

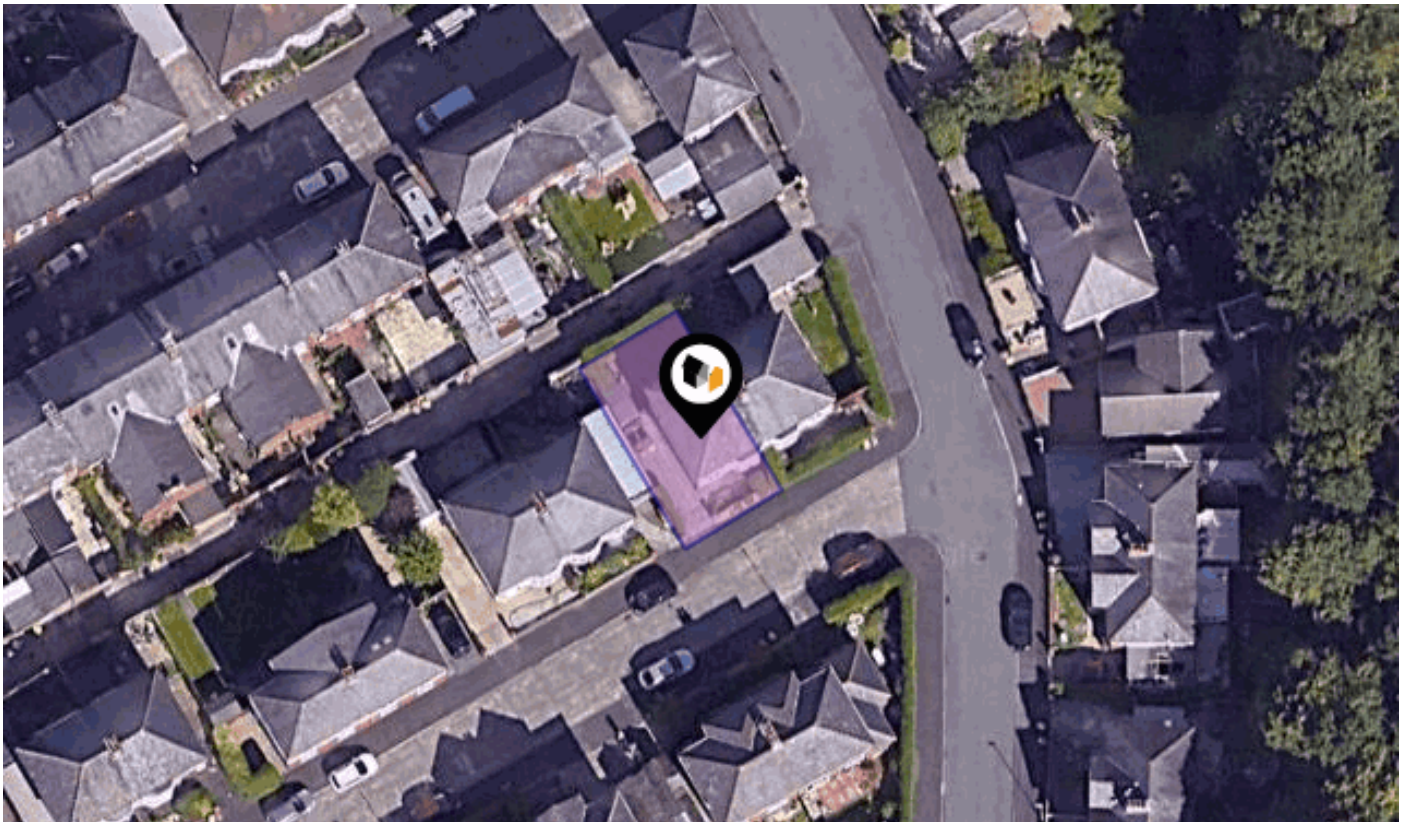


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 31st August 2023



MARESFIELD ROAD, PRESTON, PR1

Roberts & Co

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

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www.roberts-estates.co.uk



Property Overview

The location of this home is second to none, being a short walk from Preston City centre, the train station, Avenham Park and also benefiting from having the Guild Wheel Cycle way on the doorstep.

