

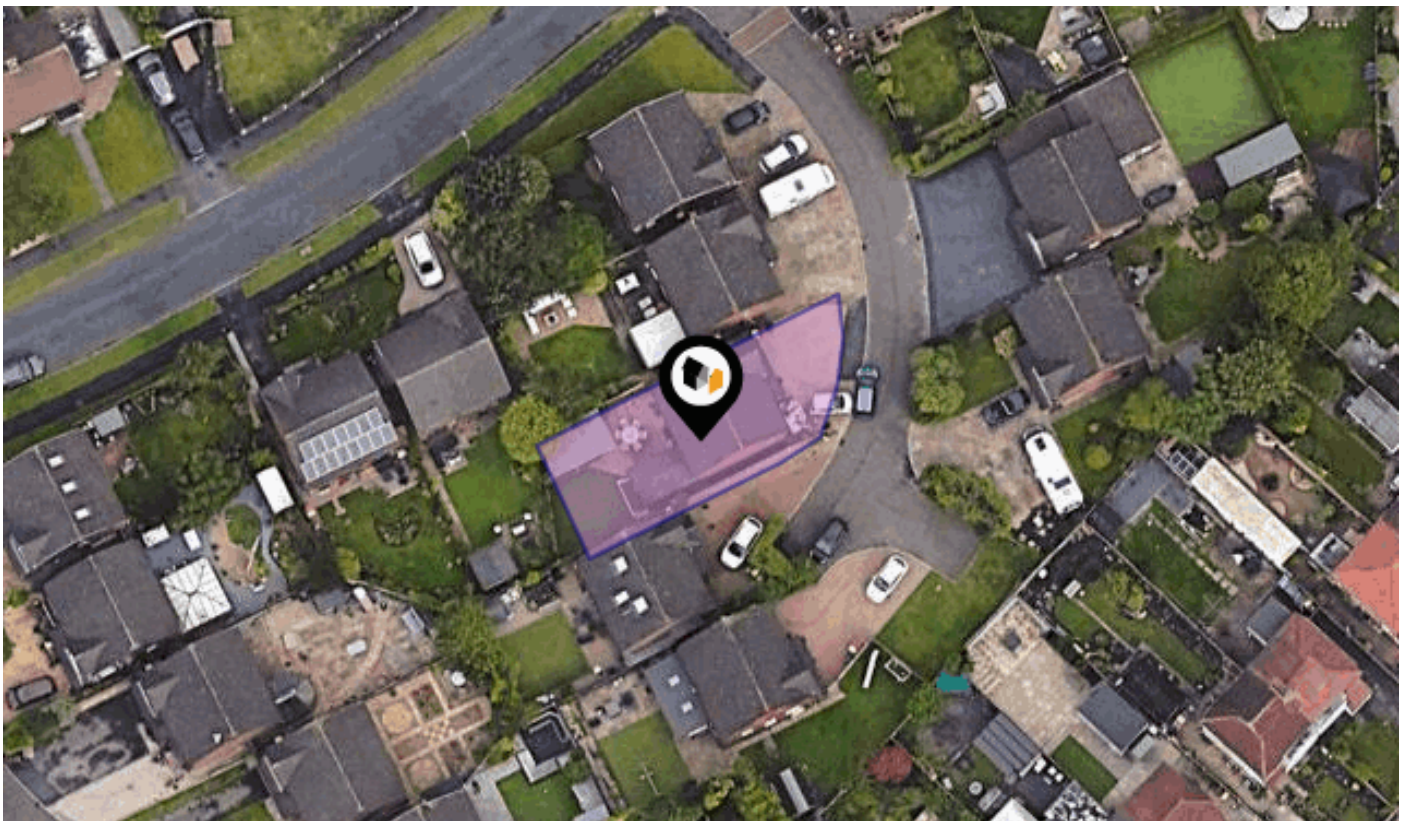


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 22nd September 2023



MAPLEBANK, LEA, PRESTON, PR2

Roberts & Co

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www.roberts-estates.co.uk



Property Overview

Welcome to your dream family home in Lea. Nestled in a tranquil cul-de-sac, this spacious and contemporary detached house promises an exceptional living experience. Situated on a generously proportioned plot, the property boasts charming garden spaces, ample off-road parking, and four generously sized double bedrooms.

