

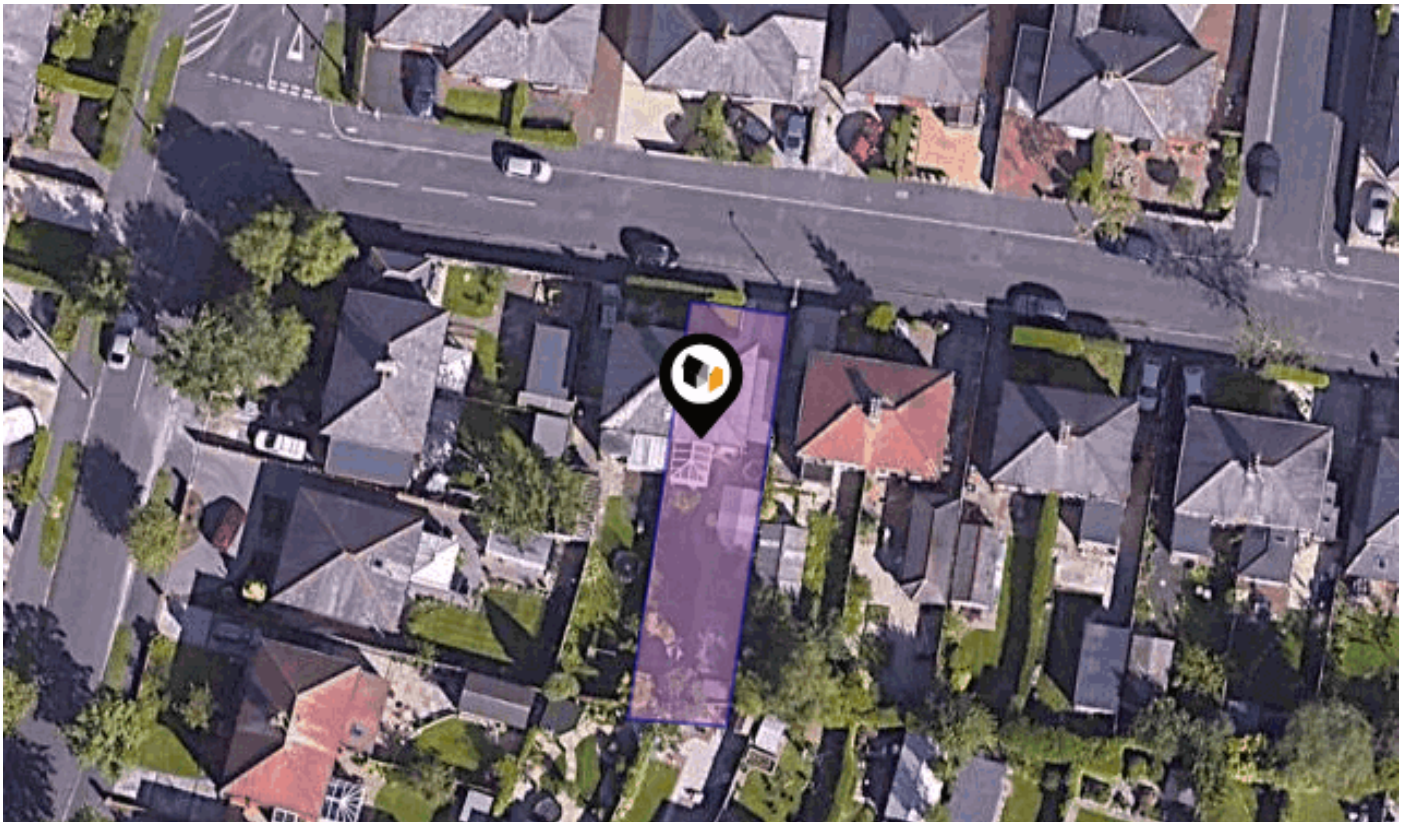


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 09th August 2023



CLIVE ROAD, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

01772 746100

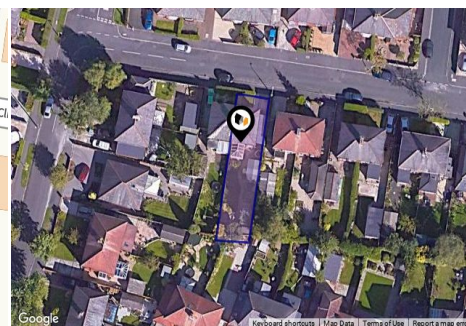
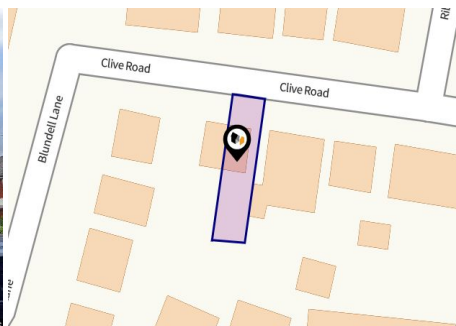
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Property Overview