Peppered throughout with original features this 3 bedroom semi detached offers space for first time buyers or a family.

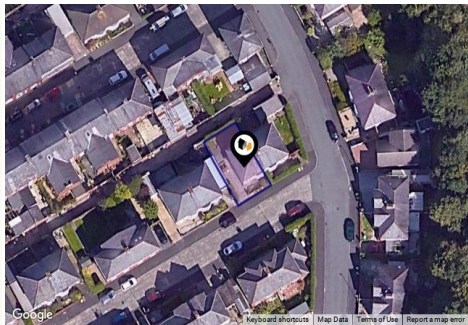
The property offers not one, but two elegant reception rooms, perfect for creating distinct living and entertaining spaces. Imagine unwinding in the cosy warmth of the living room or hosting memorable gatherings in the spacious dining area.

The fitted kitchen has plenty of storage cupboards, while the utility cupboard adds a touch of convenience to your daily routine.

Upstairs there are 3 generous sized bedrooms and three piece family bathroom.

Outside, a driveway to the front offering off road parking, and gated access to the enclosed rear garden, where you're met with an outdoor sanctuary – a canvas for play, relaxation, and cherished memories.

Offered with no onward chain!



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,001 ft ² / 93 m ²
Plot Area:	0.04 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£1,930
Title Number:	LA644308
UPRN:	100010557162

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

11
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)



O₂



EE



3



O₂

Satellite/Fibre TV Availability:



BT

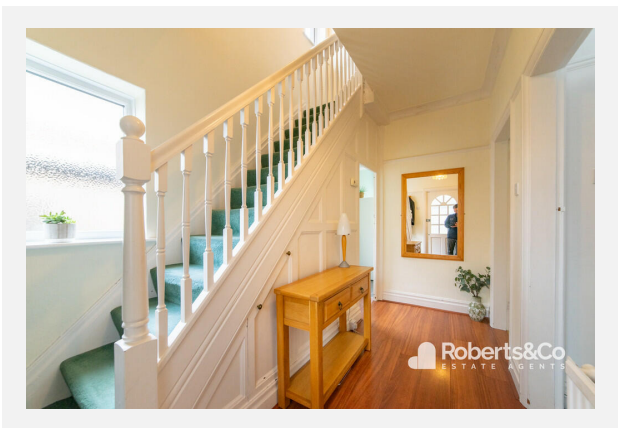
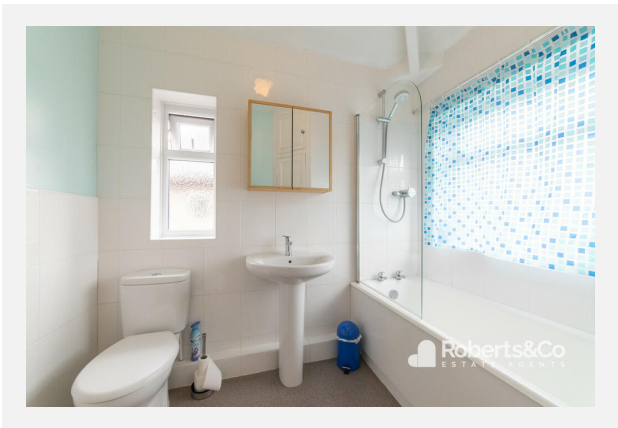