As you step inside, you'll be greeted by a welcoming and cosy atmosphere. The family-oriented layout reveals an unexpectedly spacious interior that truly warrants exploration.

The ground floor features an entrance hall with a convenient separate WC, a generously proportioned living room, that's open through to the dining room. A delightful sunroom, currently used as a home office. There is a modern, well-appointed breakfast kitchen with a breakfast bar, and an additional utility room for added convenience. The integral garage provides secure parking and extra storage space.

Upstairs, you'll find four spacious double bedrooms, a three-piece bathroom, and an ensuite in the primary bedroom.

Outside, the property's allure continues. The enclosed rear garden is a tranquil oasis, complete with a patio area with plenty of seating space. Additionally, a raised area with a hot tub and bar ensures year-round entertainment.

Adding to the convenience, there's an electric car charger attached to the side of the house.

This property stands as a testament to diligent upkeep and is situated in a highly sought-after residential locale with excellent local amenities. It's an absolute must-see for discerning buyers – don't miss the opportunity to schedule your viewing now!



Property

Type:	Detached	Last Sold £/ft²:	£208
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,033 ft ² / 96 m ²		
Plot Area:	0.06 acres		
Year Built :	1991-1995		
Council Tax :	Band D		
Annual Estimate:	£2,171		
Title Number:	LA756822		
UPRN:	100010557094		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	66 mb/s	- mb/s

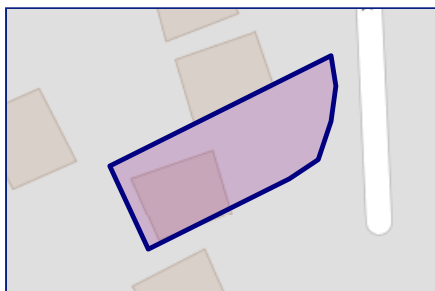
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

