

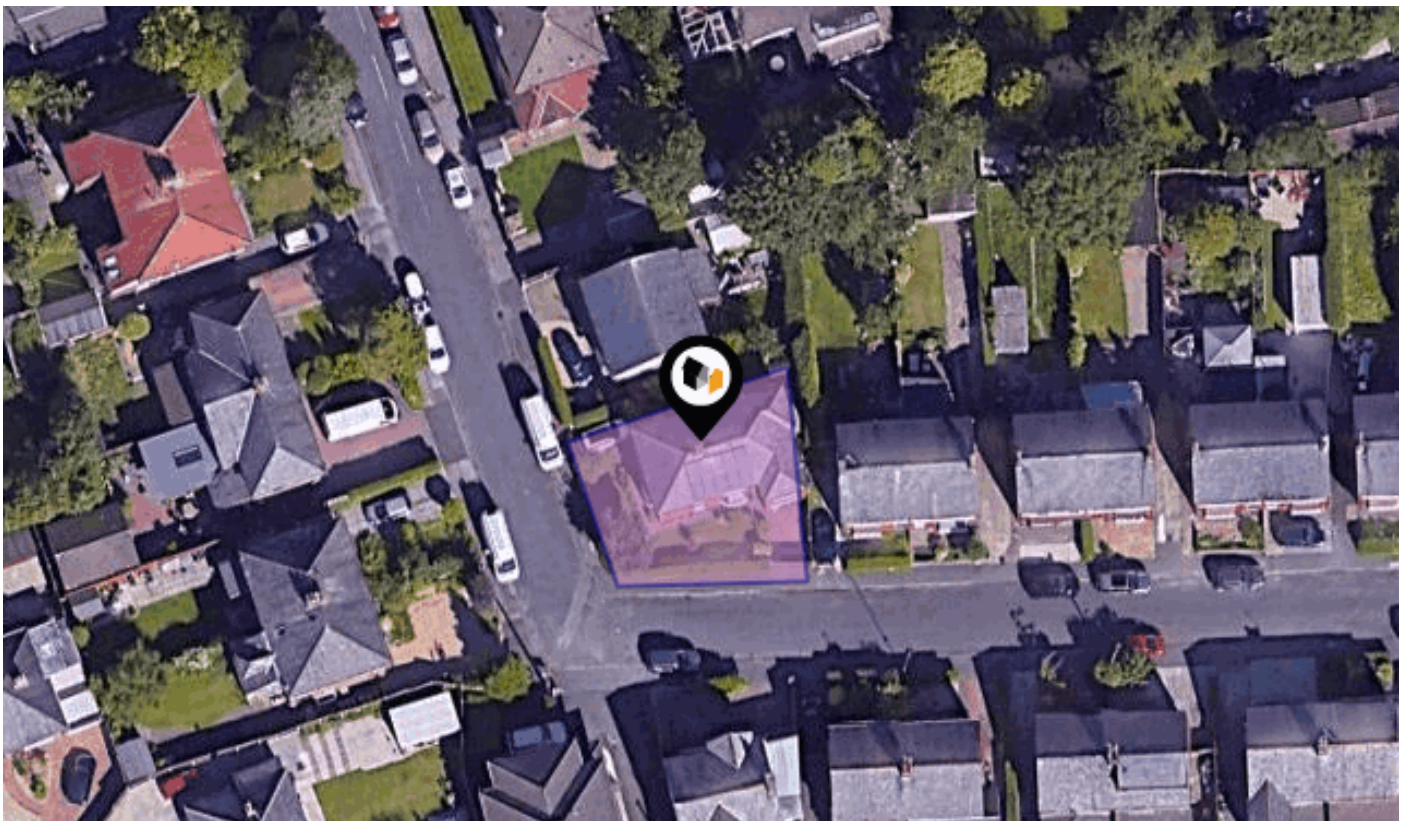


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 15th September 2023



LAWRENCE ROAD, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

Nestled within the serene and family-friendly community of Penwortham, this charming residence enjoys an exceptional location, offering easy access to nearby schools, parks, bars, cafes, and essential amenities.

Featuring three reception rooms, the layout has been thoughtfully designed to provide ample flexibility for daily life.

Upon entering the welcoming hallway, you'll find abundant space for coats and bags, and the wooden panelling sets the tone for the rest of the home. There's also a convenient downstairs WC.

