

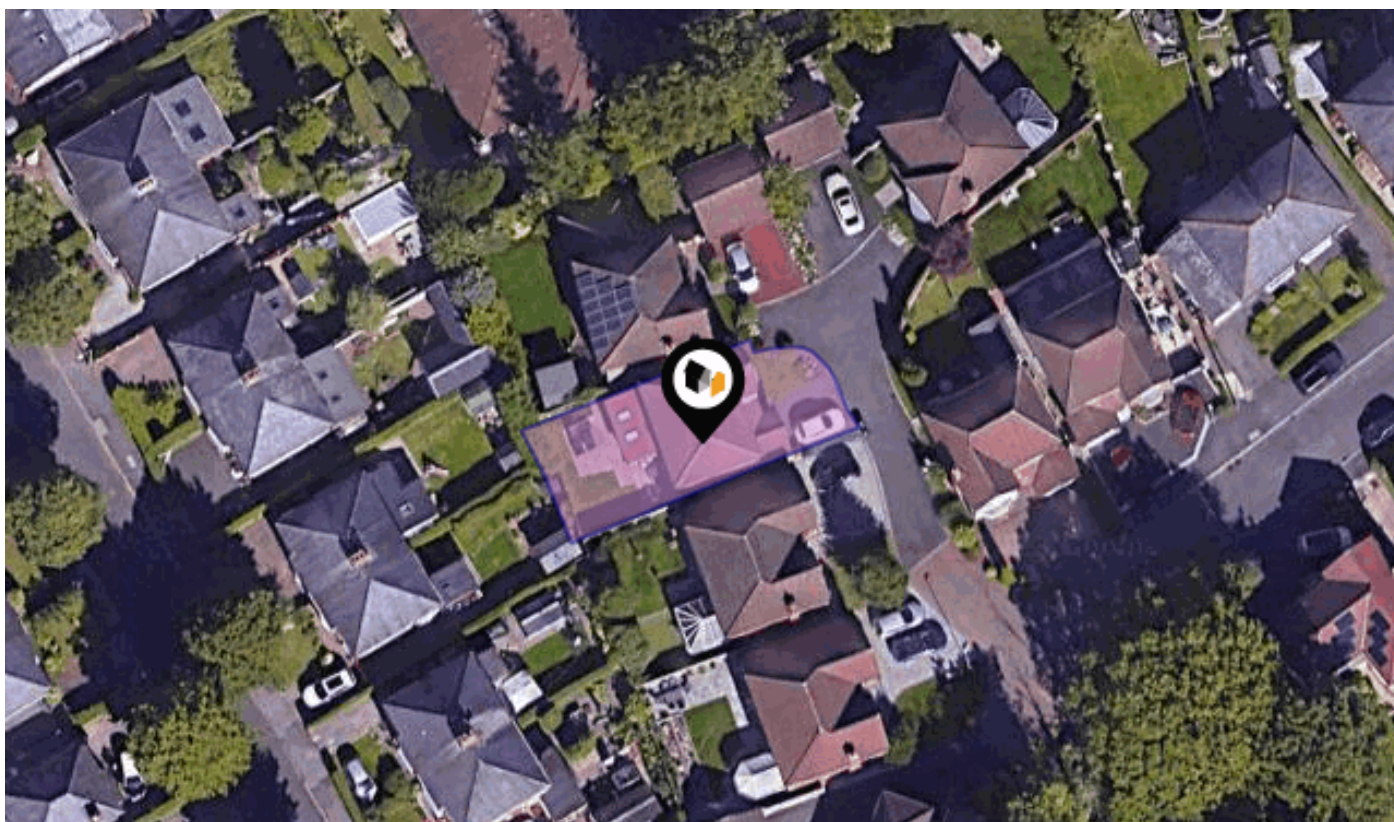


See More Online

# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 07<sup>th</sup> September 2023**