This beautiful three bedroom semi-detached house is a wonderful example of modern living. Cleverly designed for the rigours of a busy family, but with lots of stylish space and plenty of natural light. Tucked away on a quiet road just off Blundell Lane, the house sits within walking distance of Penwortham's charming town centre, filled with gift shops, stylish coffee shops and wonderful café, restaurants and bars. You enter the house into a wide, bright hallway, where you can drop off the bags and coats before heading through to the stunning open plan dining kitchen room and conservatory. The expansive space is flooded with natural light, owing thanks to the double doors that sweep across the rear of the home which offer fantastic views of the private rear garden. The fully fitted kitchen has a stunning high spec finish and it is complete with induction hob, electric oven, space and plumbing for dishwasher, fridge freezer and a wealth of storage cabinets. We can imagine a busy morning routine in here as well as drinks after the kids have gone to bed. The conservatory sits at the back, throw open the patio doors in warmer months and entertain friends and family in the sunny garden with the effortless indoor-outdoor living. There are three generous size bedrooms to the first floor. The family bathroom is fully fitted with a lovely modern suite and is complete with a shower over the bath. As well as being stylish, this is a truly practical property. The sunny garden is a wonderful place to enjoy al-fresco dining and entertaining guests. Sip your morning coffee and read the papers on one of the many stylish patios. Park on the driveway to the front of the home or down the side which has a covered area. There is also a detached garage that has been split into two, to the front the current vendors house their tumble dryer in here and to the back, "The Man Cave". Both great for that extra storage.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	861 ft ² / 80 m ²
Plot Area:	0.07 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,605
Title Number:	LAN33553
UPRN:	100010625265

Last Sold £/ft²:	£219
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

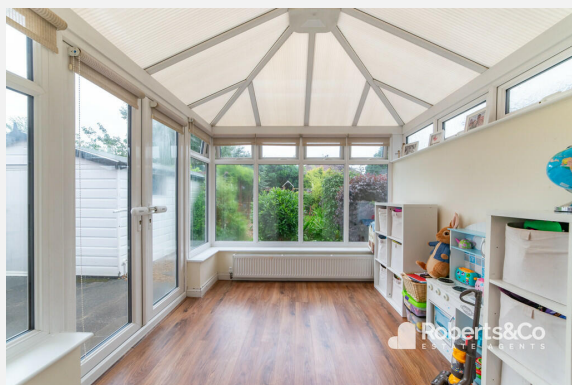
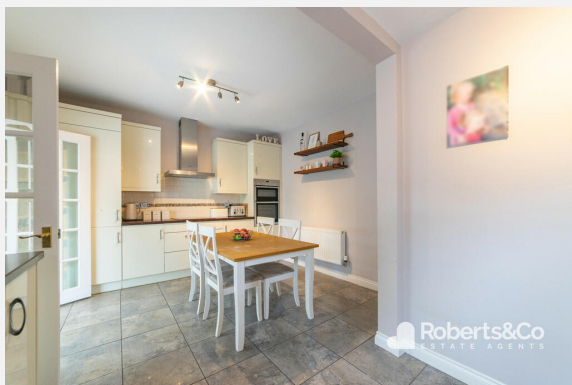
17 mb/s	80 mb/s	1000 mb/s

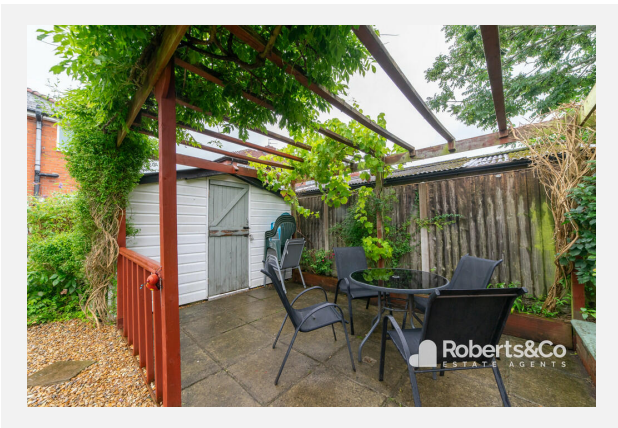
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



