

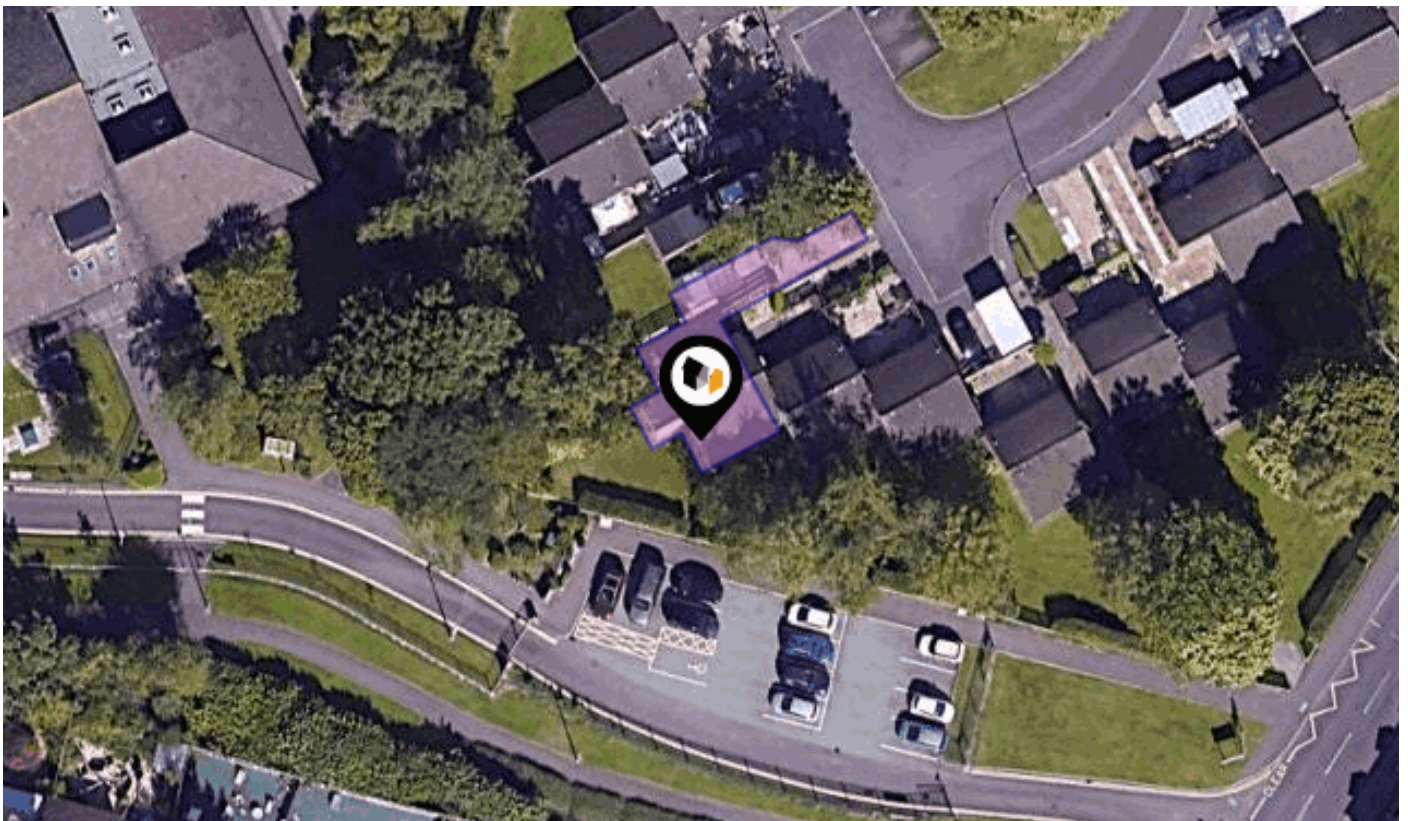


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 19th October 2023



WOODCROFT CLOSE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

Introducing an exceptional opportunity for those seeking a comfortable and convenient retirement lifestyle in a prime location within the Penwortham over 55s development. Nestled in the serene Woodcroft Close, this two-bedroom end-terrace bungalow offers a host of features that cater to the needs and desires of over 55s residents.

