

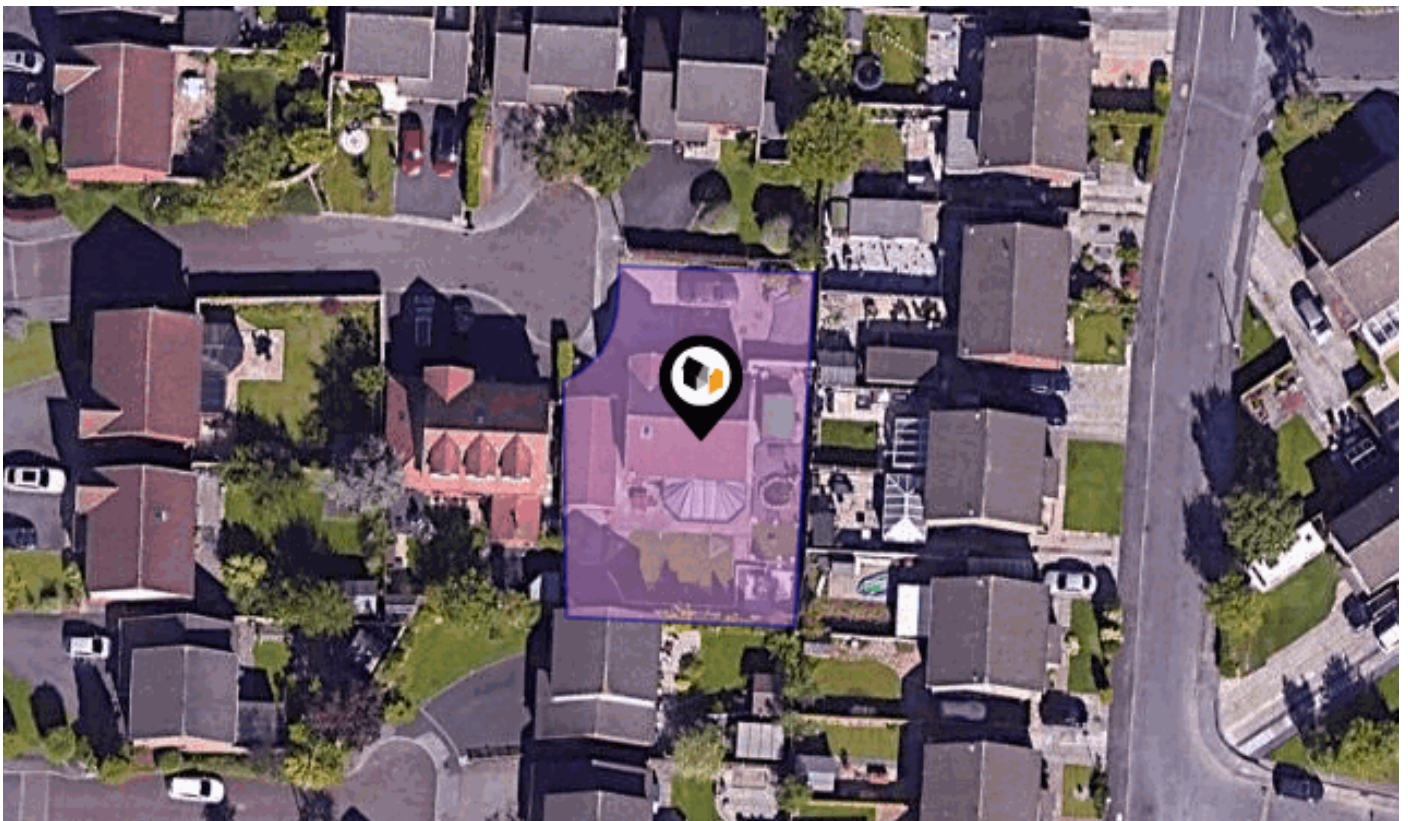


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 22nd September 2023



BRAMBLE COURT, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Introduction

Our Comments

Property Overview

Nestled within a tranquil cul de sac in the heart of Penwortham, this modern detached house awaits a family ready to make it their own. Situated on a generously sized plot, this property is a true gem, boasting delightful garden areas, ample off-road parking, and a spacious detached garage with an attached store.