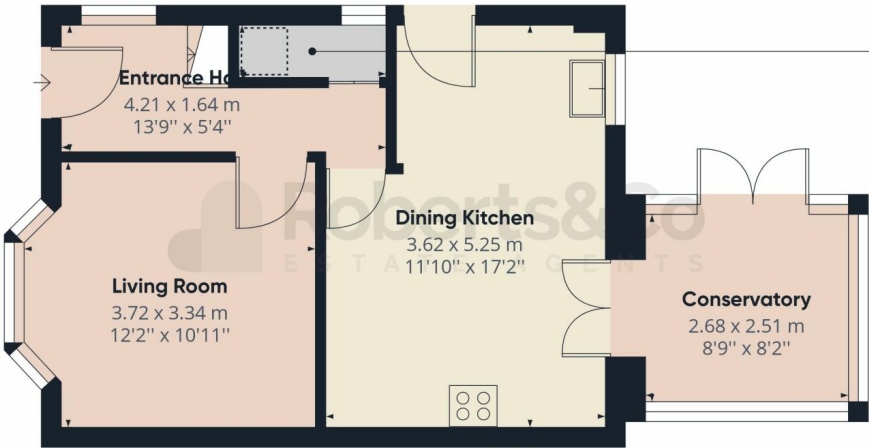




CLIVE ROAD, PENWORTHAM, PRESTON, PR1



CLIVE ROAD, PENWORTHAM, PRESTON, PR1



1.89
6'2"

Approximate total area⁽¹⁾
45.00 m²
484.42 ft²

Reduced headroom
0.45 m²
4.81 ft²

(1) Excluding balconies and terraces

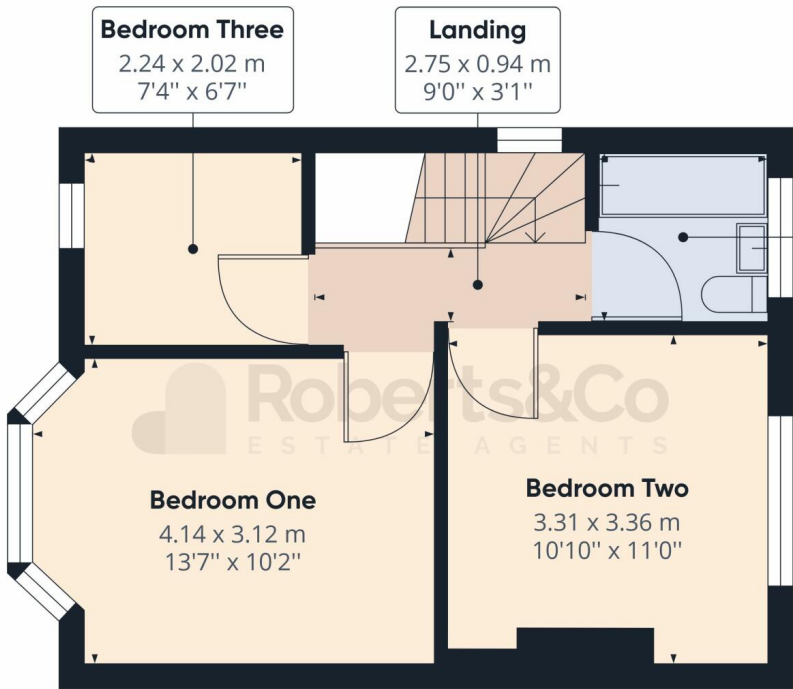
Reduced headroom
(below 1.5m/4.92ft)