**NEWLANDS AVENUE, PENWORTHAM, PRESTON, PR1**

## **Roberts & Co**

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

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



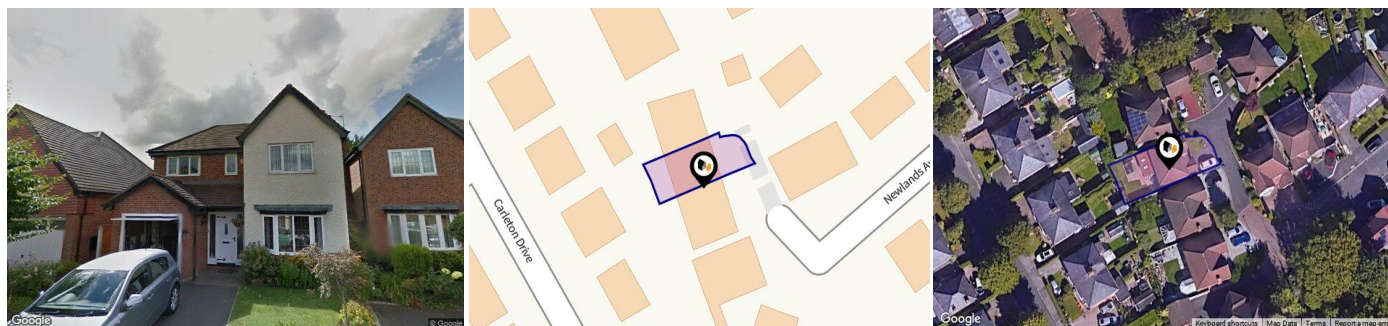
# Introduction

## Our Comments

---

### Property Overview

We are delighted to be offering for sale this immaculately presented detached family home. Situated on a quiet cul-de-sac in Higher Penwortham, within walking distance of a vibrant community, local amenities, excellent primary and secondary schools and great transport links. This home has recently been FULLY REFURBISHED to a high standard. Internally, the accommodation boasts; welcoming entrance hall, spacious lounge, open plan modern fitted family dining kitchen, utility and downstairs cloaks. To the first floor, 4 DOUBLE BEDROOMS, with ensuite to bedroom one and three piece family bathroom. Externally the driveway to the front offers ample parking, and access to the integral garage. The front garden is laid lawn and shrubs. To the rear, a private enclosed garden, laid lawn and patio, great for outdoor entertaining. Viewing is highly recommended.



## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£220
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,140 ft <sup>2</sup> / 106 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	2000		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,523		
<b>Title Number:</b>	LA911008		
<b>UPRN:</b>	100012744407		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>71</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