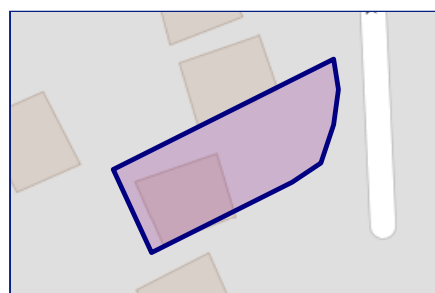


Freehold Title Plan



LA756822

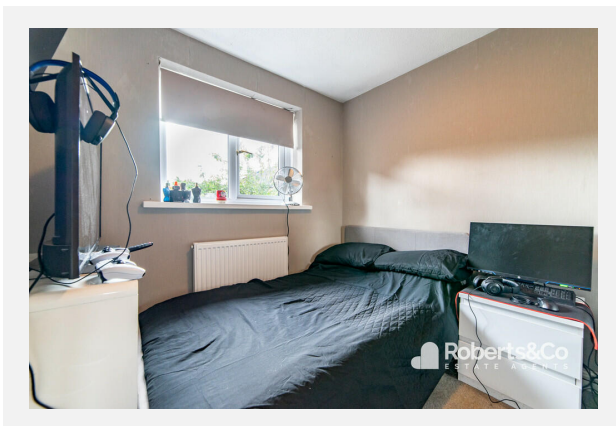
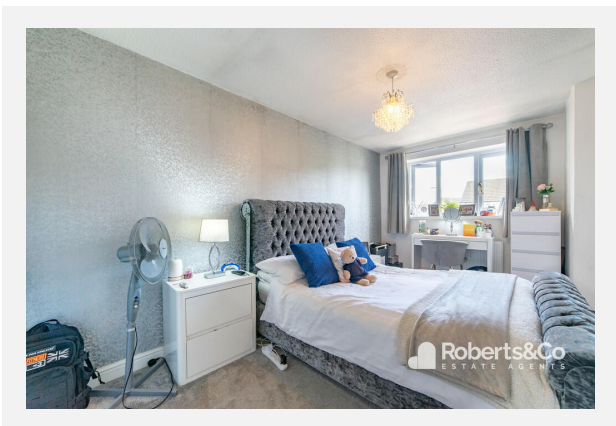
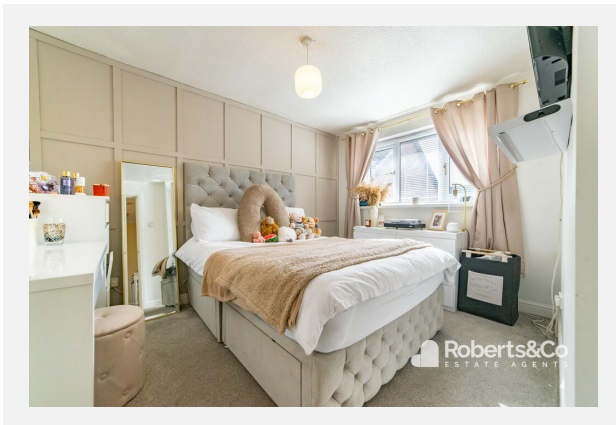
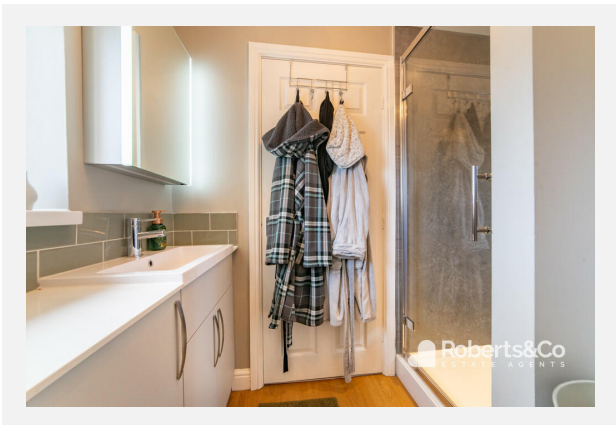
Leasehold Title Plan



LA706068

Start Date:	07/10/1992
End Date:	01/01/2991
Lease Term:	999 years from 1 January 1992
Term Remaining:	967 years