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

Ground Floor Building 1

CLIVE ROAD, PENWORTHAM, PRESTON, PR1



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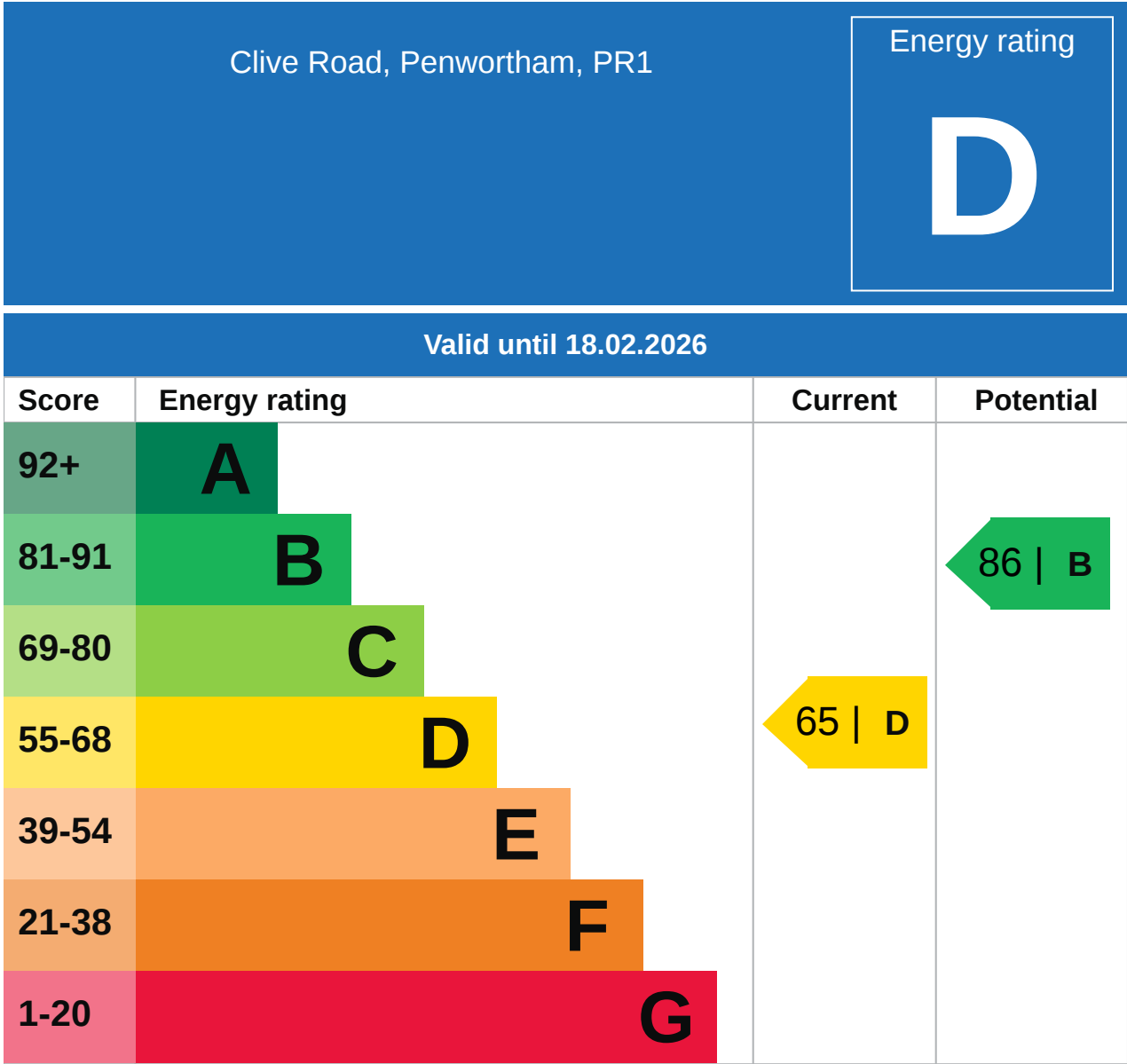
Approximate total area⁽¹⁾
33.65 m²
362.24 ft²

(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.

