

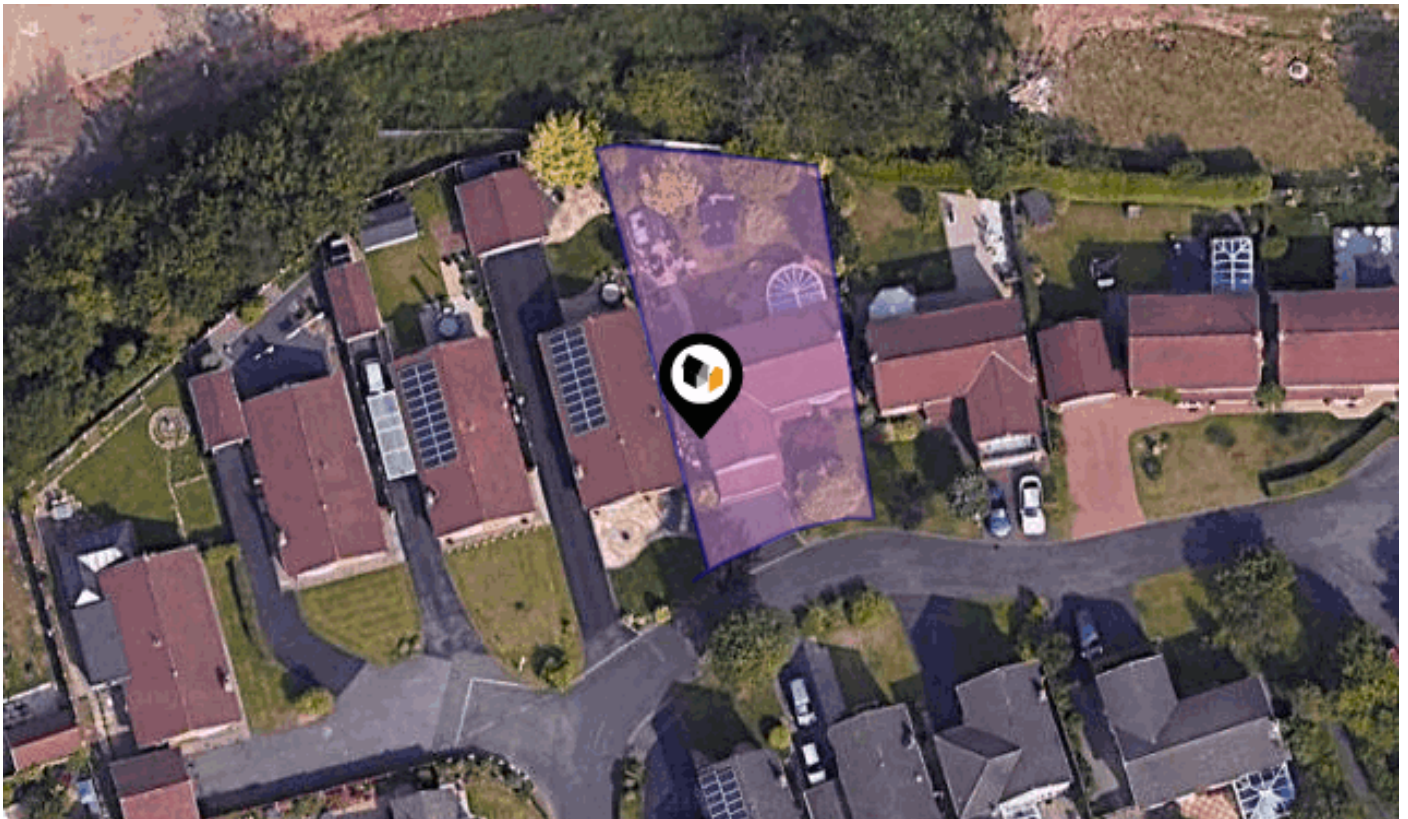


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 14th September 2023



HIGHER GREENFIELD, INGOL, PRESTON, PR2

Roberts & Co

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Property Overview

Nestled in the charming village of Ingol, this spacious family home boasts an enviable combination of features, making it an ideal hub for family life. Its prime location offers easy access to local amenities and excellent transportation connections.