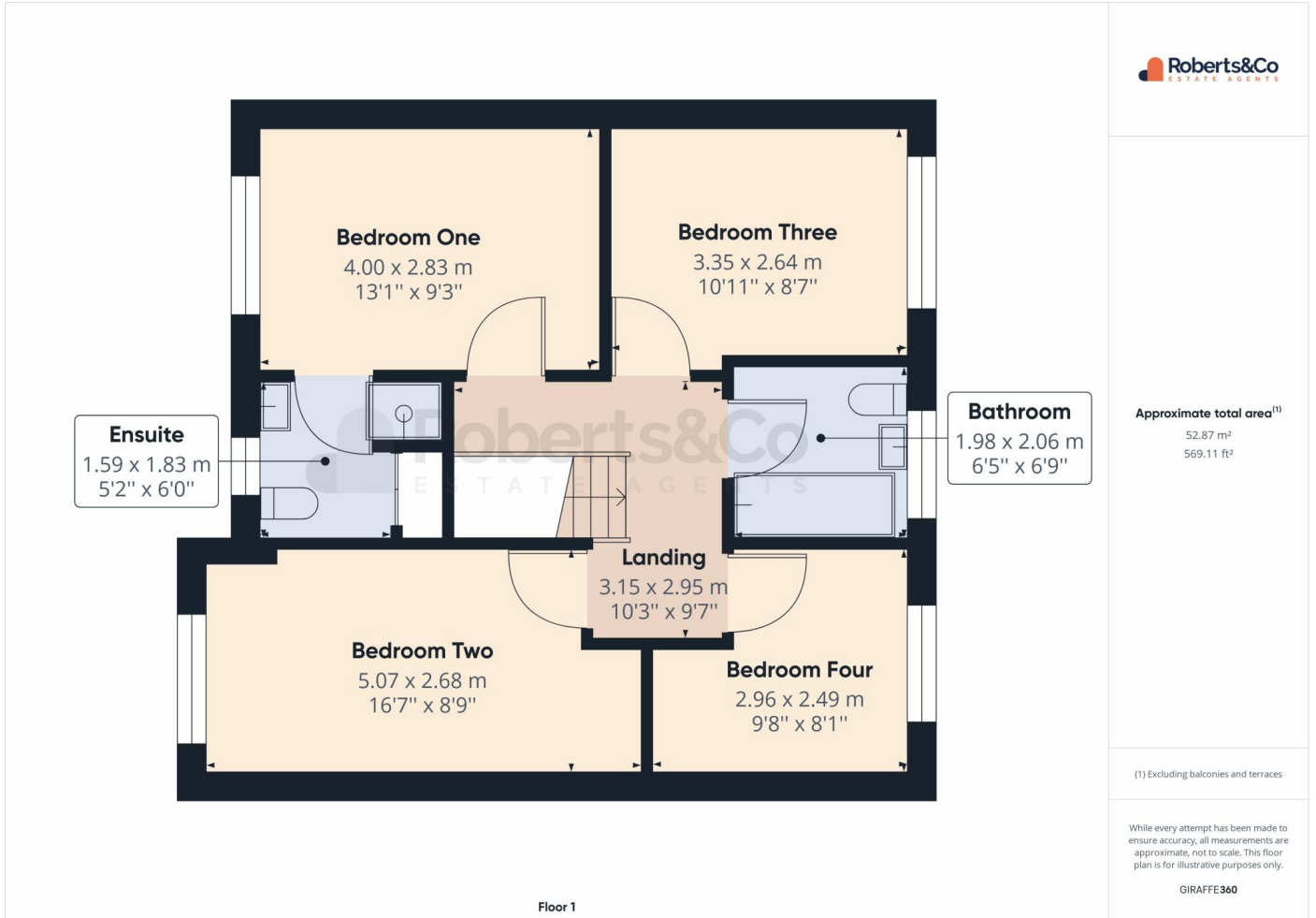
MAPLEBANK, LEA, PRESTON, PR2



MAPLEBANK, LEA, PRESTON, PR2



MAPLEBANK, LEA, PRESTON, PR2



Maplebank, Lea, PR2

Energy rating

C

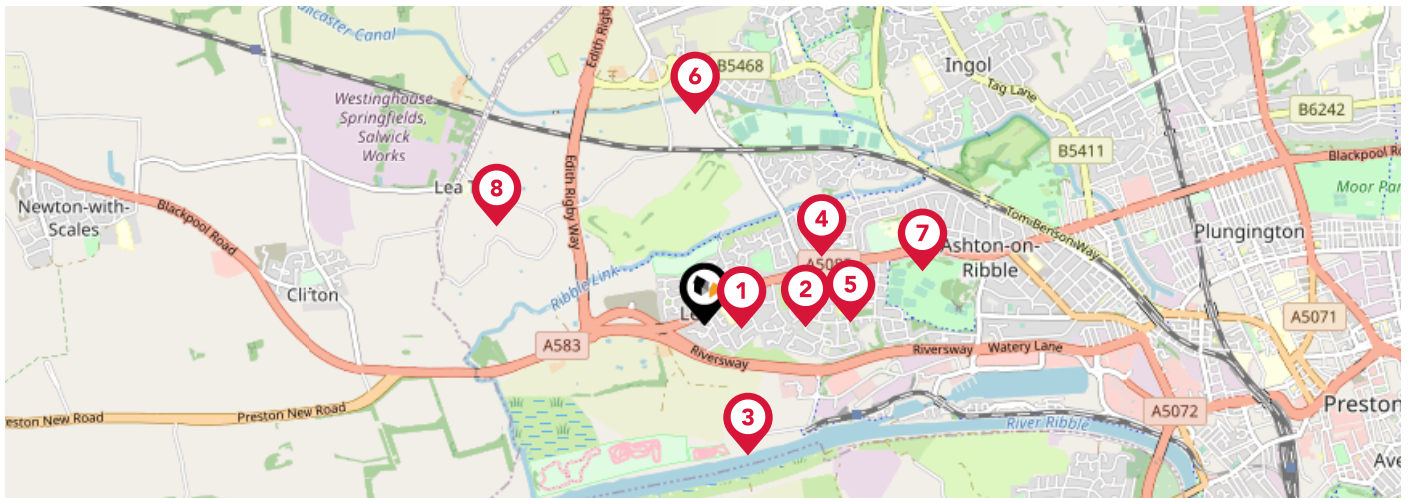
Valid until 07.01.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