Woodcroft Close enjoys an enviable location, making daily life a breeze. You'll find yourself within easy walking distance of local shops, ensuring that you have quick access to groceries and essentials. Additionally, there's no need to worry about transportation, as bus stops are conveniently close, allowing for easy mobility. The proximity of a doctor's surgery further adds to the convenience, ensuring that healthcare is always within reach.

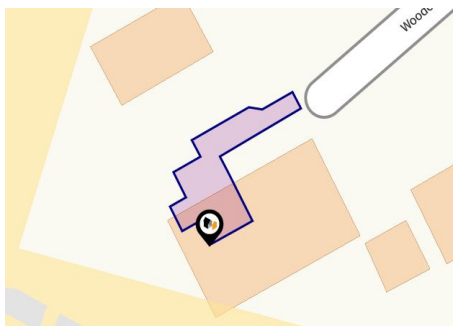
The development boasts a community centre, providing an excellent space for socializing, participating in activities, or simply enjoying the company of fellow residents. This centre serves as a hub for building connections and fostering a sense of community.

The bungalow has been thoughtfully designed to cater to the unique needs of retirees. The spacious living room offers a comfortable place to relax, and the modern fitted kitchen is equipped to make daily meal preparation a breeze. Two double bedrooms ensure that you have ample space for guests or hobbies, and the wet room adds an element of convenience to your daily routine.

Beyond the interior comforts, this property offers ample off-road parking at the front, and car port eliminating parking hassles. The communal gardens within the development are meticulously maintained, providing a serene and visually pleasing environment for residents to enjoy.

This property is available with no chain, streamlining the buying process and allowing for a smooth transition to your new retirement home.

In summary, this two-bedroom over 55s bungalow in Woodcroft Close is a rare find, offering not only a comfortable and well-designed living space but also a location that caters to all your daily needs and a thriving community atmosphere. Don't miss the chance to embrace the retirement lifestyle you deserve in this ideal setting.



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	581 ft ² / 54 m ²
Plot Area:	0.04 acres
Year Built :	1983-1990
Council Tax :	Band B
Annual Estimate:	£1,605
Title Number:	LA758071
UPRN:	100010654319

Last Sold £/ft²:	£107
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7 mb/s	60 mb/s	1000 mb/s

Mobile Coverage:

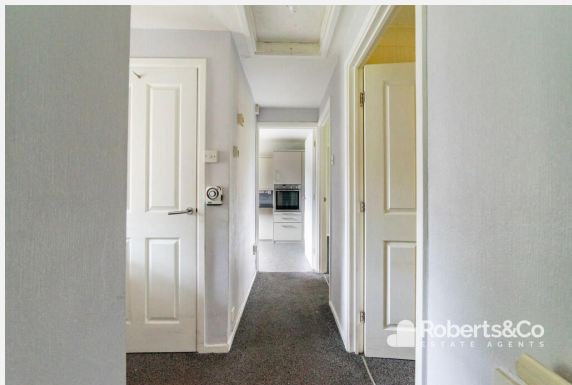
(based on calls indoors)



Satellite/Fibre TV Availability:







WOODCROFT CLOSE, PENWORTHAM, PRESTON, PR1



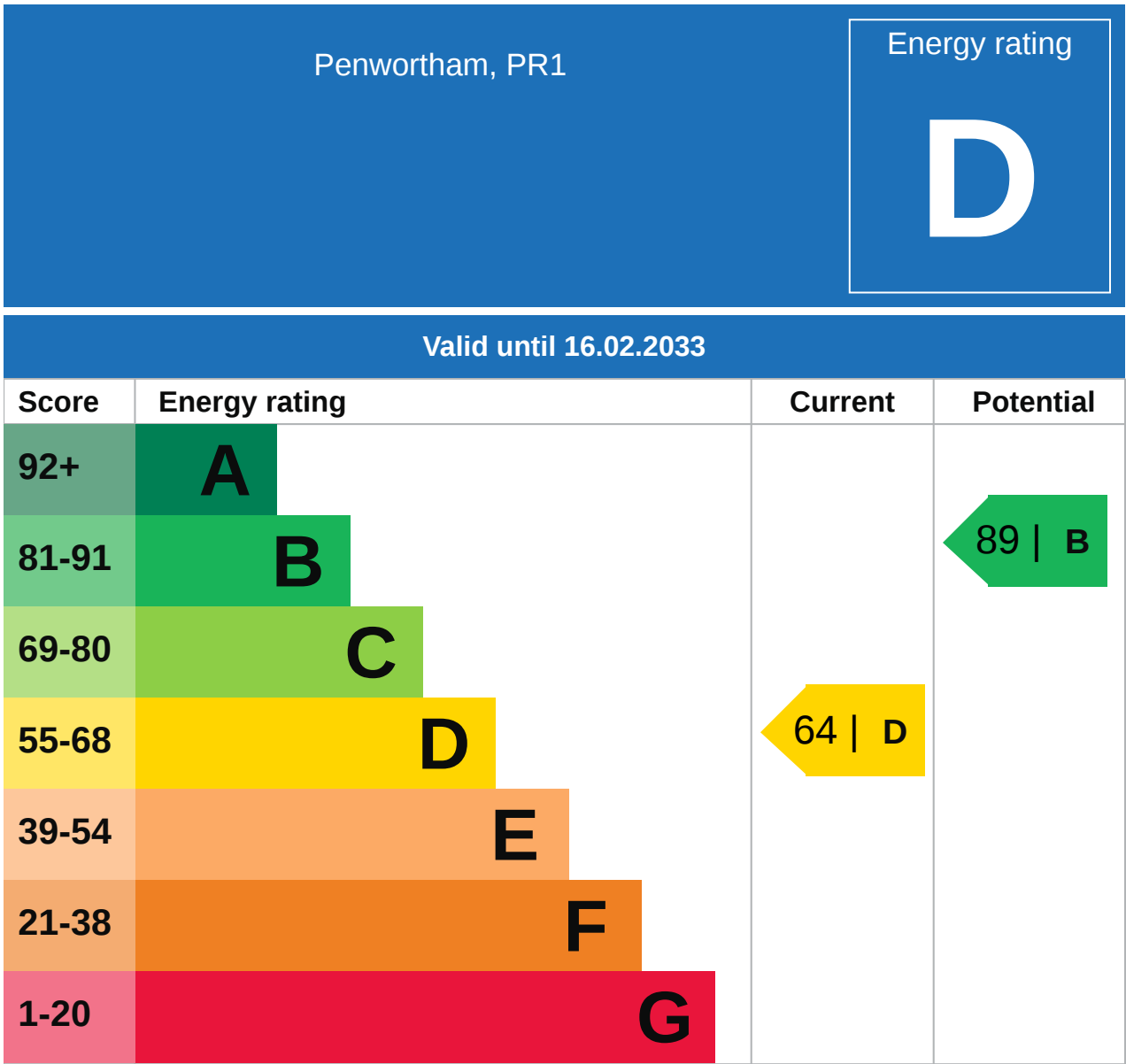
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ESTATE AGENTS

Approximate total area⁽¹⁾
54.78 m²
589.69 ft²

(1) Excluding balconies and terraces

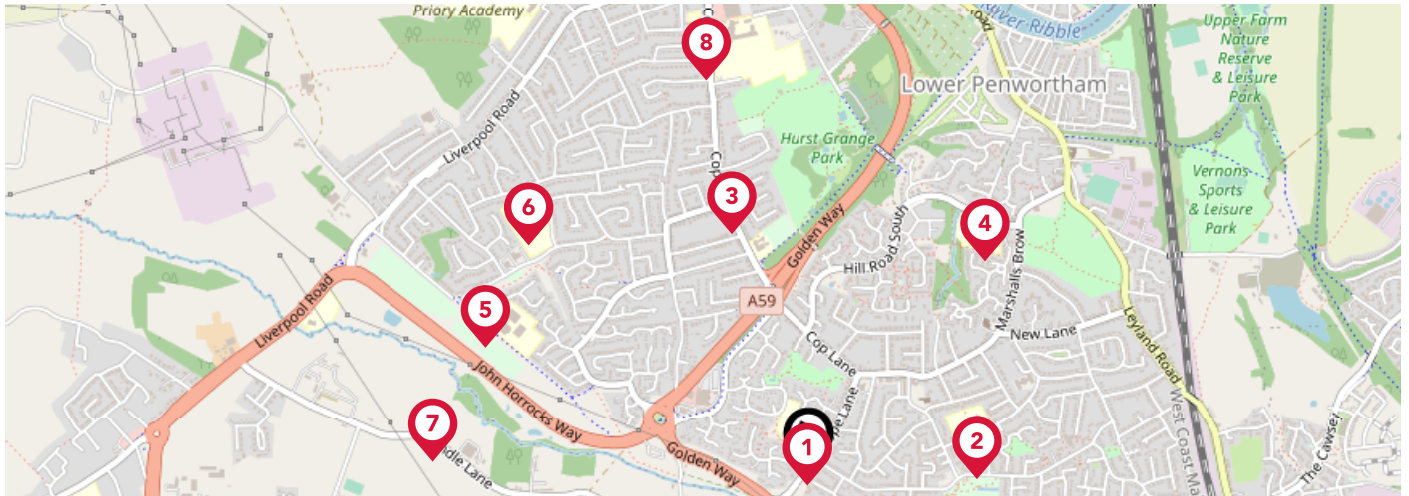
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