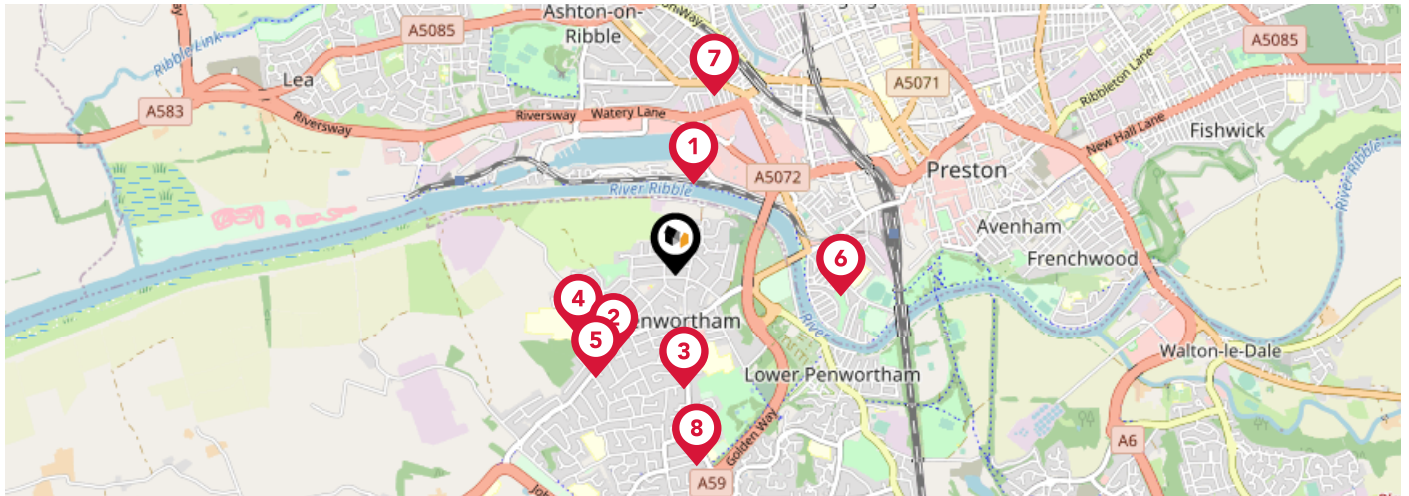
GIRAFFE360

Floor 1 Building 1

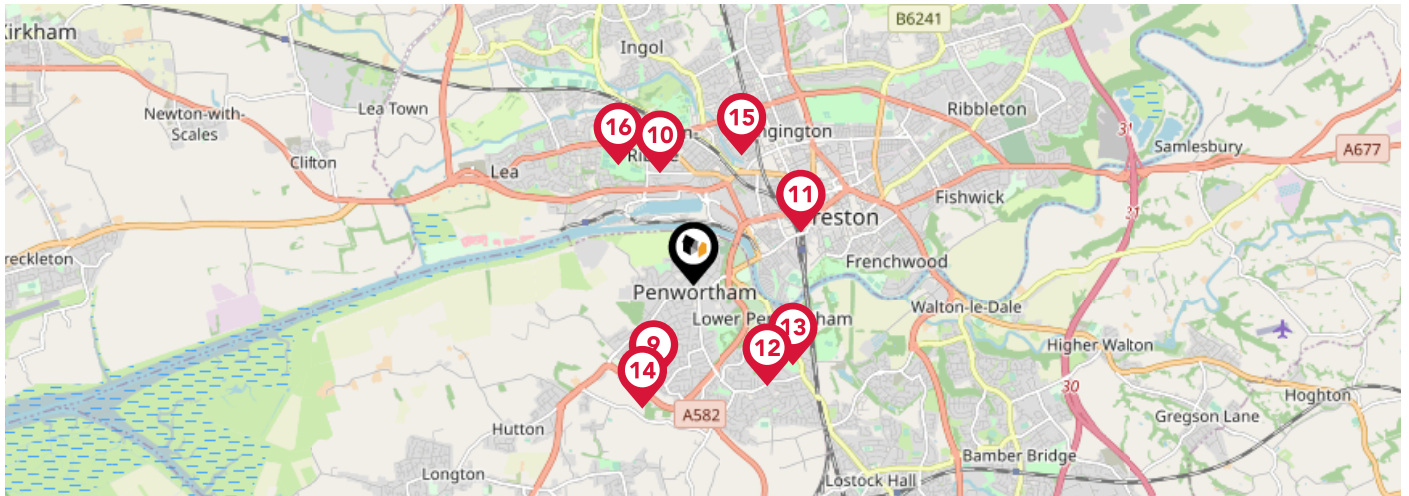


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	ECO assessment
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, 250 mm loft insulation
Roof Energy:	Good
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 33% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	80 m ²