The interior offers generously proportioned family accommodation that simply must be seen to be fully appreciated.

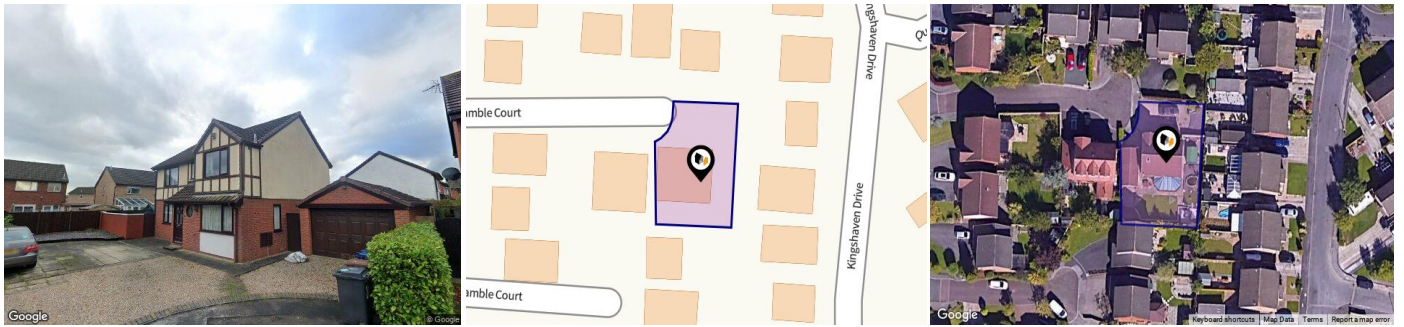
The ground floor welcomes you with a welcoming hallway and a convenient separate WC.

The great-sized lounge diner is perfect for hosting gatherings, while a separate study and a charming conservatory provide versatile spaces for work or relaxation. The fitted kitchen diner is a culinary enthusiast's dream.

Venturing upstairs, you'll discover five bedrooms, offering ample space for family and guests. Two four-piece bathrooms ensure convenience and luxury. Don't forget the converted loft, which offers endless possibilities for customization.

The property's front boasts a low-maintenance garden, while the enclosed rear garden is a true oasis with its lush lawn, inviting patio, and timber decked seating areas surrounding an ornamental pond.

Meticulously maintained and nestled in an ever-popular residential location, this property is well-placed for local amenities. Don't miss out on this opportunity to create cherished memories in a perfect family home. Highly recommended for those seeking a Penwortham haven!



Property

Type:	Detached	Last Sold £/ft²:	£143
Bedrooms:	5	Tenure:	Freehold
Floor Area:	1,571 ft ² / 146 m ²		
Plot Area:	0.13 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,523		
Title Number:	LA611113		
UPRN:	100010621224		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	65 mb/s	- mb/s