This detached property offers an array of living spaces, including two reception rooms, a dining kitchen, a conservatory, a utility room, and a convenient downstairs WC. Upstairs, you'll discover four bedrooms, with two benefiting from ensuite facilities, and a well-appointed family bathroom.

The property also includes a front driveway, providing parking for two vehicles, a double garage for added convenience, and side access leading to the expansive rear garden.

As you step inside through the generously sized entrance hall, the living room greets you with its large window, which floods the room with natural light, and a cosy gas fire. Additionally, a lovely conservatory and a separate dining room provide additional spaces for relaxation and entertainment.

Designed with family living in mind, the spacious dining kitchen boasts ample storage cupboards, generous countertop space, and room for a dining table and chairs.

On the ground floor, a practical utility room helps you keep your laundry organized, while a modern downstairs WC adds to the convenience.

Upstairs, the property features four bedrooms, comprising three doubles and a generously sized single room. The first and second bedrooms come complete with ensuite facilities.

The family bathroom is designed to accommodate both brisk morning routines and indulgent evening relaxation, featuring a bathtub with a convenient shower over it.

Outside, the spacious garden is perfect for relaxation and offers opportunities for play on the patios and the lush lawn, catering to both the young and the young at heart. With no chain, this property is ready for you to make it your own, offering a wonderful family living experience.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,496 ft ² / 139 m ²		
Plot Area:	0.12 acres		
Year Built :	1983-1990		
Council Tax :	Band F		
Annual Estimate:	£3,136		
Title Number:	LA519274		
UPRN:	100010550792		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