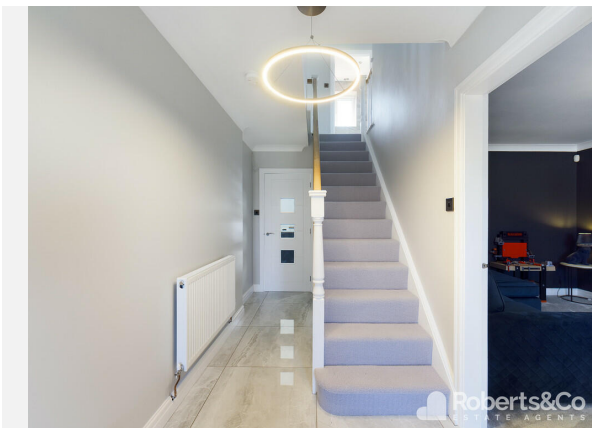
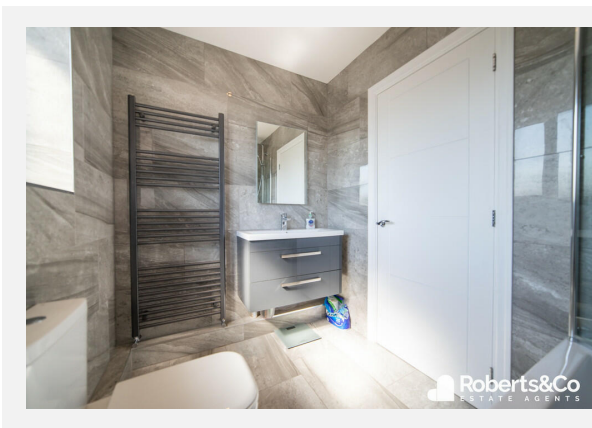
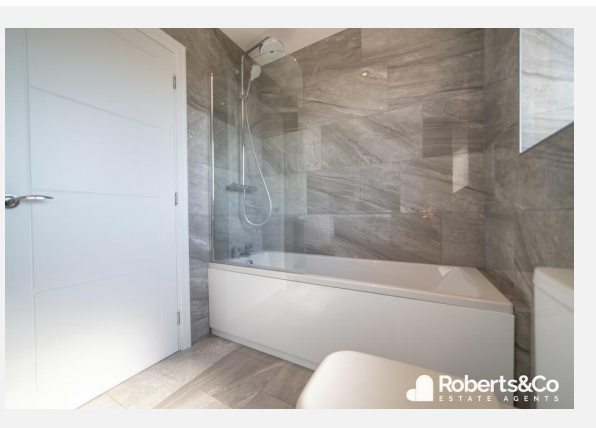
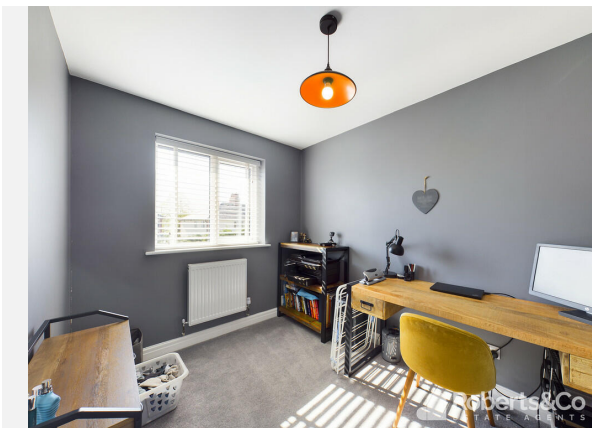
# Planning History