As you step into the home, you'll be greeted by the spacious living room, where large windows flood the room with natural light, creating a warm and inviting atmosphere.

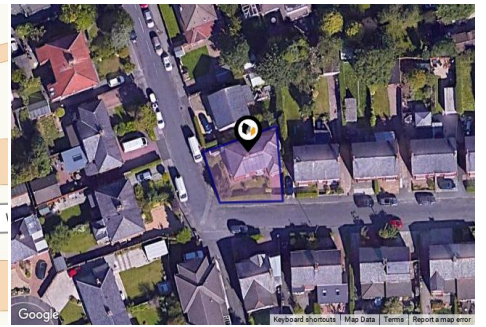
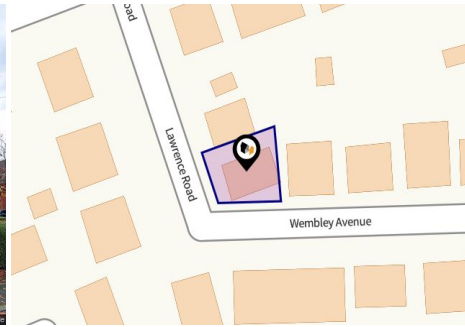
The dining room offers plenty of room for a dining table and chairs, making it an ideal gathering spot for the entire family.

There is a cosy sitting room at the back of the house.

The fitted kitchen serves as the heart of the home, complete with all the necessary appliances for preparing delicious meals. Just off the kitchen, you'll discover a useful utility space that can double as a pantry or laundry room.

Upstairs, four bedrooms await, each providing a peaceful sanctuary for relaxation. The main bedroom features an ensuite bathroom with both a bath and a separate shower. The remaining bedrooms share a spacious four-piece bathroom, also equipped with a bath and separate shower. Filled with natural light, each room offers versatility to suit your needs. The fourth room, in particular, offers flexibility as a home office, nursery, or walk-in wardrobe if desired.

Outside, a landscaped garden provides the perfect space for outdoor activities, whether it's a game of catch with the kids or a tranquil afternoon basking in the sun. Additionally, there are two driveways, ensuring ample off-road parking.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,571 ft ² / 146 m ²		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band E		
Annual Estimate:	£2,523		
Title Number:	LAN131854		
UPRN:	100010636223		

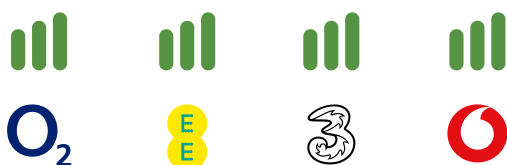
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





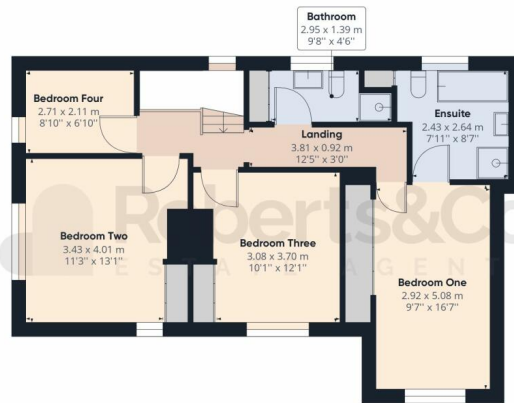




LAWRENCE ROAD, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area⁽¹⁾
146.25 m²
1574.23 ft²