sky

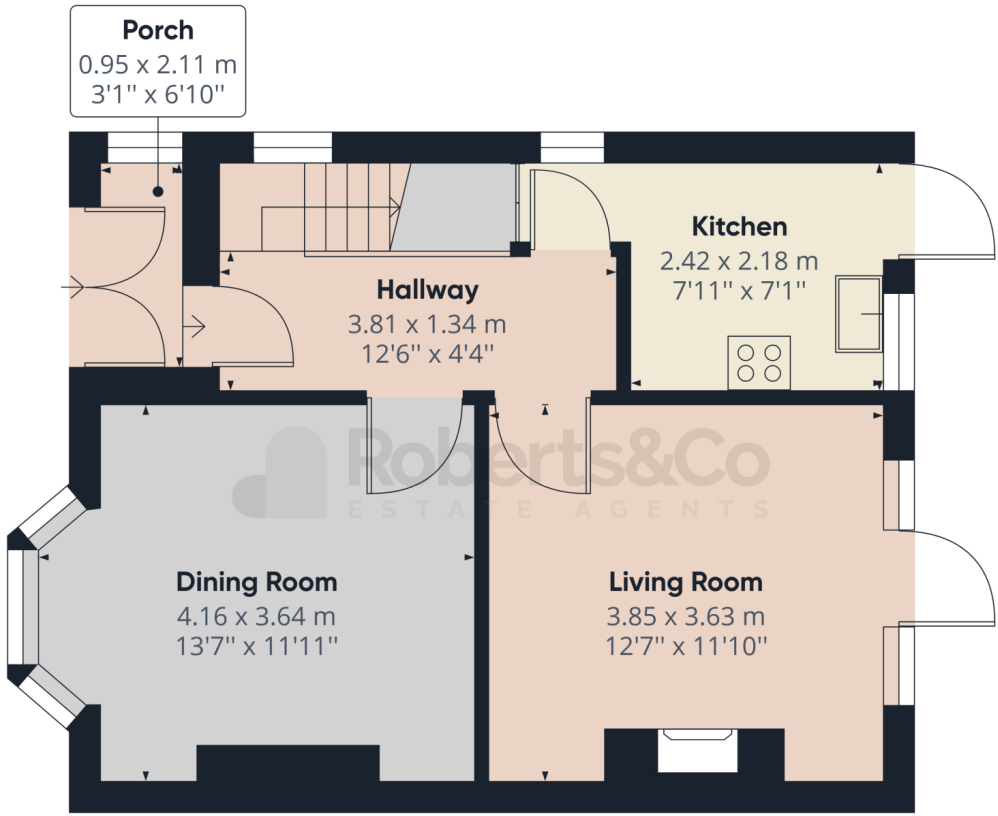


Virgin media





MARESFIELD ROAD, PRESTON, PR1



Ground Floor

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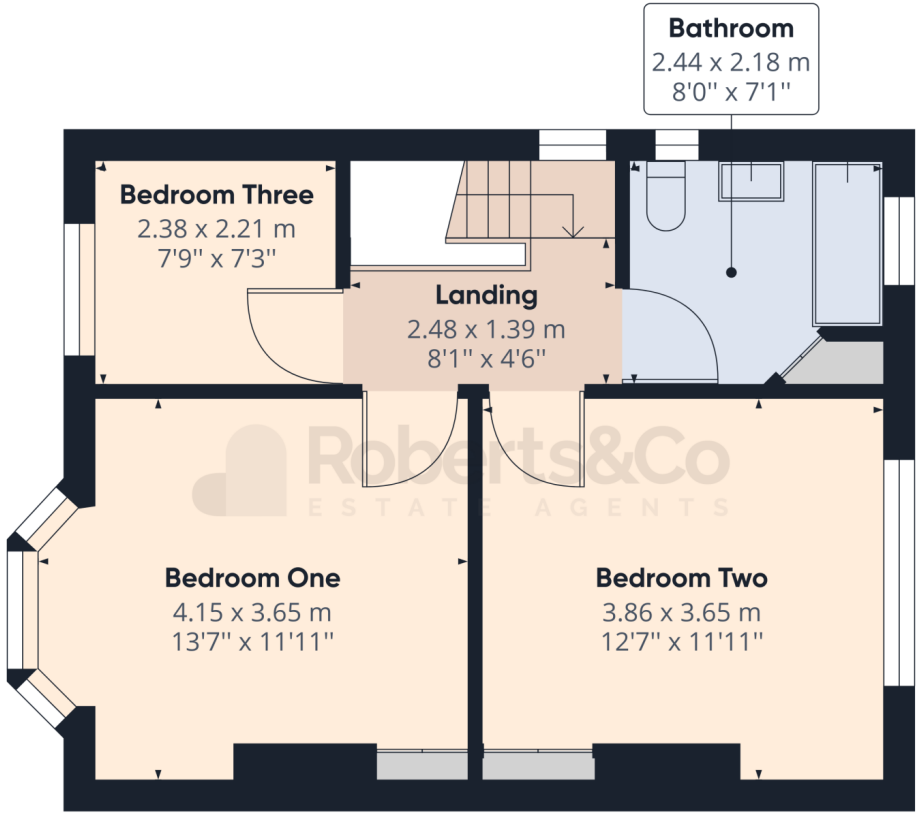
Approximate total area⁽¹⁾
43.75 m²
470.97 ft²