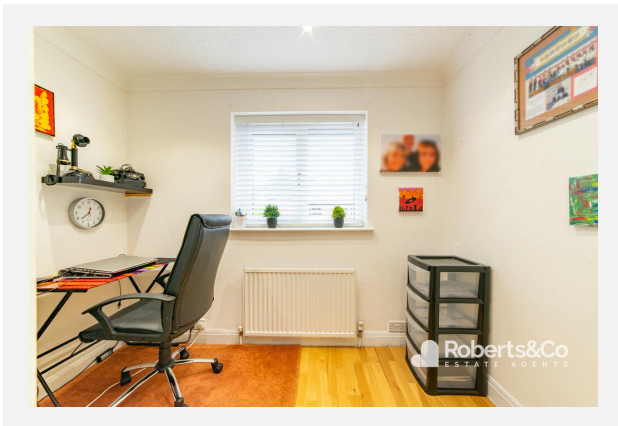
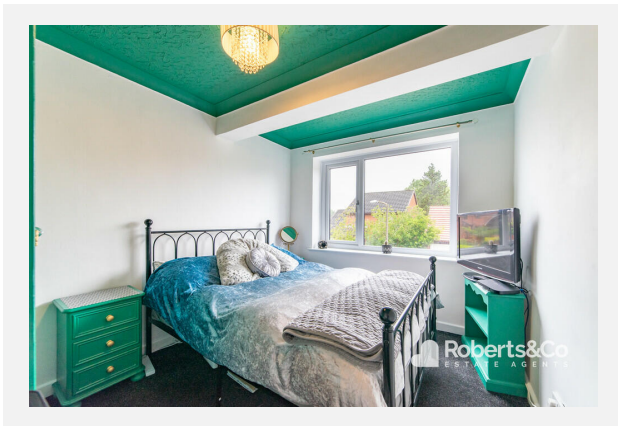
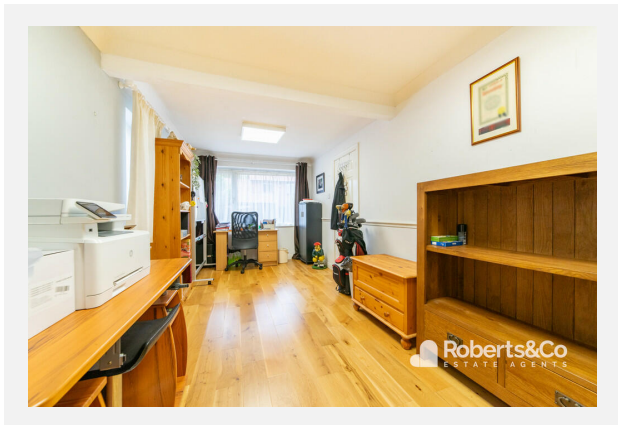
Mobile Coverage: (based on calls indoors)

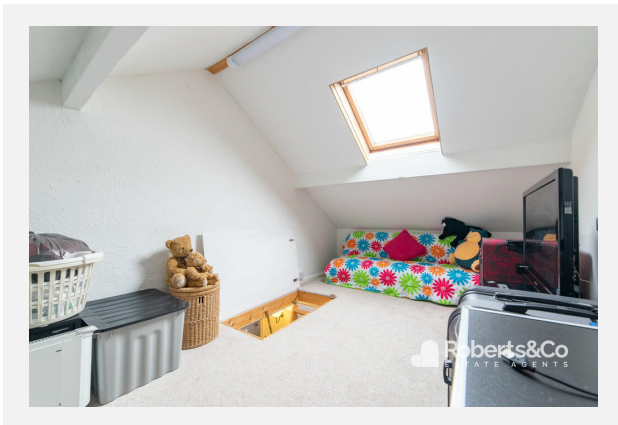


Satellite/Fibre TV Availability:





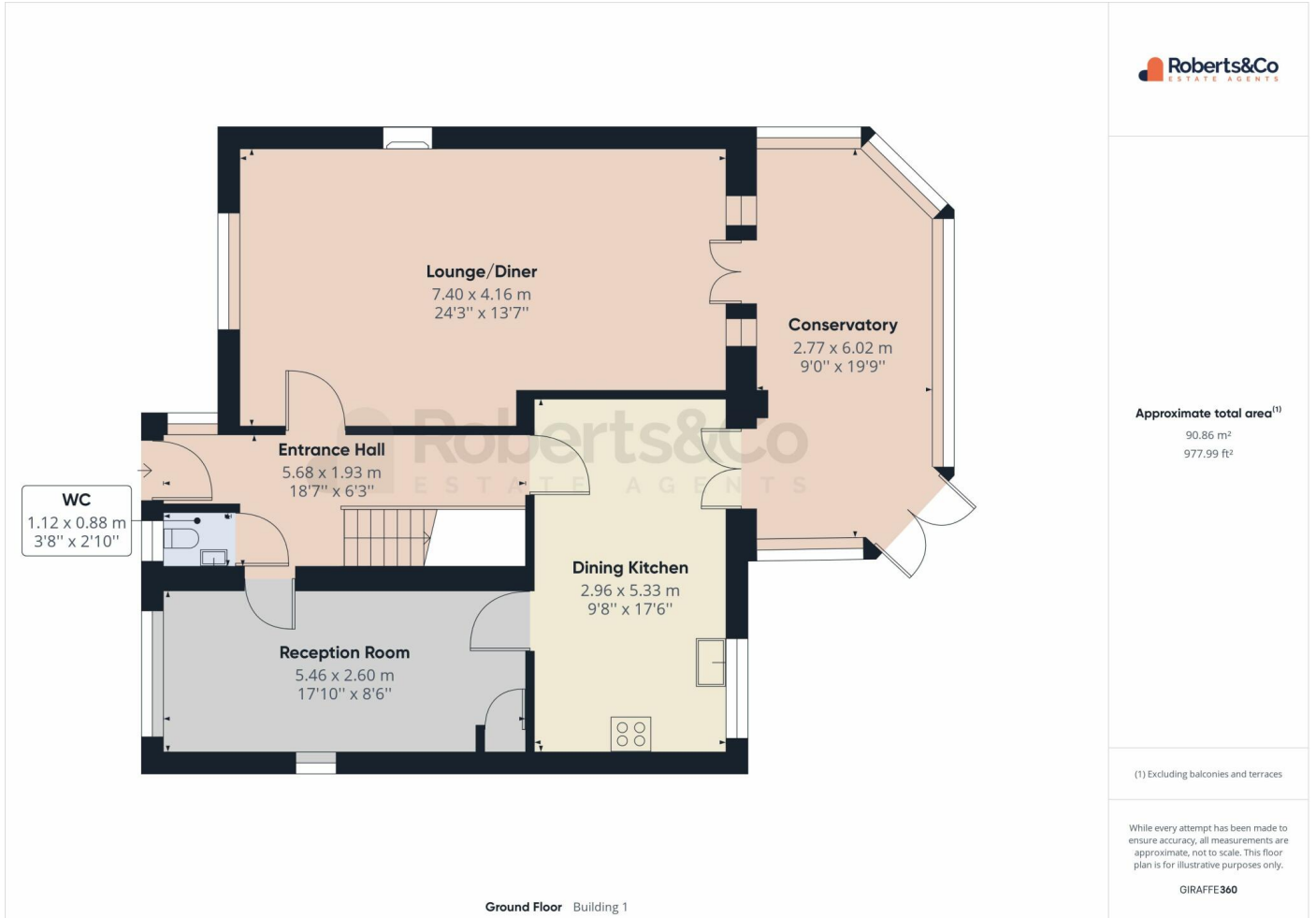




BRAMBLE COURT, PENWORTHAM, PRESTON, PR1



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Bramble Court, Penwortham, PR1

Energy rating

D

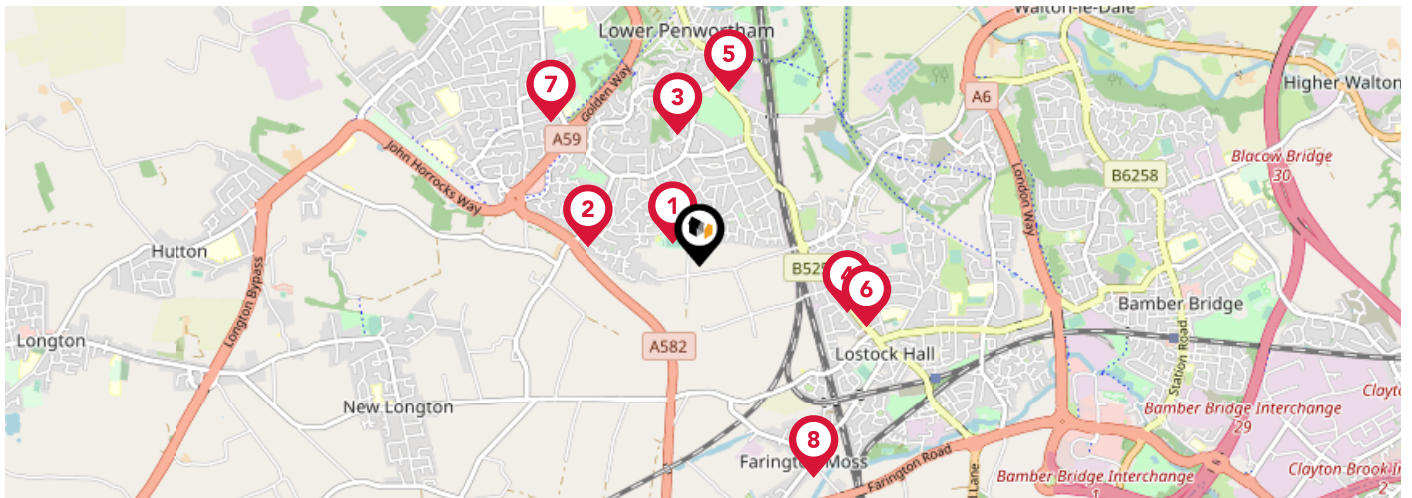
Valid until 19.10.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