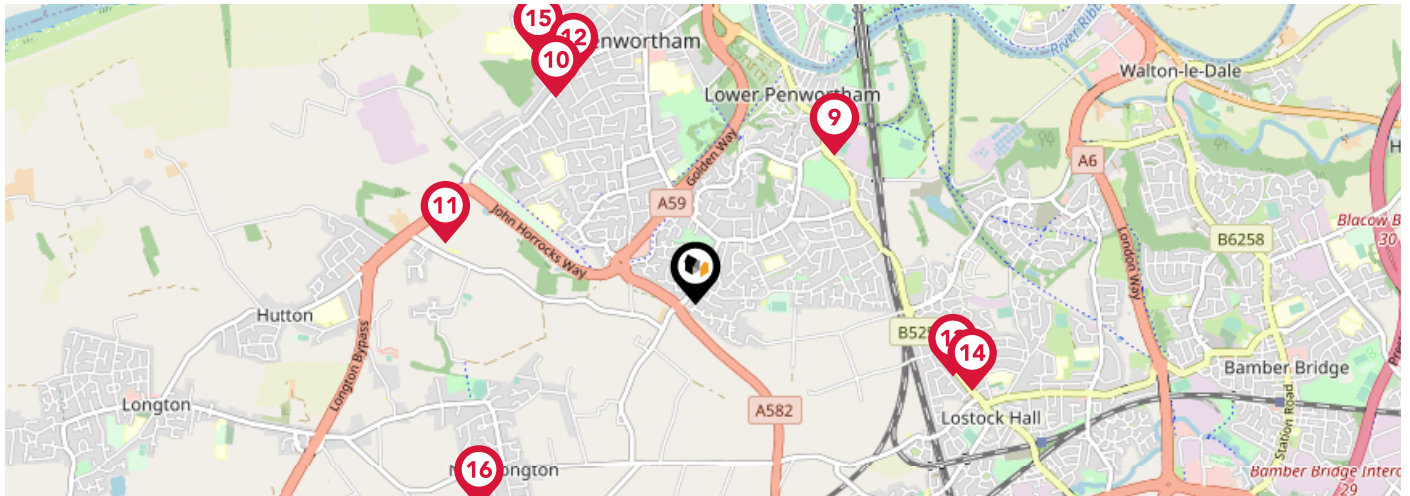










Additional EPC Data

Property Type:	Bungalow
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
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:	0
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, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	54 m ²



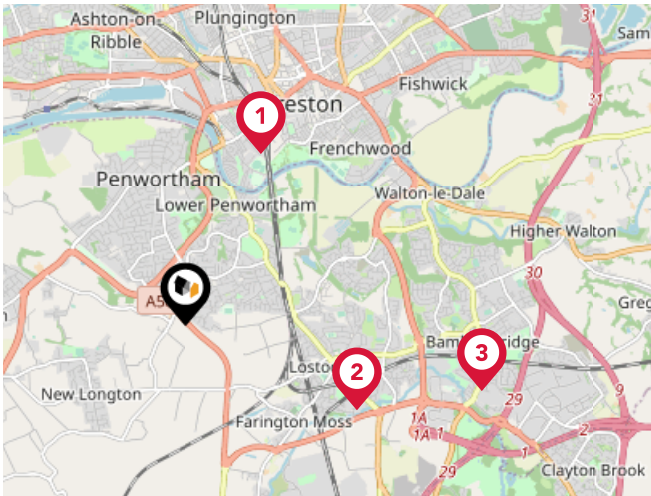
		Nursery	Primary	Secondary	College	Private
1	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:0.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.89	<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:1.09	<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:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:1.28	<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:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 213 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