(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

MARESFIELD ROAD, PRESTON, PR1



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Approximate total area⁽¹⁾
41.75 m²
449.39 ft²

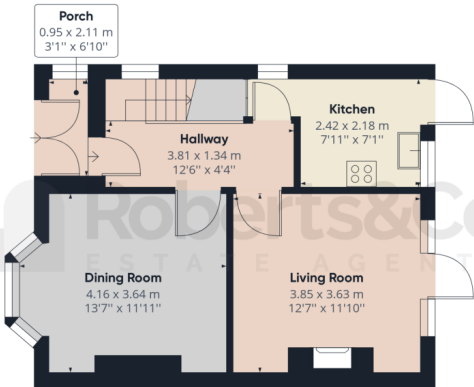
(1) Excluding balconies and terraces

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

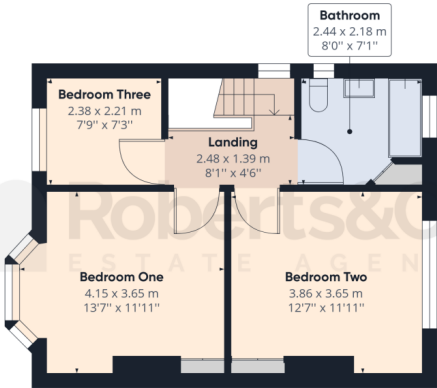
GIRAFFE360

Floor 1

MARESFIELD ROAD, PRESTON, PR1



Ground Floor



Floor 1

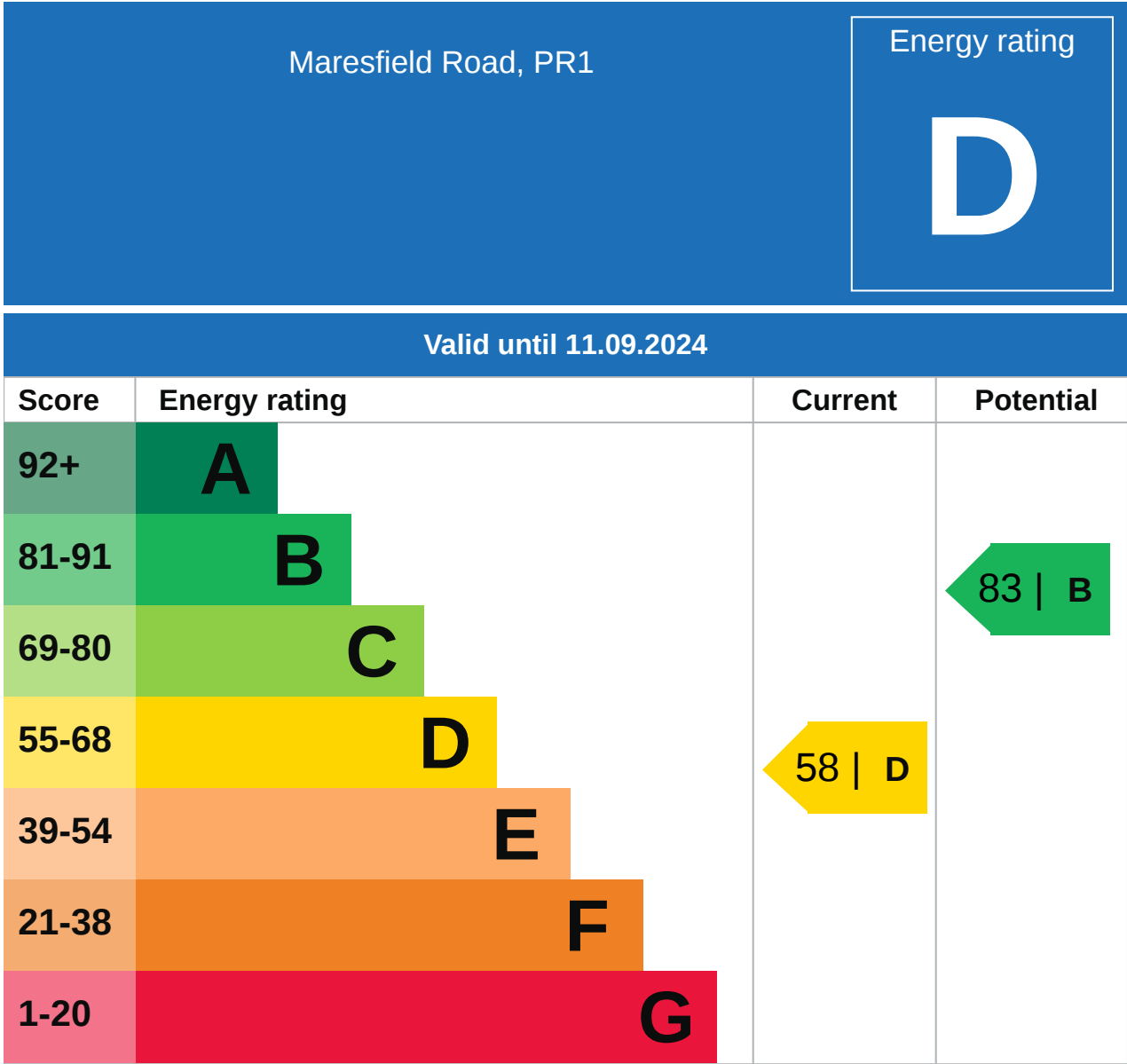
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Approximate total area⁽¹⁾
85.50 m²
920.36 ft²