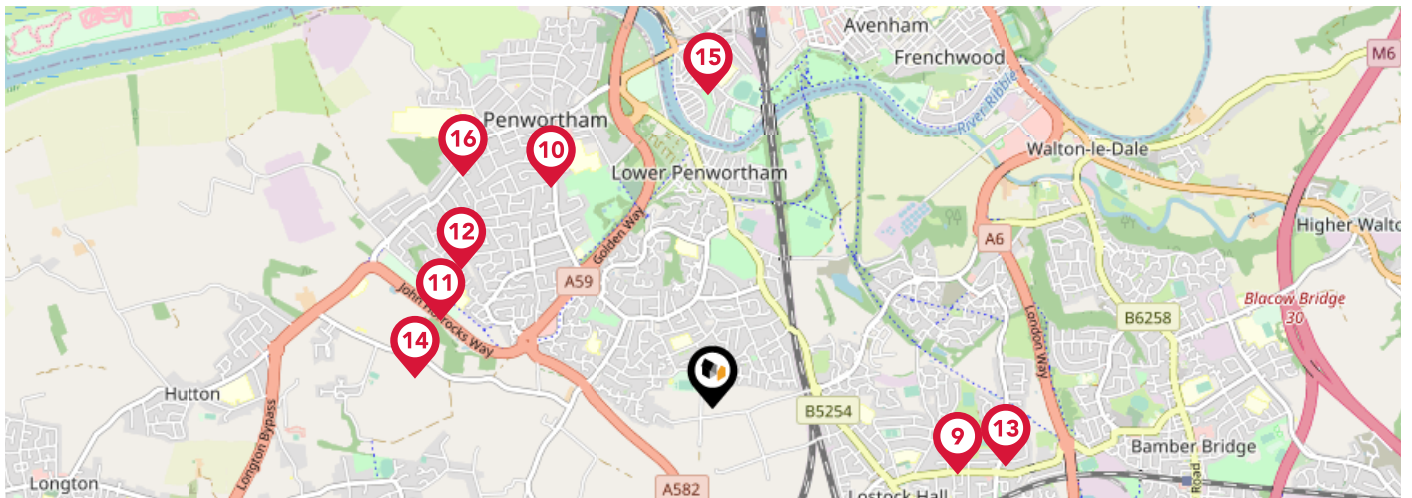
Property Type:	House
Build Form:	Detached
Transaction Type:	ECO assessment
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 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 75% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	146 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:0.5	<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:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

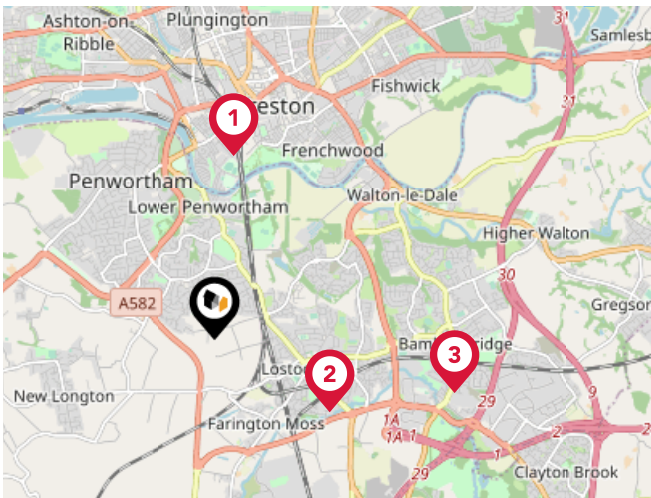
Area Schools



		Nursery	Primary	Secondary	College	Private
	Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:1.38	<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:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