(1) Excluding balconies and terraces

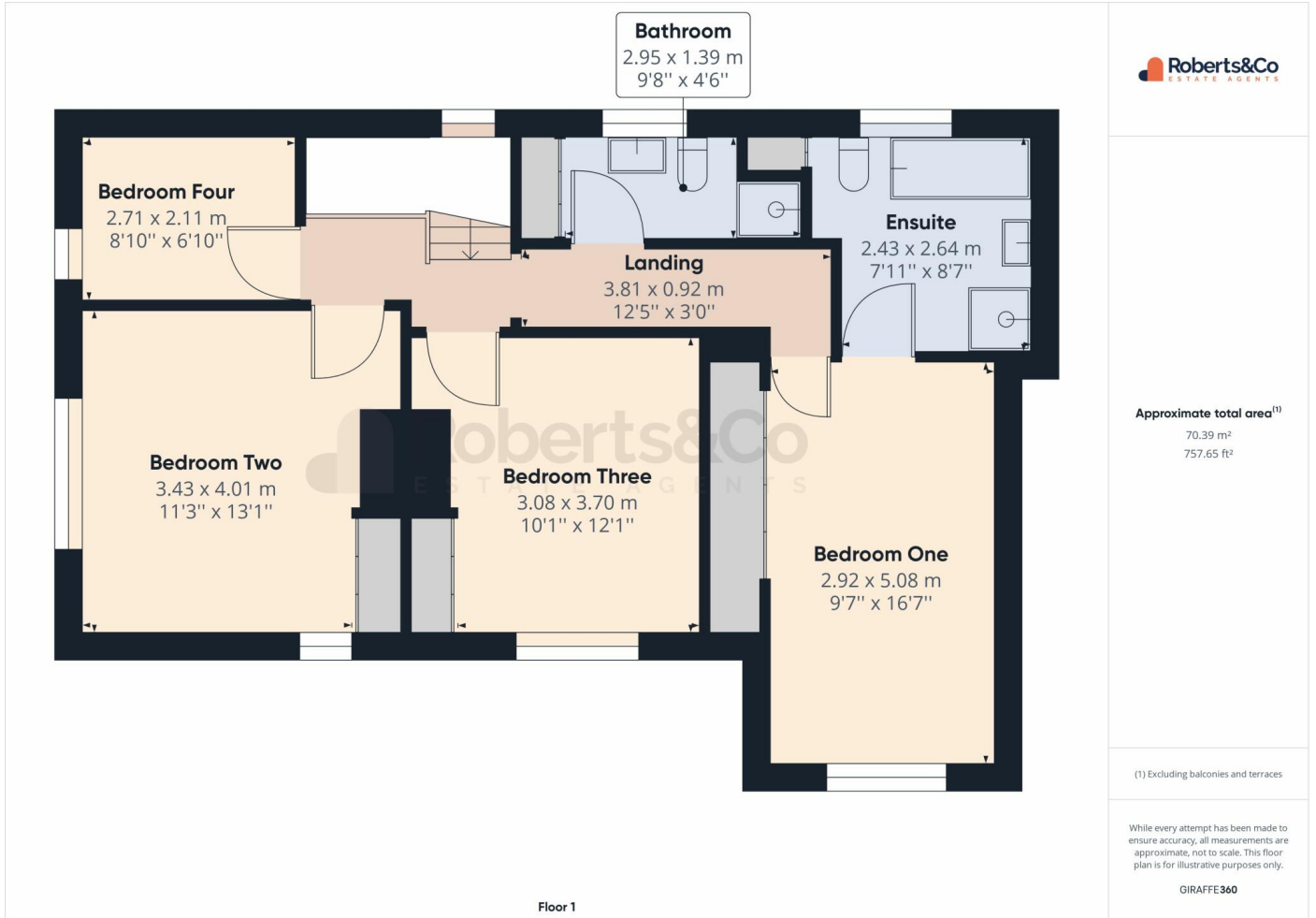
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