(1) Excluding balconies and terraces

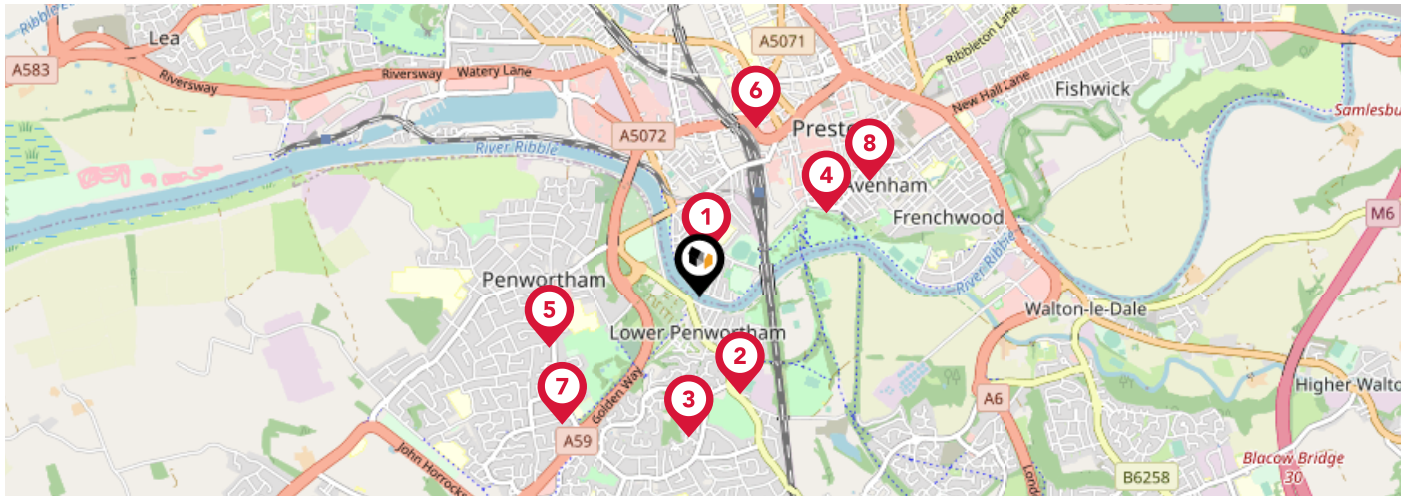
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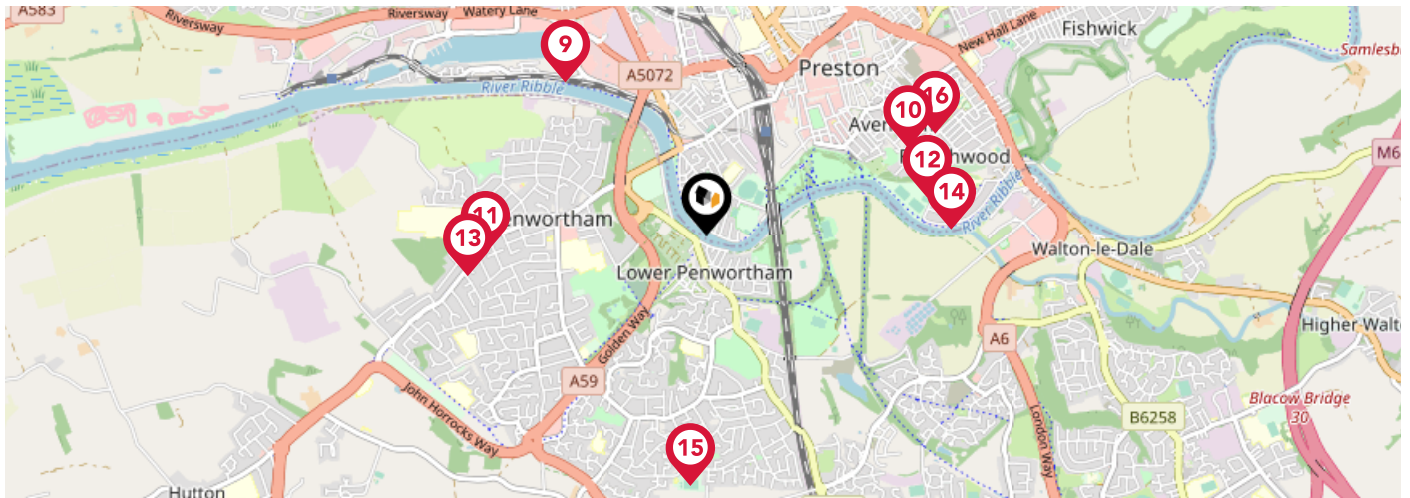









Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
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 44% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	93 m ²



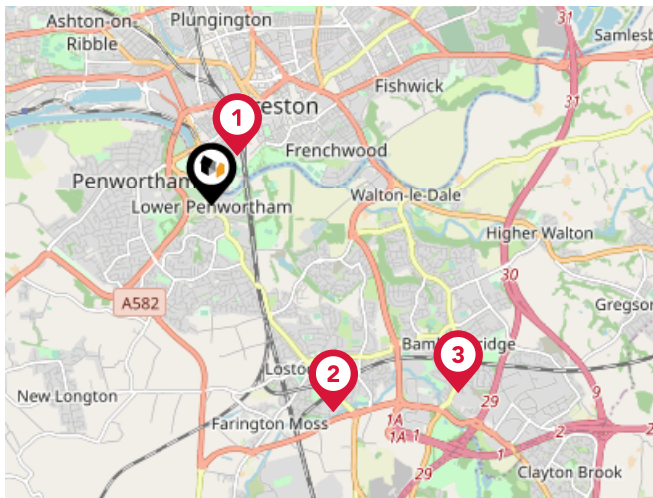
		Nursery	Primary	Secondary	College	Private
1	St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 67 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	University of Central Lancashire Ofsted Rating: Good Pupils:0 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stoneygale Nursery School Ofsted Rating: Good Pupils: 91 Distance:0.9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 251 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:0.97	<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:0.99	<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:1.06	<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:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cardinal Newman College Ofsted Rating: Outstanding Pupils:0 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