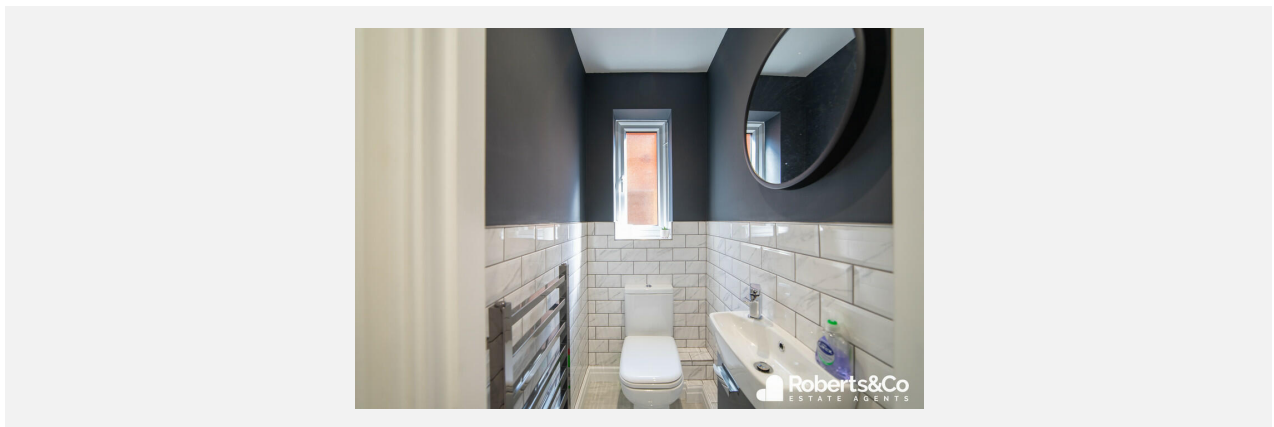
## This Address

Planning records for: *52, Newlands Avenue, Penwortham, Preston, PR1 0QY*

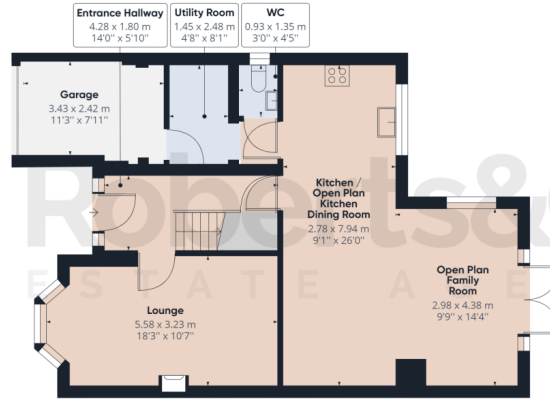
<b>Reference - 07/2022/00033/HOH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	27th January 2022
<b>Description:</b>	Retention of single storey rear extension



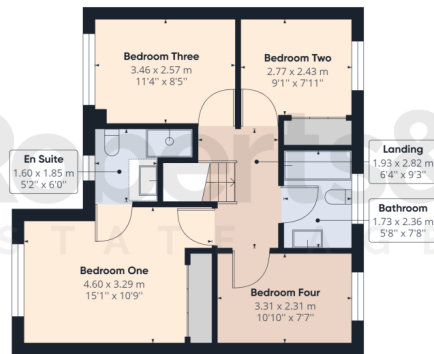




## NEWLANDS AVENUE, PENWORTHAM, PRESTON, PR1



Ground Floor Building 1



Floor 1 Building 1



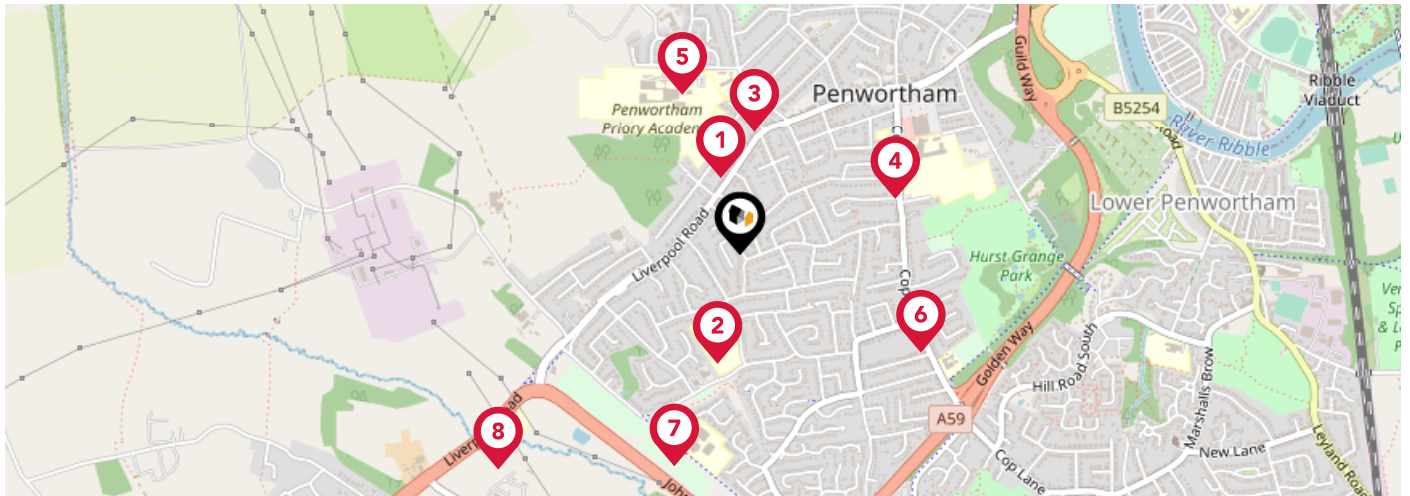
Approximate total area<sup>(1)</sup>  
1375.50 ft<sup>2</sup>  
127.79 m<sup>2</sup>