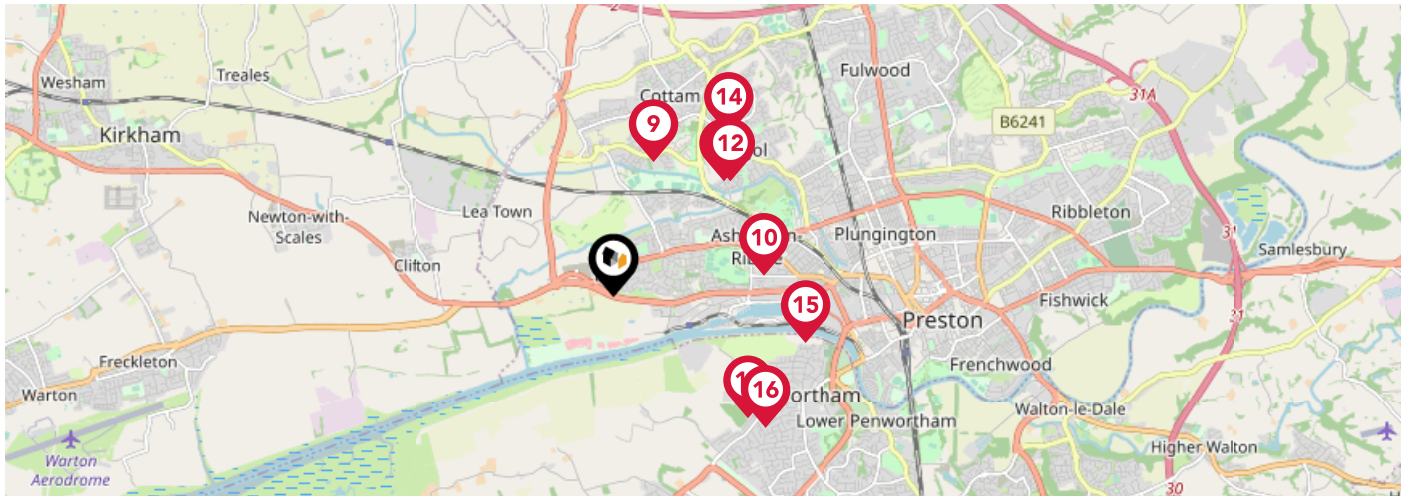
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 82% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	96 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Bernard's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 214 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lea Community Primary School Ofsted Rating: Good Pupils: 204 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Pioneer TEC Ofsted Rating: Not Rated Pupils:0 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ashton Primary School Ofsted Rating: Good Pupils: 204 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Royal Cross Primary School Ofsted Rating: Outstanding Pupils: 21 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lea Neeld's Endowed Church of England Primary School Ofsted Rating: Good Pupils: 139 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashton Community Science College Ofsted Rating: Good Pupils: 755 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 103 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

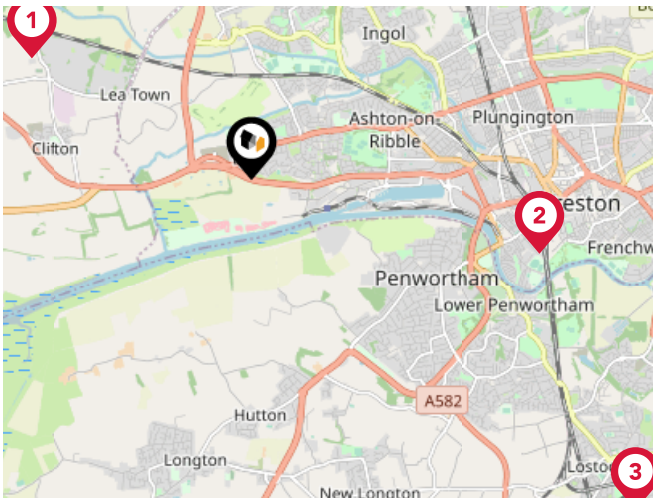
Area Schools



		Nursery	Primary	Secondary	College	Private
	Cottam Primary School Ofsted Rating: Good Pupils: 211 Distance:1.22	<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:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good Pupils: 177 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ingol Community Primary School Ofsted Rating: Good Pupils: 176 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 747 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pool House Community Primary School Ofsted Rating: Good Pupils: 170 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