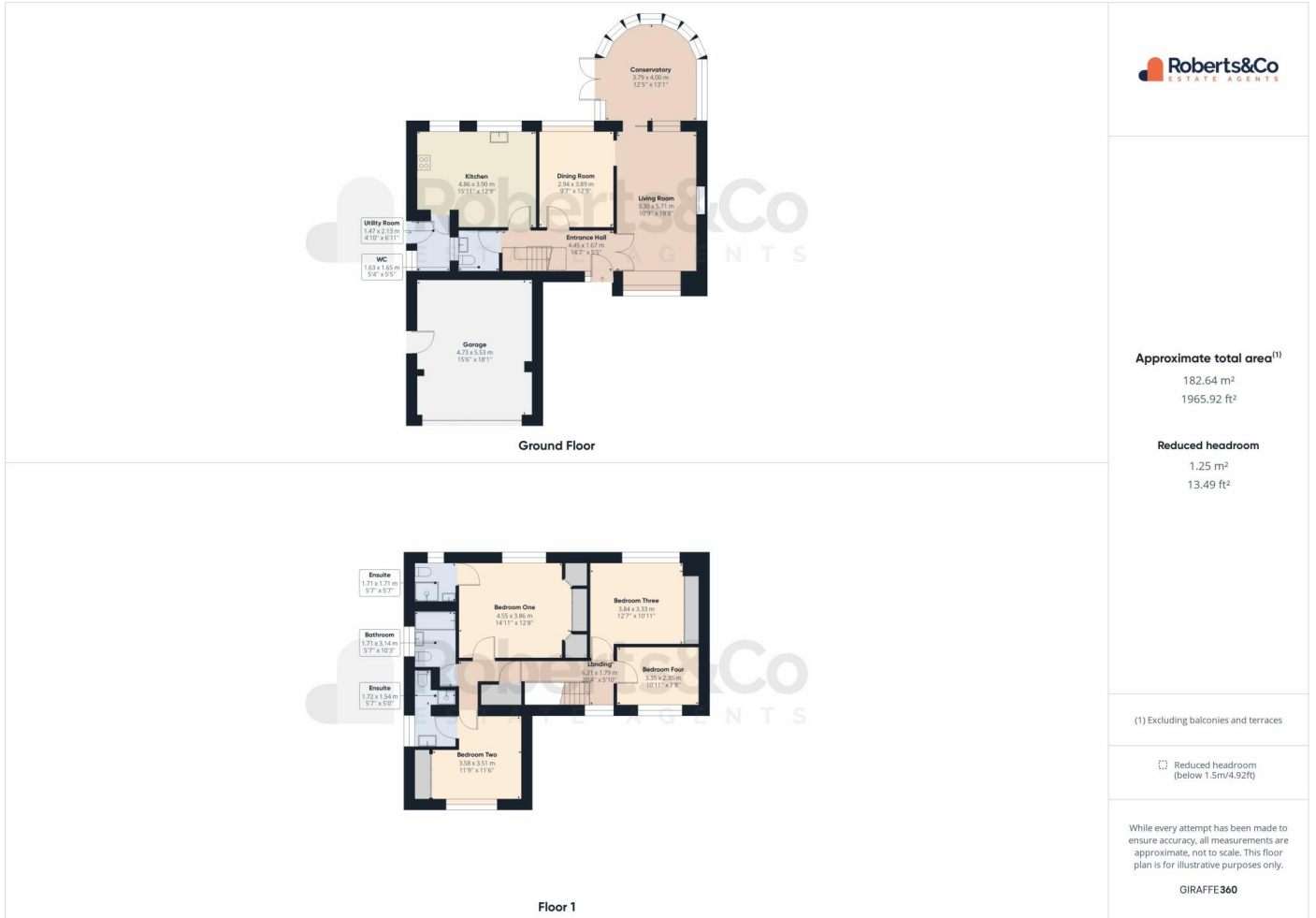
Gallery Photos







HIGHER GREENFIELD, INGOL, PRESTON, PR2



HIGHER GREENFIELD, INGOL, PRESTON, PR2



Approximate total area⁽¹⁾

105.98 m²
1140.75 ft²

Reduced headroom

1.25 m²
13.49 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

HIGHER GREENFIELD, INGOL, PRESTON, PR2



Ingol, PR2

Energy rating

C

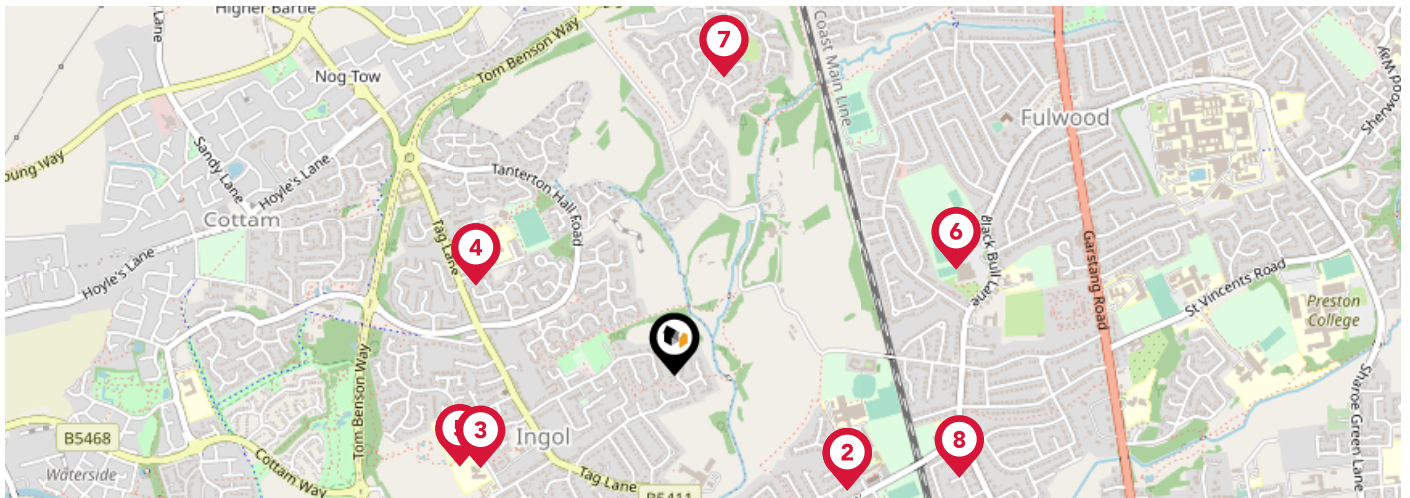
Valid until 06.02.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