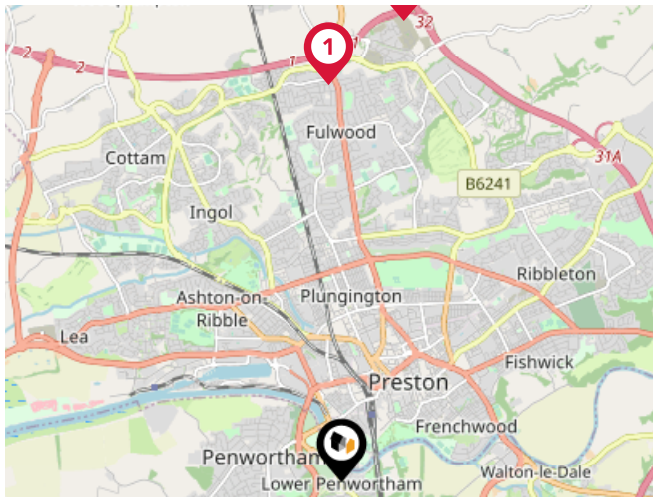
Area

Transport (National)



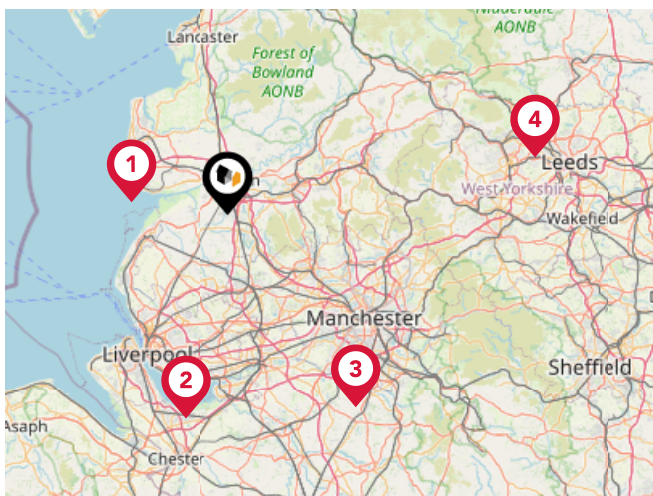
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.48 miles
2	Lostock Hall Rail Station	2.11 miles
3	Bamber Bridge Rail Station	2.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.48 miles
2	M65 J1A	2.83 miles
3	M6 J32	4.06 miles
4	M65 J1	3.15 miles
5	M6 J30	2.68 miles

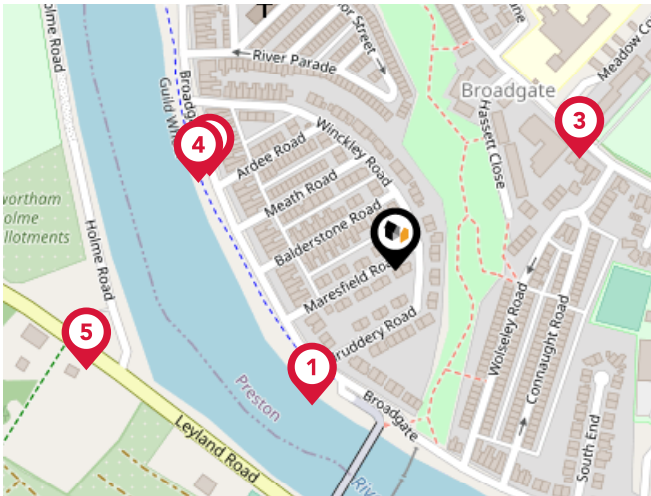


Airports/Helipads






Pin	Name	Distance
1	Blackpool International Airport	13.55 miles
2	Liverpool John Lennon Airport	29.14 miles
3	Manchester Airport	32.47 miles
4	Leeds Bradford International Airport	43.79 miles