LAWRENCE ROAD, PENWORTHAM, PRESTON, PR1



LAWRENCE ROAD, PENWORTHAM, PRESTON, PR1



PENWORTHAM, PR1

Energy rating
C

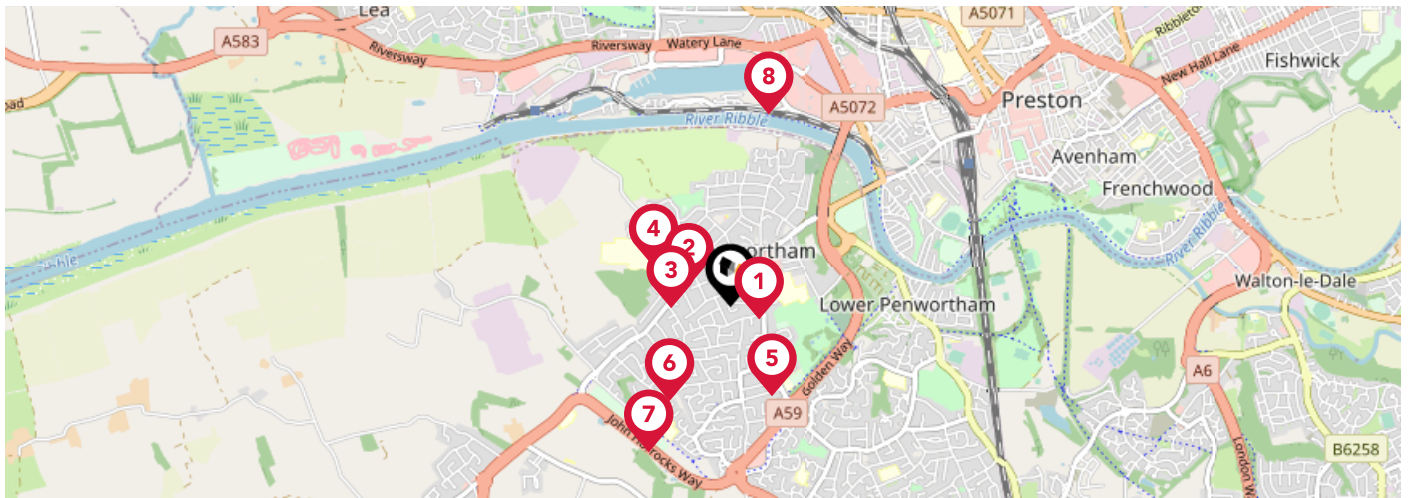
Valid until 13.09.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

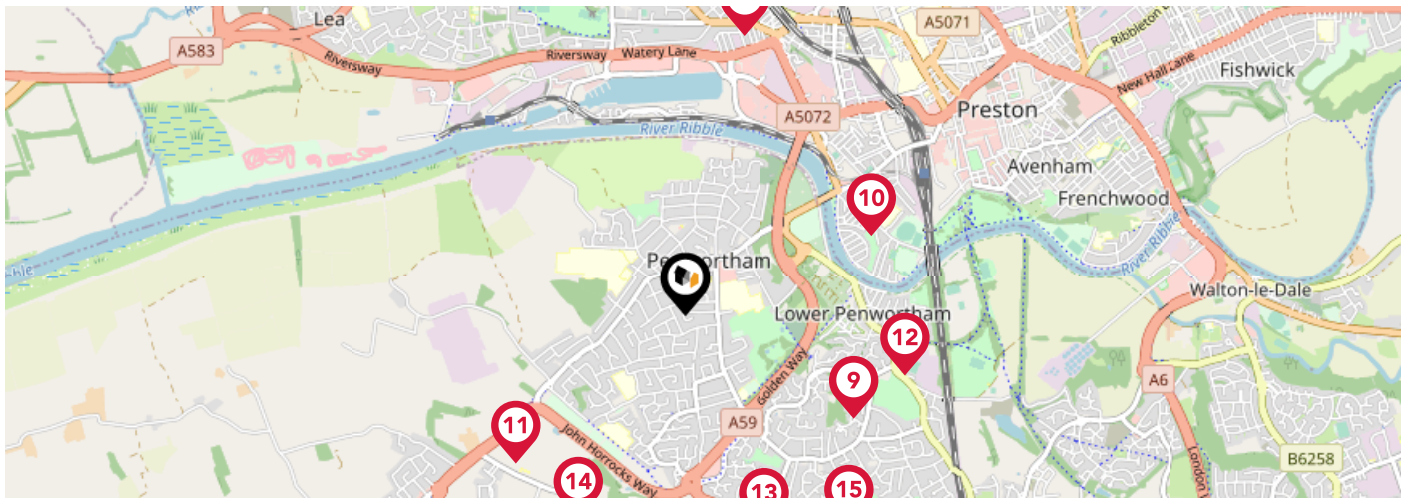
Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 83% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	146 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.14	<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:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Penwortham Priory Academy Ofsted Rating: Good Pupils: 747 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