(1) Excluding balconies and terraces

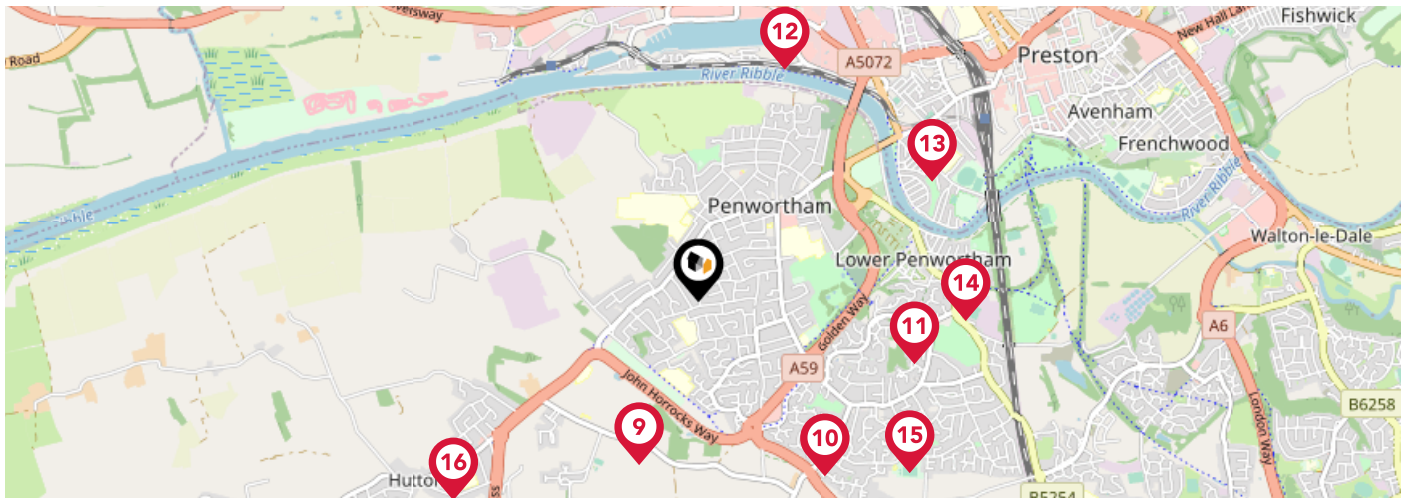
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





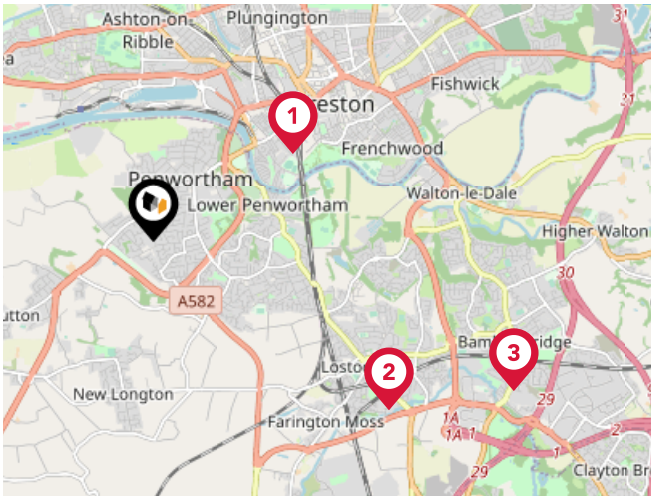
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Penwortham, St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 277   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Penwortham Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Penwortham Girls' High School</b> Ofsted Rating: Outstanding   Pupils: 769   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Penwortham Priory Academy</b> Ofsted Rating: Good   Pupils: 747   Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 210   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>All Hallows Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 900   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Howick Church Endowed Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Ashbridge Independent School</b> Ofsted Rating: Not Rated   Pupils: 528   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Middleforth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cedar Lodge School</b> Ofsted Rating: Outstanding   Pupils: 3   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Stephen's CofE School</b> Ofsted Rating: Good   Pupils: 296   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 120   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hutton Church of England Grammar School</b> Ofsted Rating: Good   Pupils: 869   Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