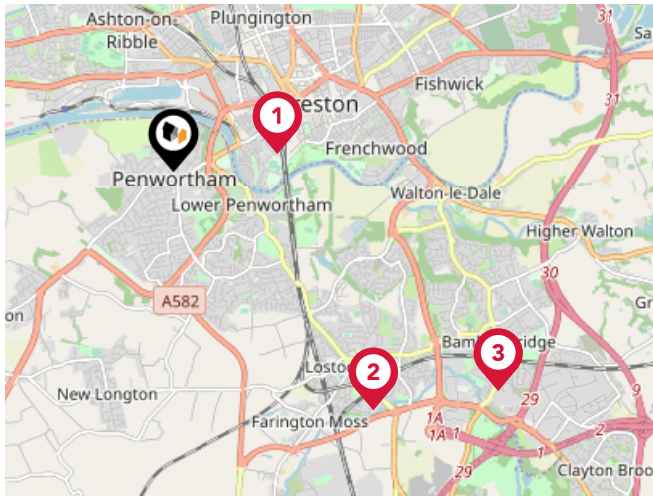
		Nursery	Primary	Secondary	College	Private
1	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Penwortham Priory Academy Ofsted Rating: Good Pupils: 747 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Sacred Heart Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 173 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	University of Central Lancashire Ofsted Rating: Good Pupils:0 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	The Roebuck School Ofsted Rating: Good Pupils: 292 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Ashton Community Science College Ofsted Rating: Good Pupils: 755 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

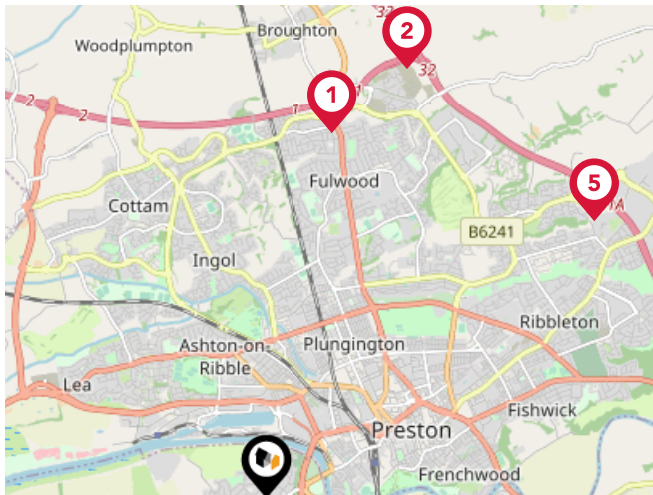
Area

Transport (National)



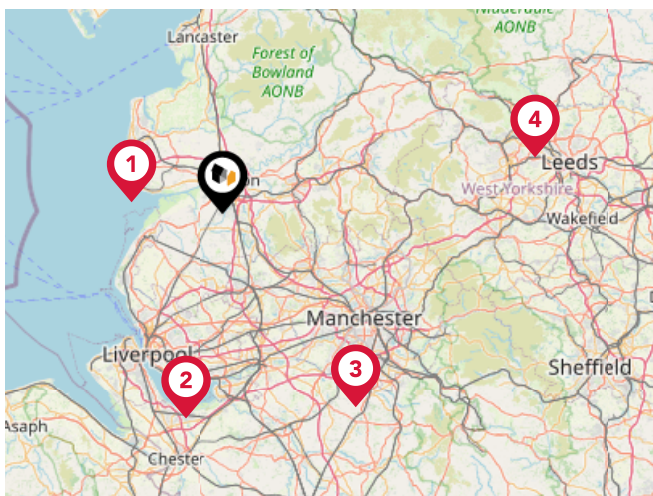
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.93 miles
2	Lostock Hall Rail Station	2.74 miles
3	Bamber Bridge Rail Station	3.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.26 miles
2	M6 J32	3.95 miles
3	M65 J1A	3.48 miles
4	M65 J1	3.82 miles
5	M6 J31A	3.77 miles

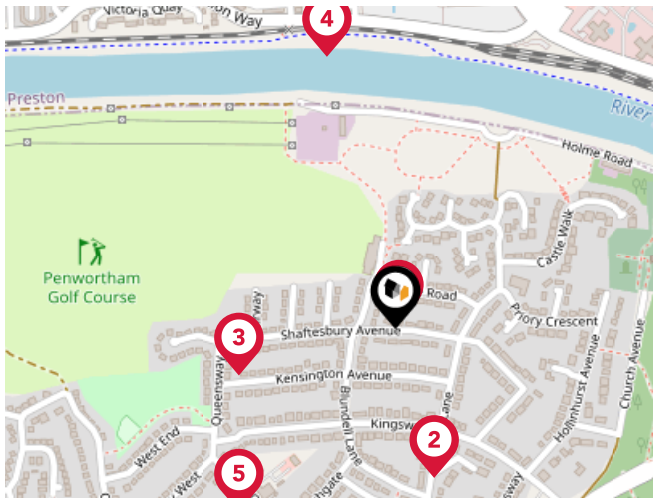


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.83 miles
2	Liverpool John Lennon Airport	29.28 miles
3	Manchester Airport	33.08 miles
4	Leeds Bradford International Airport	44.42 miles