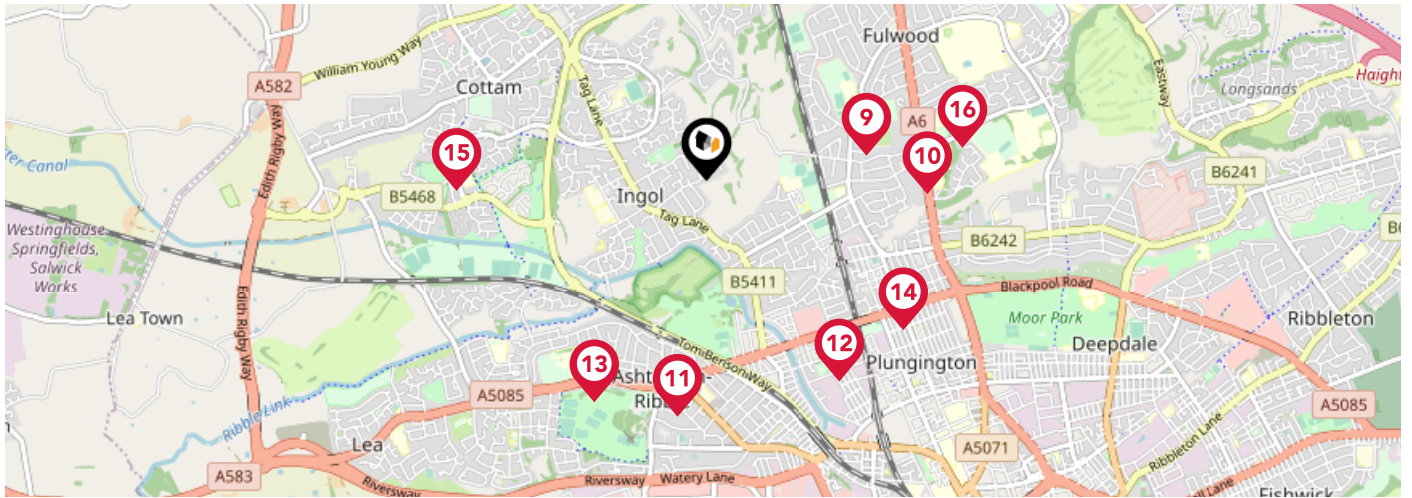
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
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 6% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	139 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 313 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Our Lady's Catholic High School Ofsted Rating: Outstanding Pupils: 899 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Ingol Community Primary School Ofsted Rating: Good Pupils: 176 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Pool House Community Primary School Ofsted Rating: Good Pupils: 170 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good Pupils: 177 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Fulwood Academy Ofsted Rating: Requires Improvement Pupils: 751 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Harris Primary School Ofsted Rating: Good Pupils: 213 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 314 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

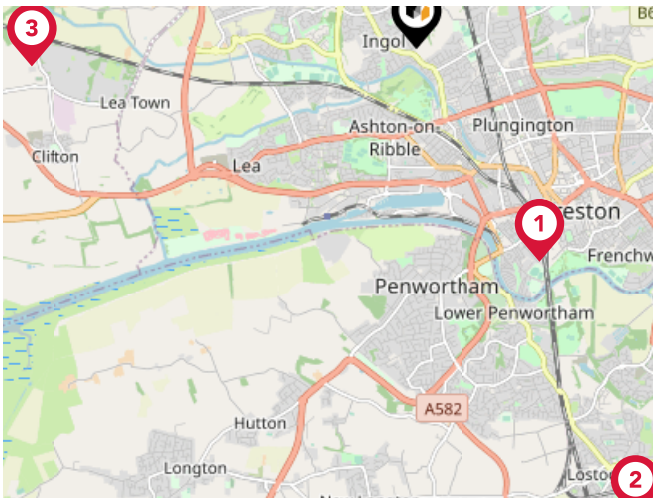
Area Schools



		Nursery	Primary	Secondary	College	Private
	Queen's Drive Primary School Ofsted Rating: Outstanding Pupils: 443 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 120 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Roebuck School Ofsted Rating: Good Pupils: 292 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashton Community Science College Ofsted Rating: Good Pupils: 755 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moorbrook School Ofsted Rating: Good Pupils: 46 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cottam Primary School Ofsted Rating: Good Pupils: 211 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corpus Christi Catholic High School Ofsted Rating: Good Pupils: 639 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