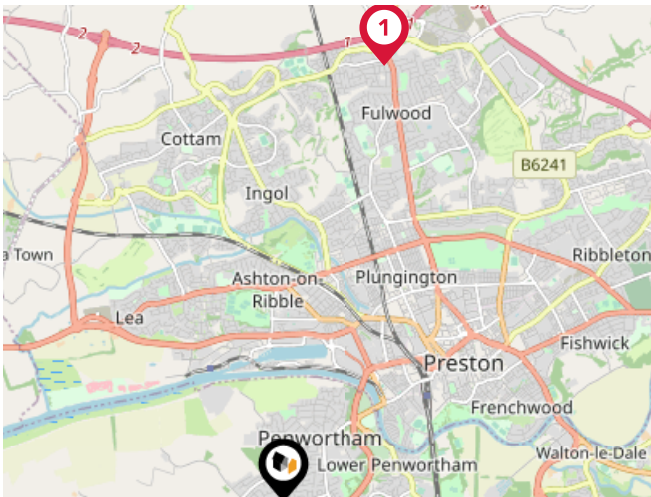
# Area

## Transport (National)



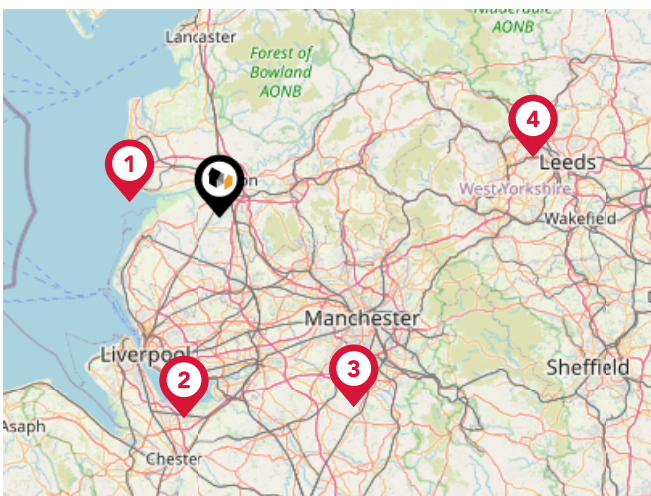
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.44 miles
2	Lostock Hall Rail Station	2.54 miles
3	Bamber Bridge Rail Station	3.41 miles



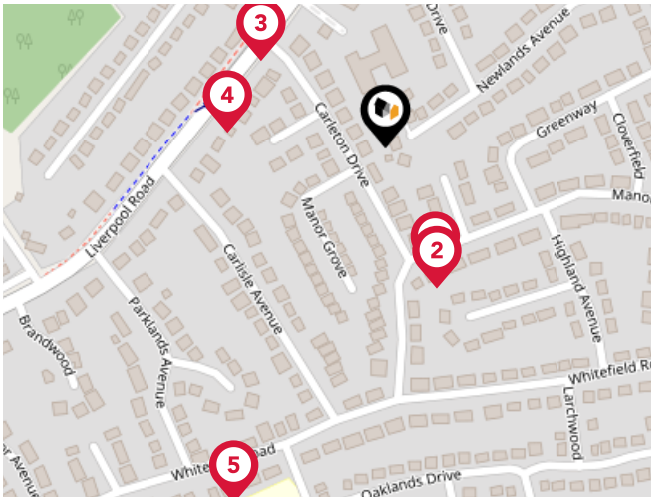
### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.92 miles
2	M65 J1A	3.31 miles
3	M6 J32	4.63 miles
4	M6 J28	4.3 miles
5	M65 J1	3.67 miles