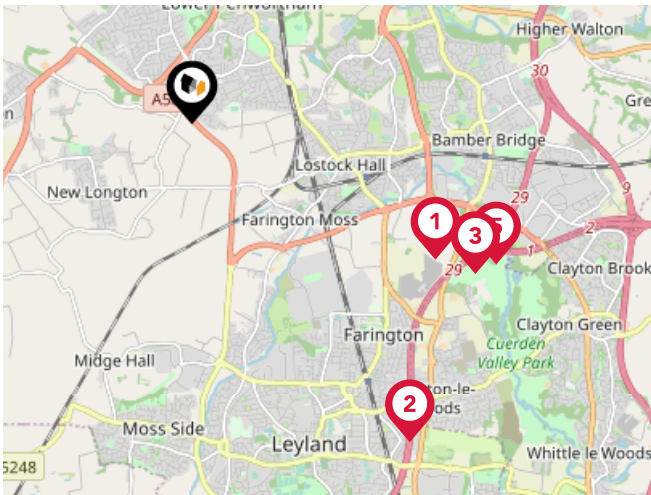
Area

Transport (National)



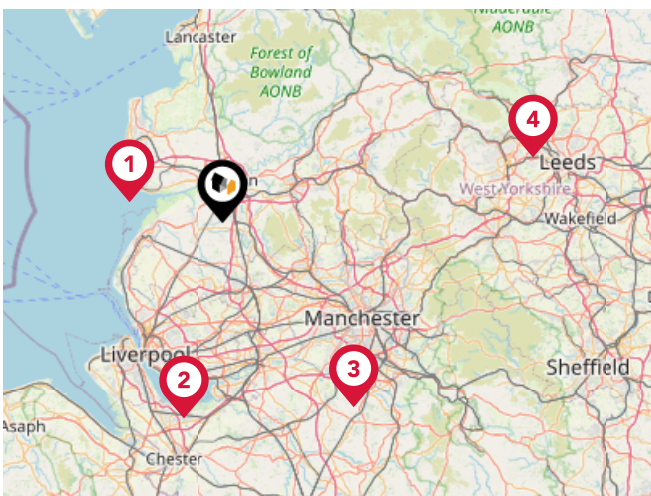
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.64 miles
2	Lostock Hall Rail Station	1.68 miles
3	Bamber Bridge Rail Station	2.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.44 miles
2	M6 J28	3.38 miles
3	M65 J1	2.81 miles
4	M55 J1	4.57 miles
5	M6 J29	2.93 miles

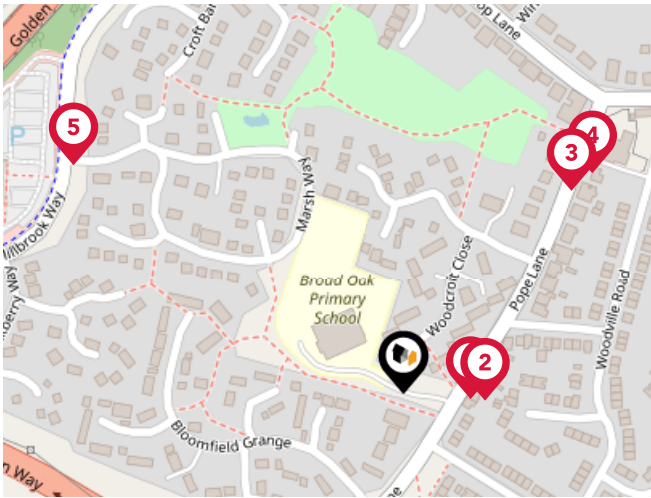


Airports/Helipads






Pin	Name	Distance
1	Blackpool International Airport	13.32 miles
2	Liverpool John Lennon Airport	28 miles
3	Manchester Airport	31.83 miles
4	Leeds Bradford International Airport	44.44 miles

