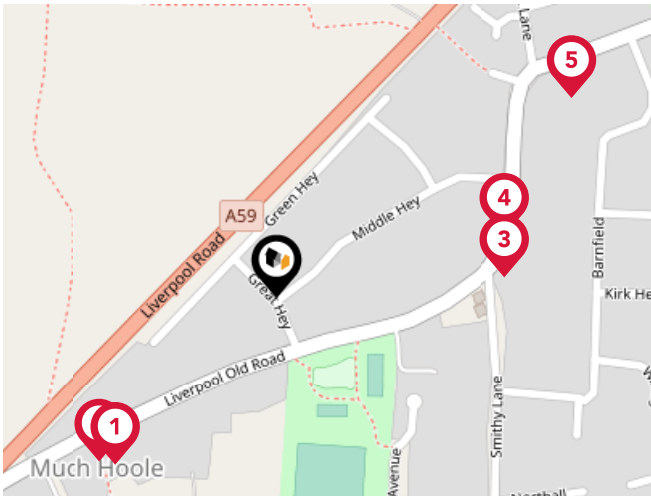
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	5.2 miles
2	M55 J1	7.8 miles
3	M65 J1A	5.53 miles
4	M55 J3	8.13 miles
5	M65 J1	5.86 miles



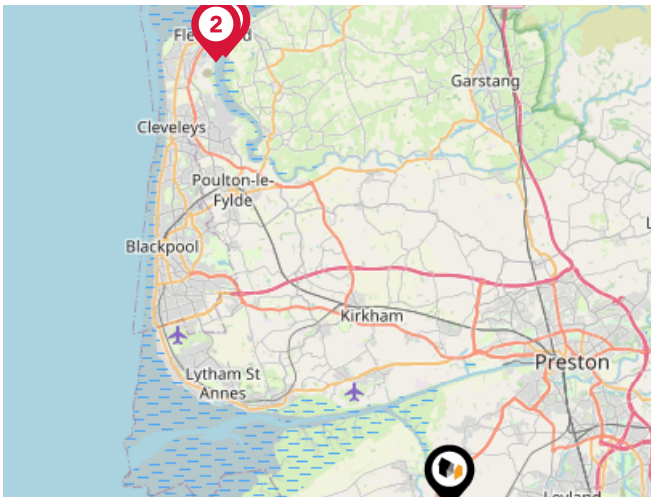
Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	11.08 miles
2	Liverpool John Lennon Airport	25.2 miles
3	Manchester Airport	32.09 miles
4	Leeds Bradford International Airport	48.18 miles



Bus Stops/Stations

Pin	Name	Distance
1	Liverpool Old Road	0.13 miles
2	Liverpool Old Road	0.13 miles
3	Smithy Inn	0.12 miles
4	Smithy Inn	0.13 miles
5	Barnfield	0.2 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.6 miles
2	Fleetwood for Ireland Ferry Terminal	17.58 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.

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Roberts & Co

36e Liverpool Road, Penwortham, Preston,
PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