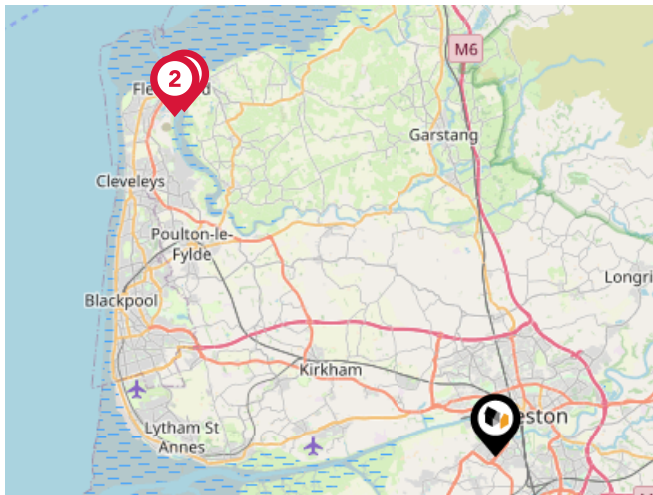
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Clive Road	0.01 miles
2	Priory Lane	0.17 miles
3	Shaftesbury Avenue	0.18 miles
4	Britannia Drive	0.31 miles
5	St Teresa's Church	0.26 miles



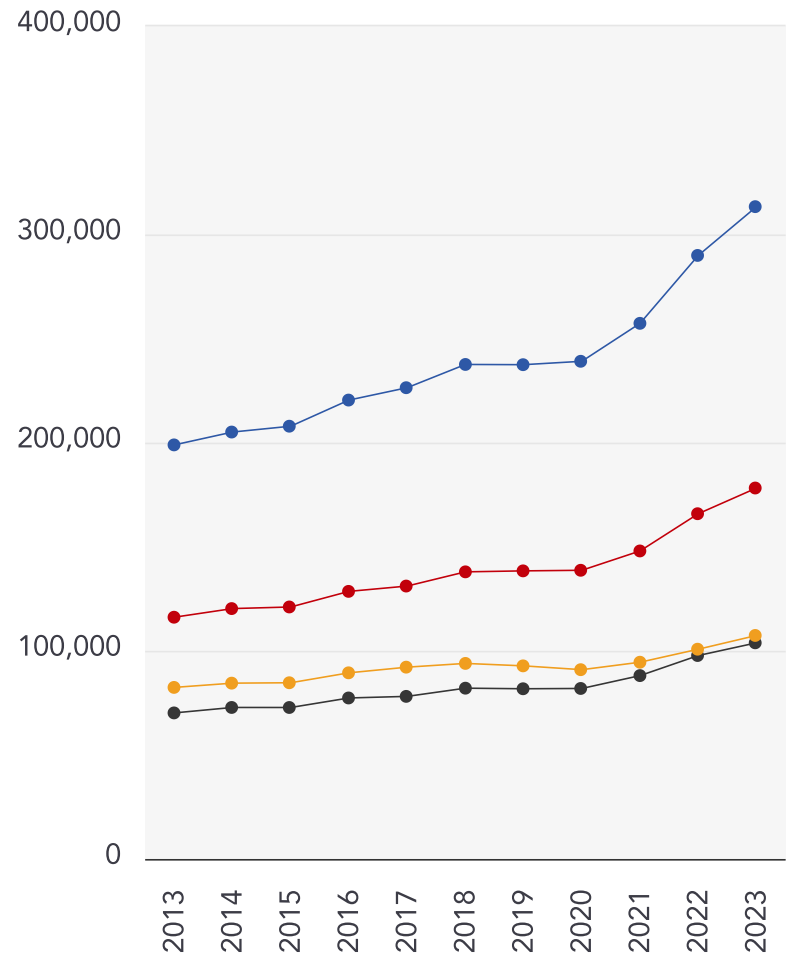
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.22 miles
2	Fleetwood for Ireland Ferry Terminal	16.3 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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