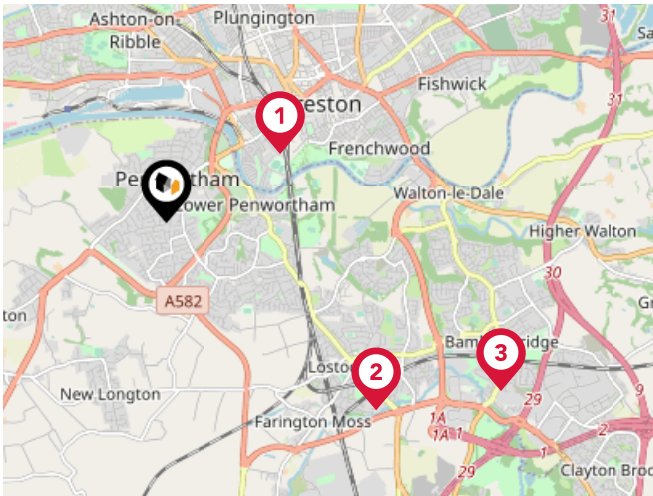
Area Schools



		Nursery	Primary	Secondary	College	Private
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.86	<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:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 173 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

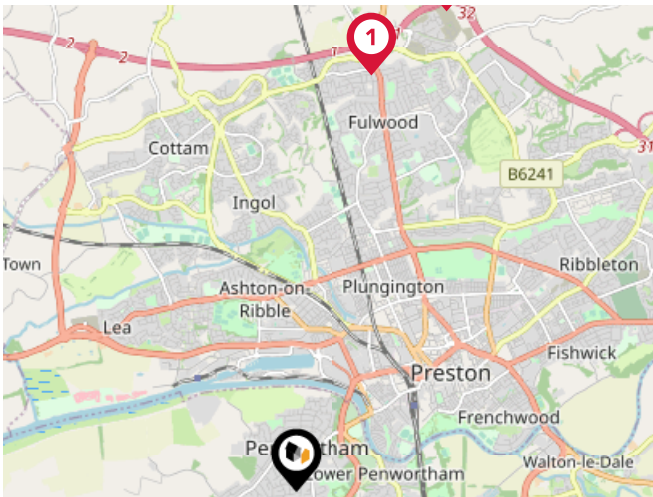
Area

Transport (National)



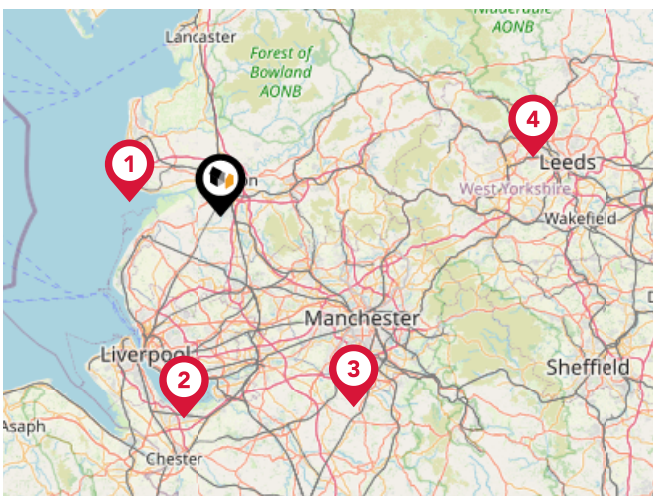
National Rail Stations

Pin	Name	Distance
	Preston Rail Station	1.17 miles
	Lostock Hall Rail Station	2.48 miles
	Bamber Bridge Rail Station	3.29 miles



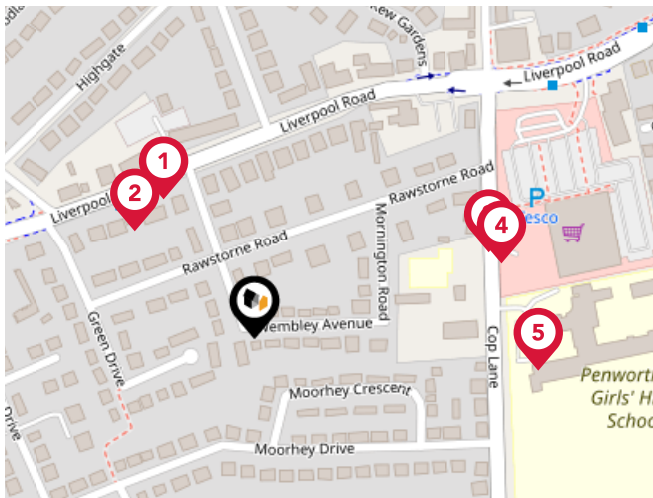
Trunk Roads/Motorways

Pin	Name	Distance
	M55 J1	3.71 miles
	M65 J1A	3.24 miles
	M6 J32	4.4 miles
	M65 J1	3.6 miles
	M6 J28	4.33 miles