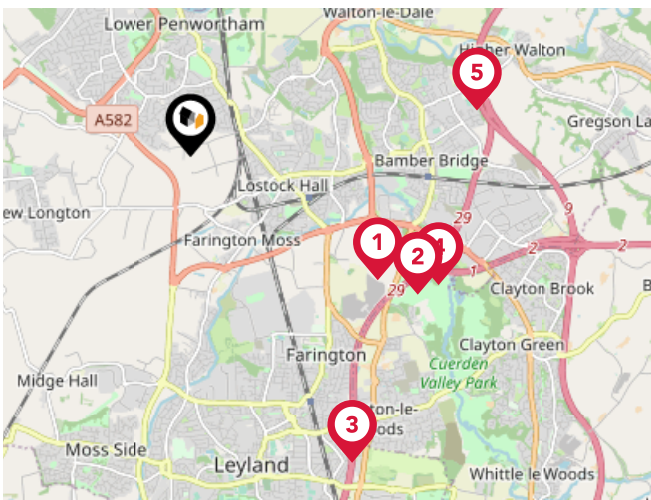
Area

Transport (National)



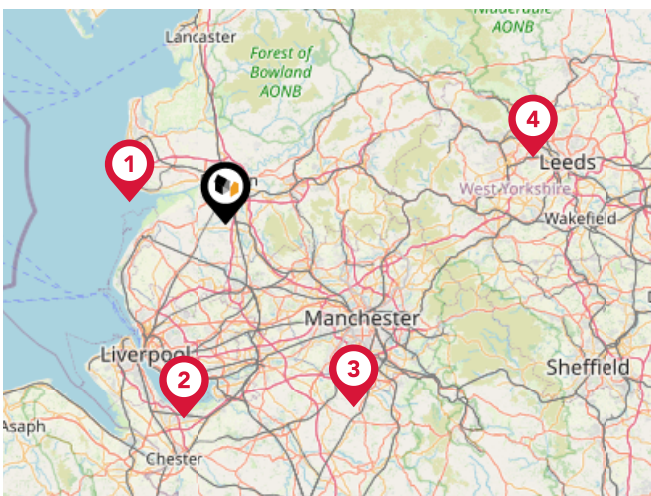
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.63 miles
2	Lostock Hall Rail Station	1.2 miles
3	Bamber Bridge Rail Station	2.15 miles



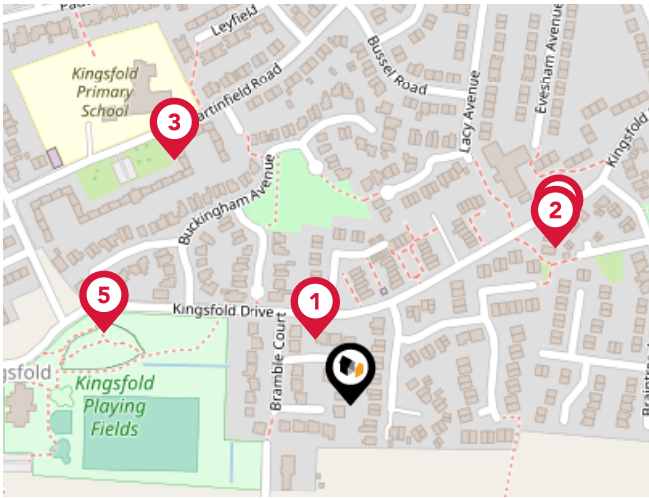
Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.96 miles
2	M65 J1	2.33 miles
3	M6 J28	3.03 miles
4	M6 J29	2.45 miles
5	M6 J30	2.55 miles