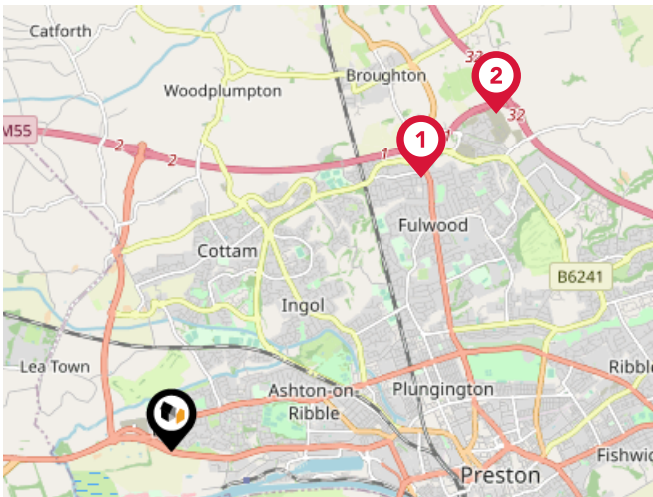
Area

Transport (National)



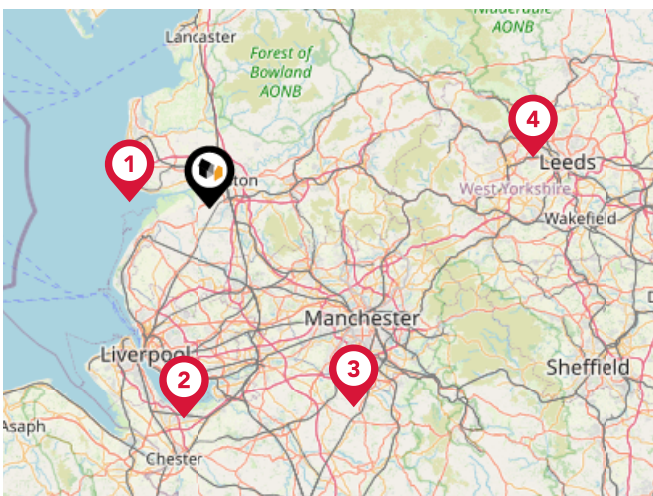
National Rail Stations

Pin	Name	Distance
1	Salwick Rail Station	2.2 miles
2	Preston Rail Station	2.61 miles
3	Lostock Hall Rail Station	4.45 miles



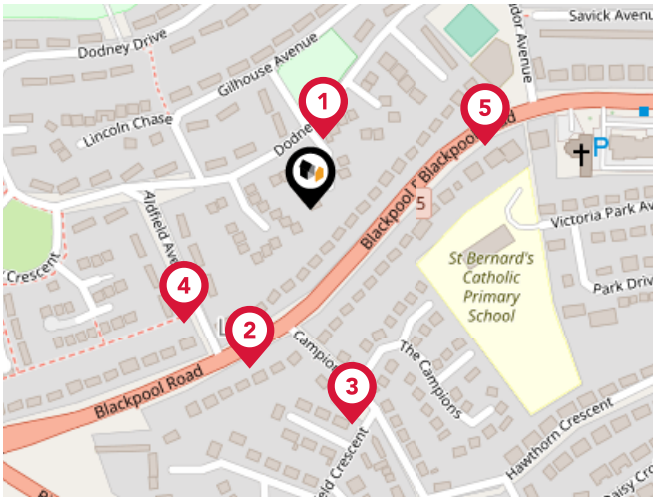
Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.25 miles
2	M6 J32	4.1 miles
3	M65 J1A	5.21 miles
4	M6 J31A	4.78 miles
5	M6 J28	6.23 miles