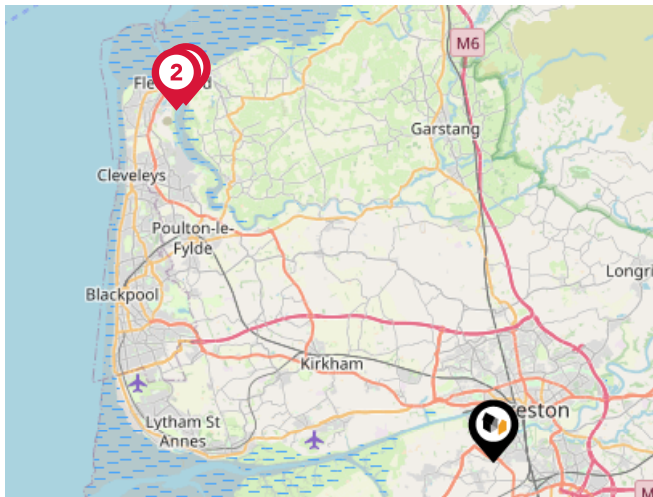
Airports/Helipads

Pin	Name	Distance
	Blackpool International Airport	12.8 miles
	Liverpool John Lennon Airport	28.83 miles
	Manchester Airport	32.77 miles
	Leeds Bradford International Airport	44.6 miles



Bus Stops/Stations

Pin	Name	Distance
1	Crookings Lane	0.09 miles
2	Crookings Lane	0.09 miles
3	St Marys Health Centre	0.14 miles
4	St Marys Health Centre	0.14 miles
5	Girls High School	0.16 miles



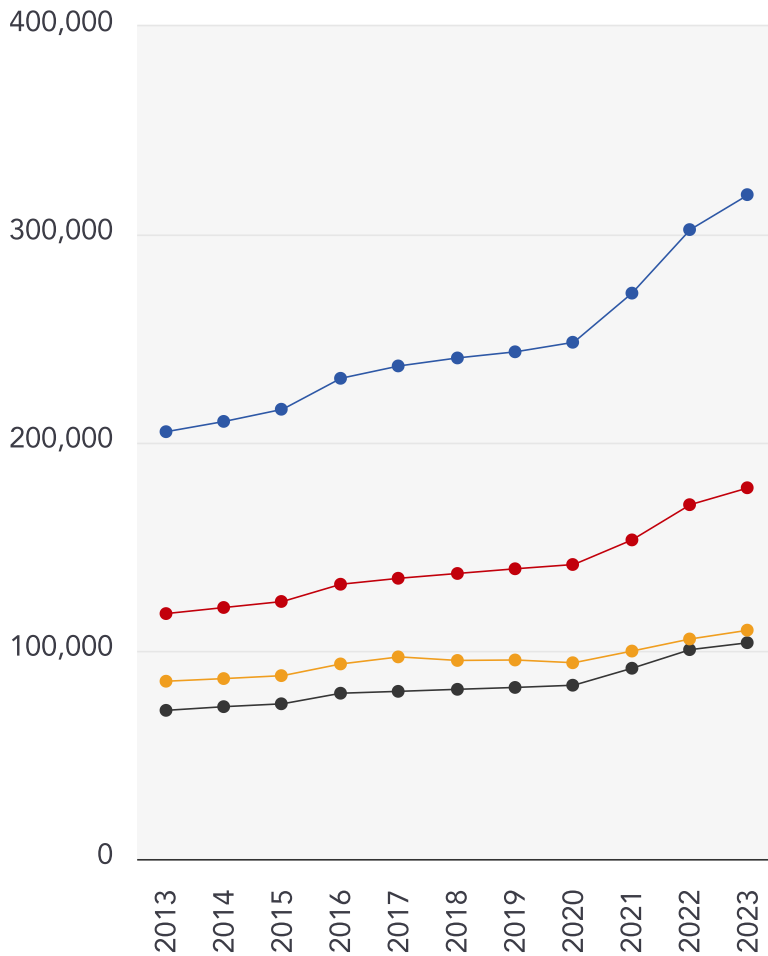
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.49 miles
2	Fleetwood for Ireland Ferry Terminal	16.56 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



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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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