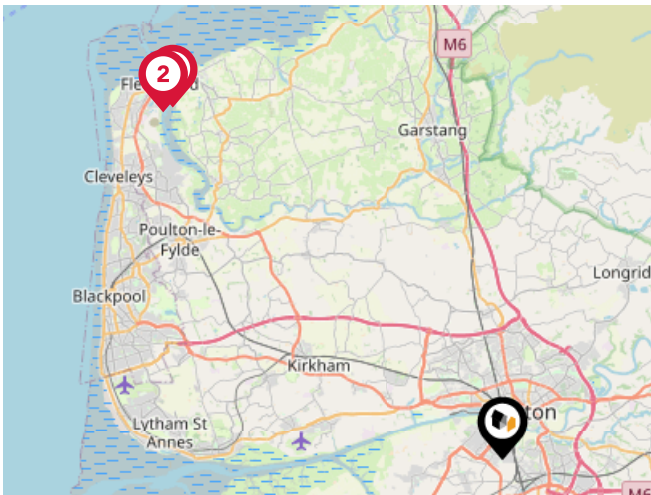
Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
	Terminus	0.09 miles
	Ardee Road	0.11 miles
	Meadow Court	0.12 miles
	Ardee Road	0.12 miles
	Valley Road	0.18 miles



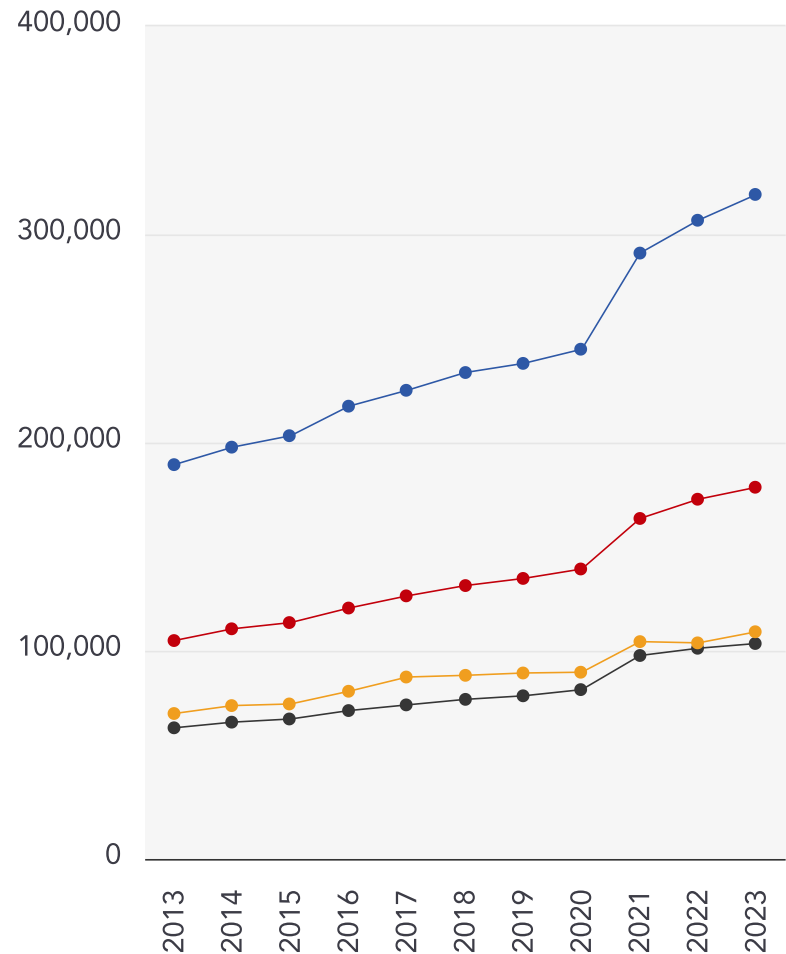
Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	16.89 miles
	Fleetwood for Ireland Ferry Terminal	16.97 miles

Market

House Price Statistics

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



Detached

+68.52%

Semi-Detached

+70.19%

Flat

+56.21%

Terraced

+64.28%



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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