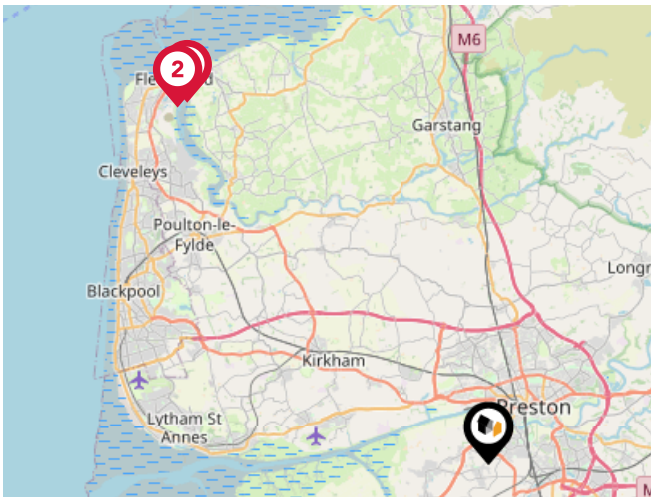
### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.62 miles
2	Liverpool John Lennon Airport	28.62 miles
3	Manchester Airport	32.76 miles
4	Leeds Bradford International Airport	44.84 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Manor Lane	0.07 miles
2	Manor Lane	0.08 miles
3	Blashaw Lane	0.08 miles
4	Carleton Drive	0.09 miles
5	Parklands Avenue	0.21 miles



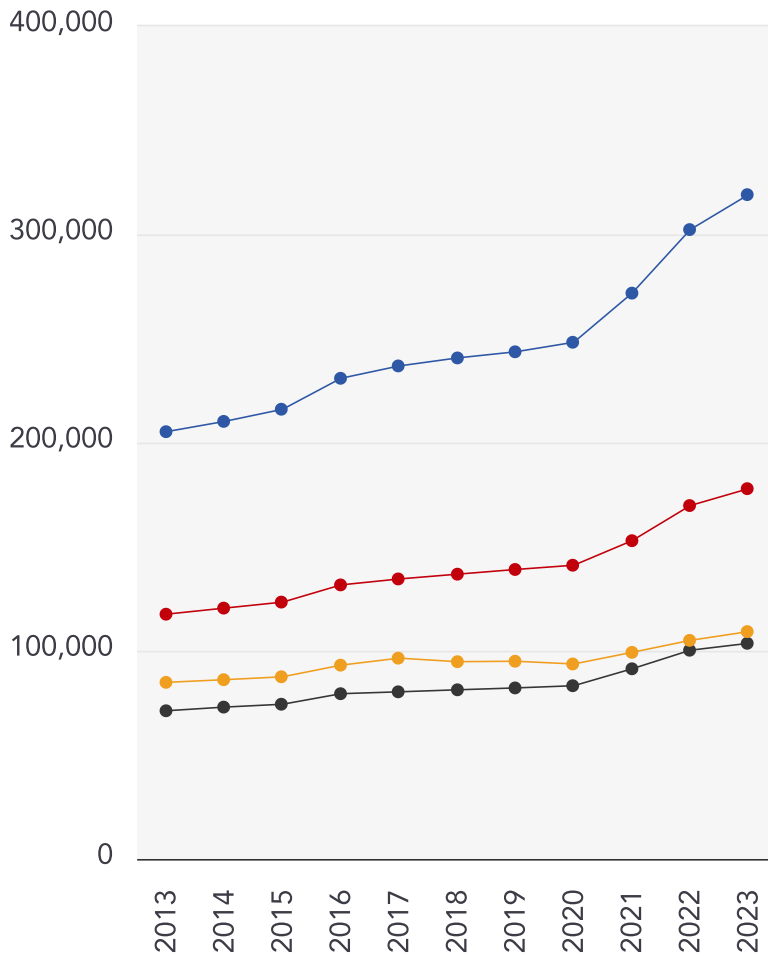
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.48 miles
2	Fleetwood for Ireland Ferry Terminal	16.55 miles

# Market

## House Price Statistics

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



Detached

**+55.47%**

Semi-Detached

**+51.27%**

Flat

**+28.73%**

Terraced

**+45.52%**



### 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