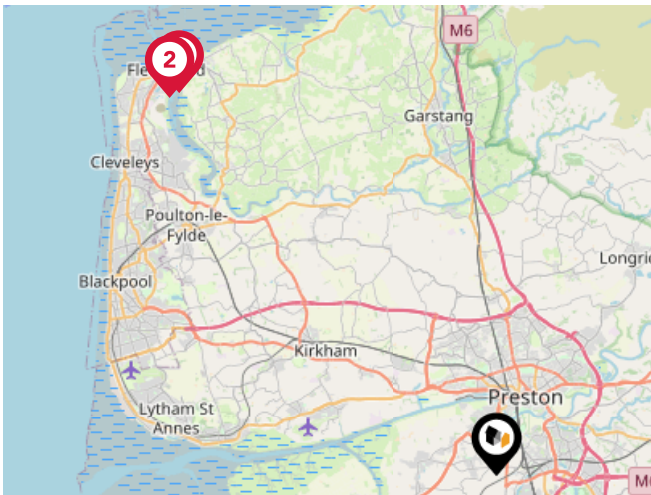
Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
	Kingsfold Drive	0.04 miles
	Kingsfold Drive	0.05 miles
	The Plough Inn	0.14 miles
	Plough Inn	0.16 miles
	Millbrook Way South	0.22 miles



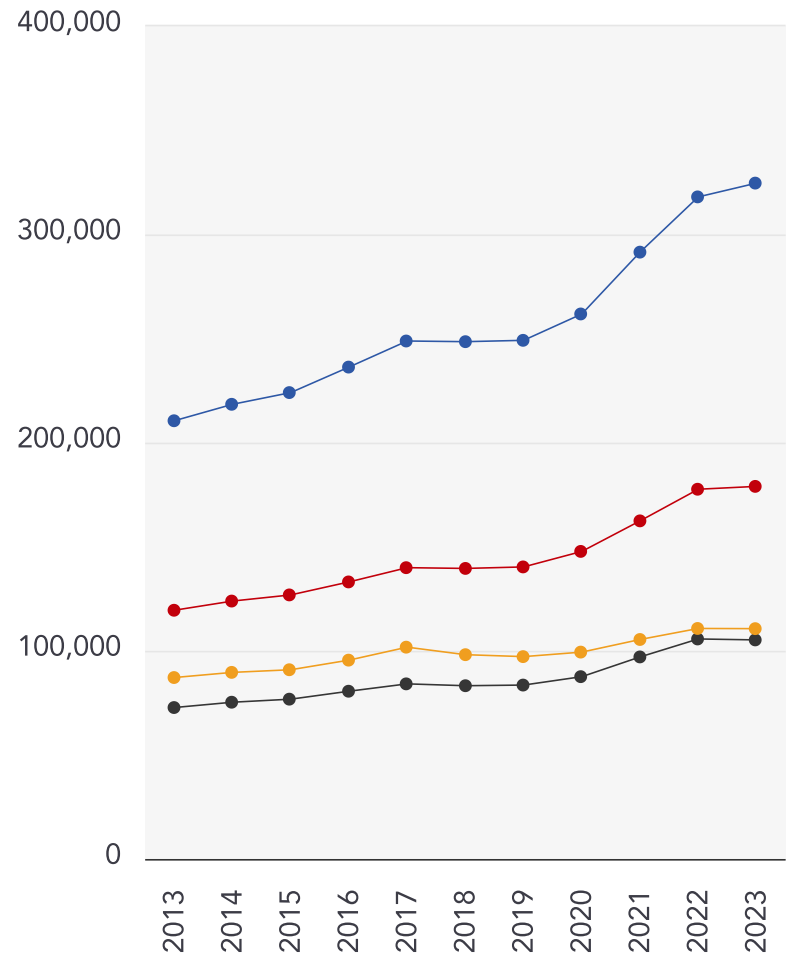
Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	17.41 miles
	Fleetwood for Ireland Ferry Terminal	17.47 miles

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

+49.8%

Flat

+26.94%

Terraced

+44.66%



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.



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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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