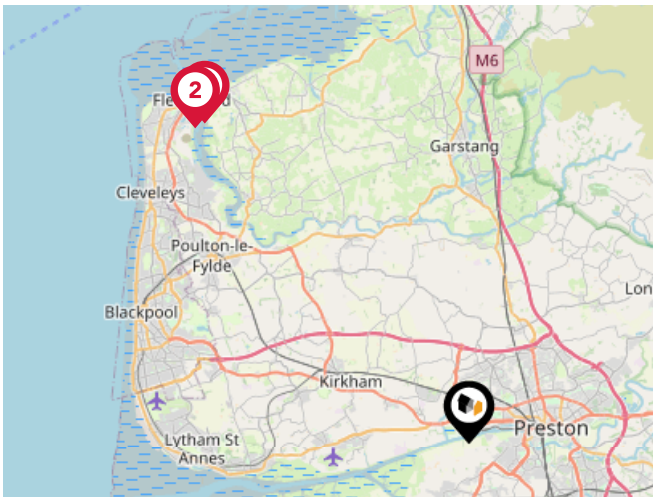
Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	11.14 miles
2	Liverpool John Lennon Airport	29.84 miles
3	Manchester Airport	34.68 miles
4	Leeds Bradford International Airport	45.87 miles



Bus Stops/Stations

Pin	Name	Distance
1	Greenside Avenue	0.04 miles
2	Post Office	0.09 miles
3	The Campions	0.12 miles
4	Aldfield Avenue	0.09 miles
5	Tudor Ave	0.1 miles



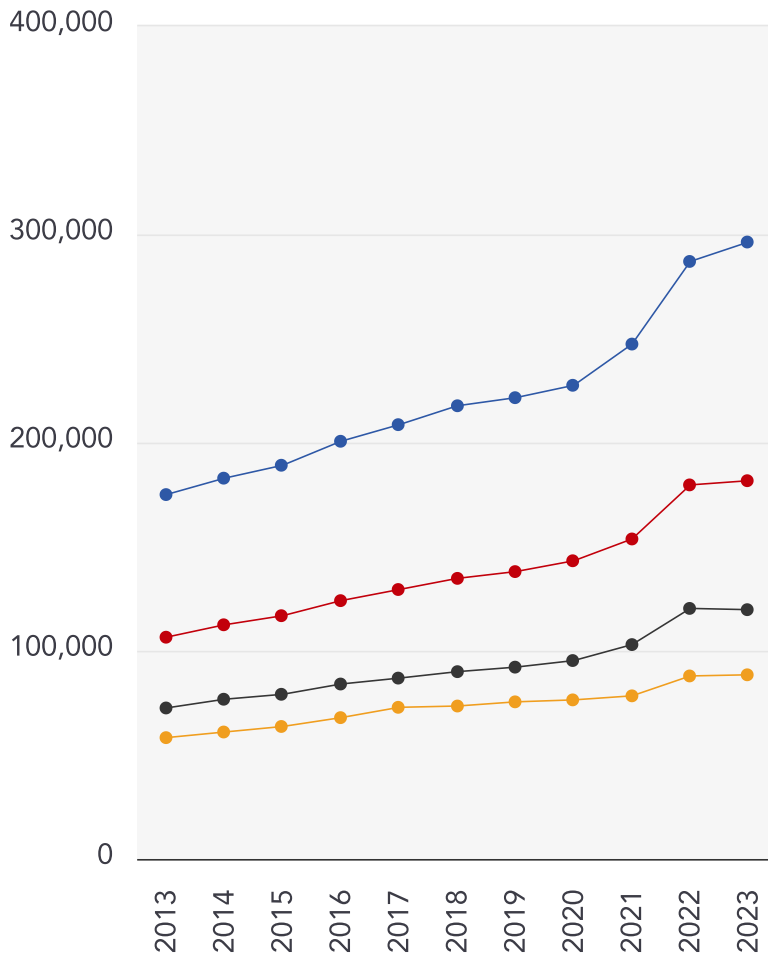
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	14.55 miles
2	Fleetwood for Ireland Ferry Terminal	14.62 miles

Market

House Price Statistics

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



Detached

+69.31%

Semi-Detached

+70.57%

Terraced

+65.09%

Flat

+51.79%



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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