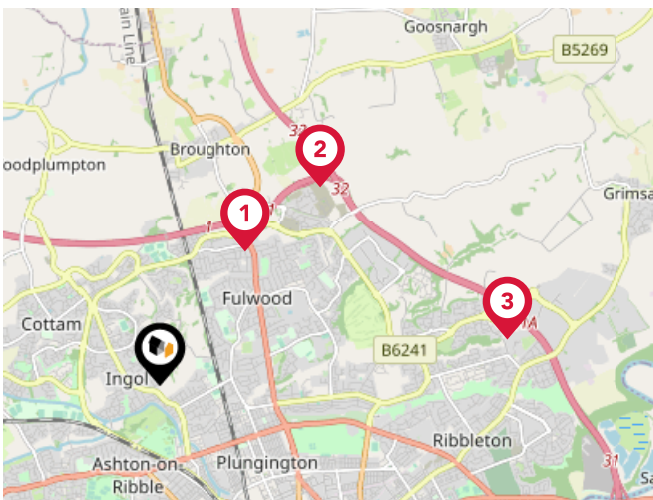
Area

Transport (National)



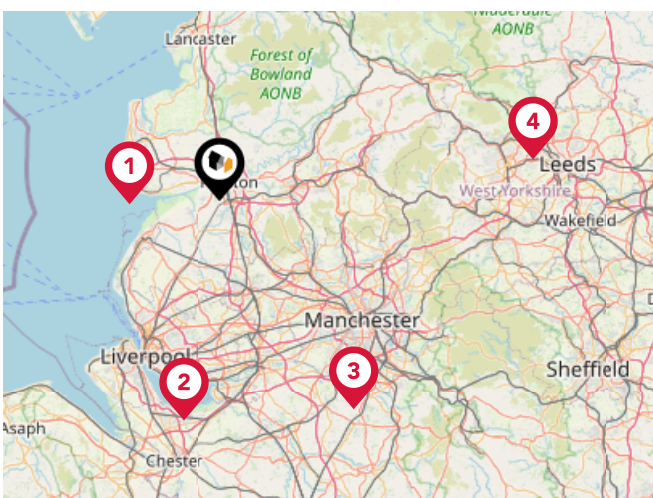
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.15 miles
2	Lostock Hall Rail Station	4.55 miles
3	Salwick Rail Station	3.37 miles



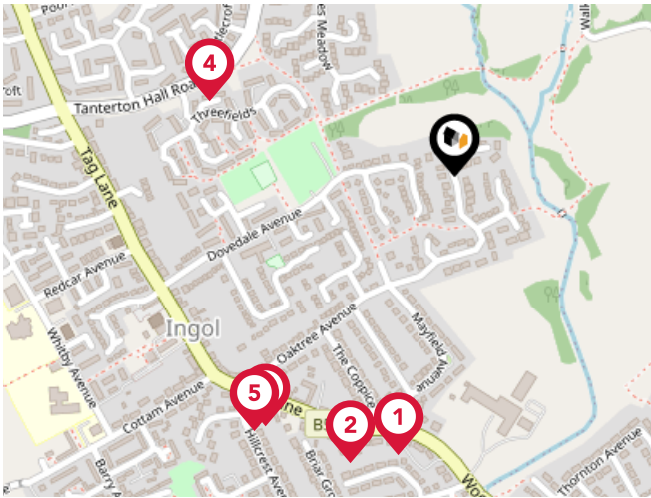
Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	1.4 miles
2	M6 J32	2.23 miles
3	M6 J31A	3.08 miles
4	M65 J1A	5.22 miles
5	M6 J30	4.6 miles