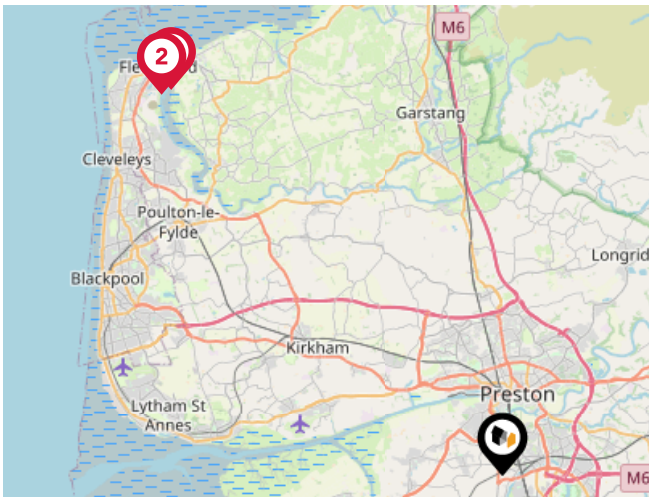
Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.82 miles
2	Liverpool John Lennon Airport	27.99 miles
3	Manchester Airport	31.46 miles
4	Leeds Bradford International Airport	43.99 miles



Bus Stops/Stations

Pin	Name	Distance
1	Meadowfield	0.04 miles
2	School Stop	0.14 miles
3	Martinfield Road	0.17 miles
4	Tuson House	0.15 miles
5	Hawkesbury Drive	0.14 miles



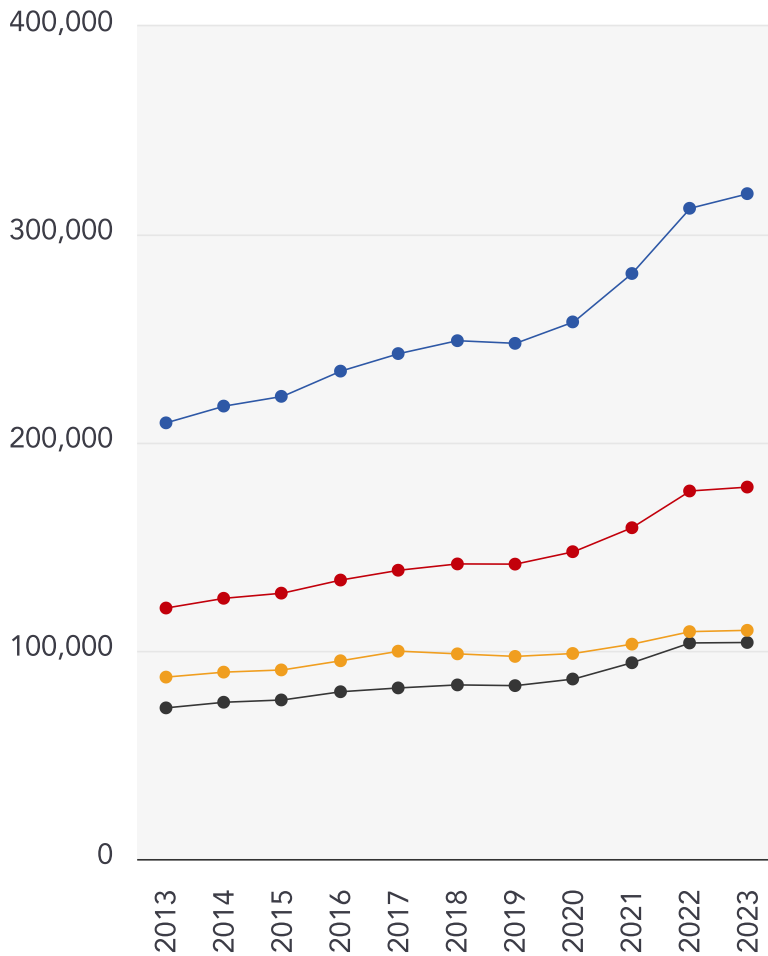
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.81 miles
2	Fleetwood for Ireland Ferry Terminal	17.88 miles

Market

House Price Statistics

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



Detached

+52.55%

Semi-Detached

+48.2%

Flat

+25.72%

Terraced

+43.27%



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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