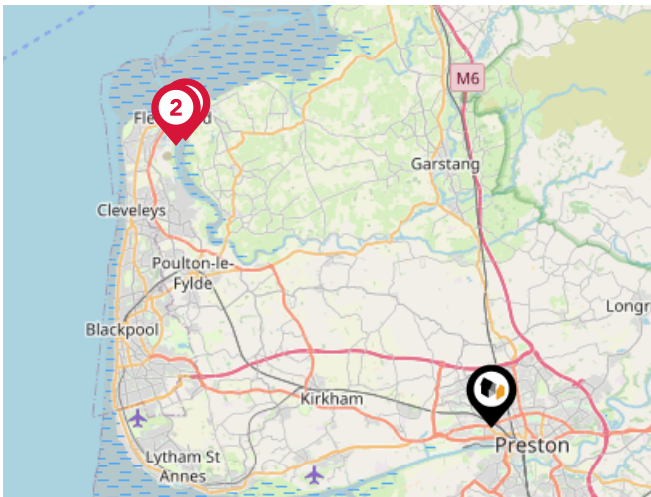
Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.56 miles
2	Liverpool John Lennon Airport	31.24 miles
3	Manchester Airport	34.85 miles
4	Leeds Bradford International Airport	44.26 miles



Bus Stops/Stations

Pin	Name	Distance
1	Mayfield Ave	0.31 miles
2	The Coppice	0.33 miles
3	Oaktree Ave	0.34 miles
4	Threefields	0.28 miles
5	Hillcrest Avenue	0.36 miles



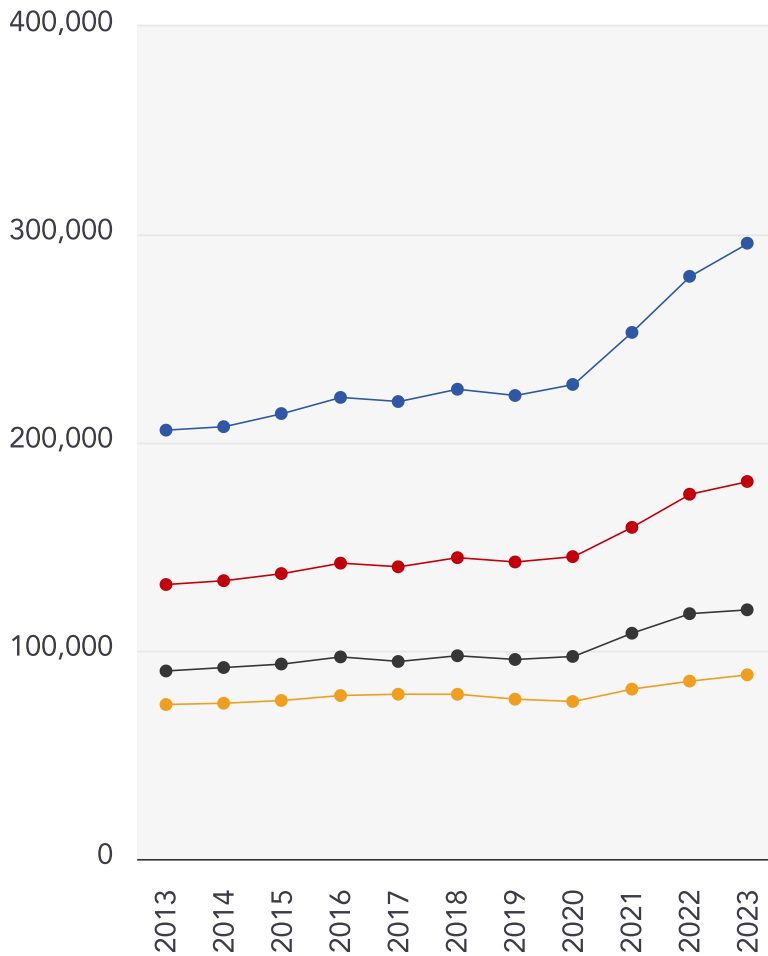
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	14.65 miles
2	Fleetwood for Ireland Ferry Terminal	14.76 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

+43.6%

Semi-Detached

+37.54%

Terraced

+32.54%

Flat

+19.22%



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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