

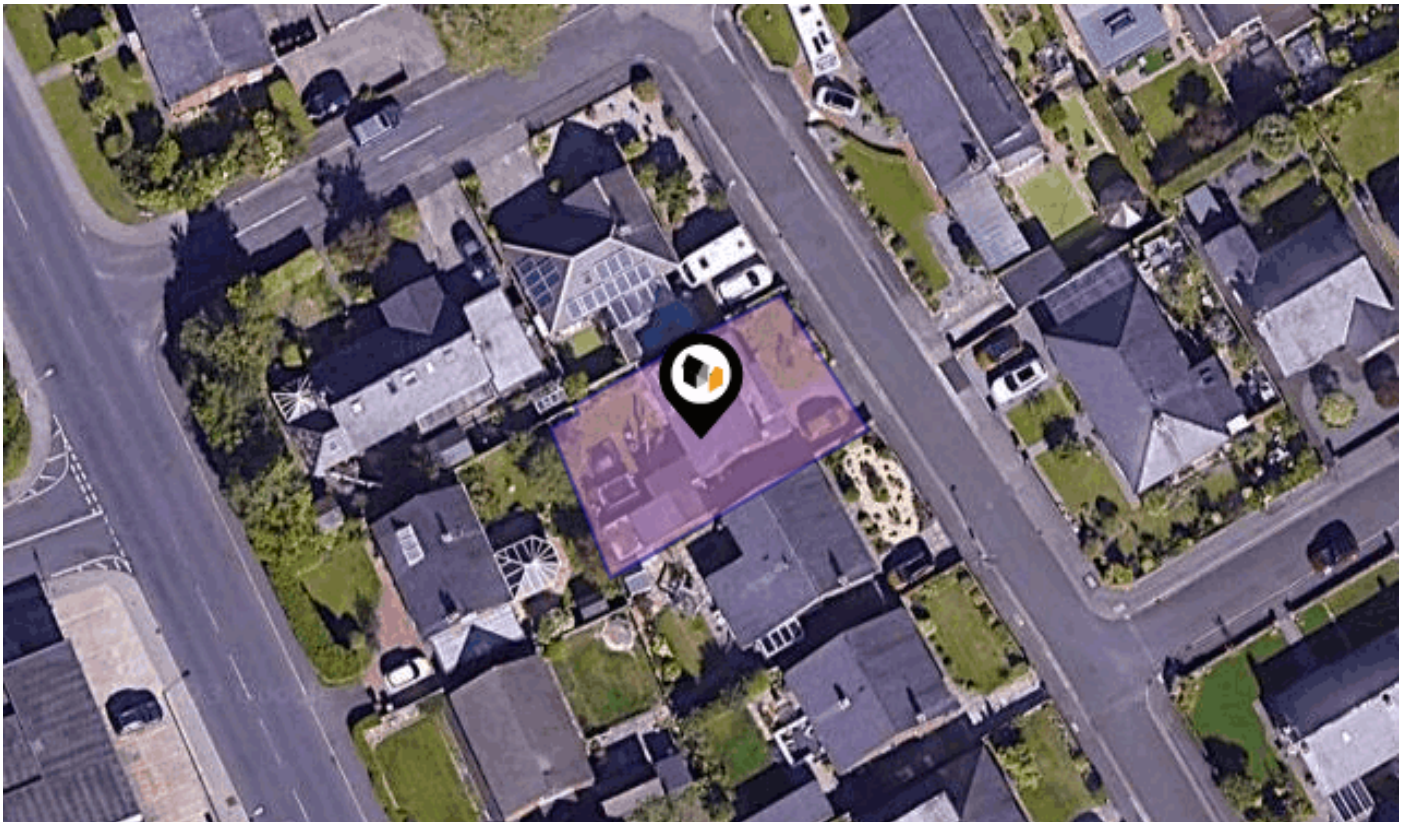


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 03<sup>rd</sup> October 2023**



## **ASPELS CRESCENT, PENWORTHAM, PRESTON, PR1**

### **Roberts & Co**

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### Property Overview

Perfectly situated, this home is just a brief stroll away from Penwortham village centre, offering convenient access to local shops, bars, restaurants, and excellent transportation links.

The home's frontage features a well-maintained block-paved driveway and an integral garage, providing ample parking space for multiple vehicles, ideal for accommodating family and guests.

Upon entering through the welcoming entrance porch, you step into a bright and airy hallway equipped with under-stairs storage, ensuring a tidy and organized living space while being bathed in natural light from various angles throughout the home.

Towards the rear of the home lies the well-appointed kitchen, boasting an extensive array of white cabinetry and plenty of countertop space, simplifying meal preparation and hosting. This space also offers room for essential appliances such as a fridge-freezer, washing machine, and dishwasher. Moreover, there's ample space for a dining table, creating a cosy spot for family gatherings.

Adjacent to the kitchen is a rear porch, providing a delightful setting for morning coffee and croissants while enjoying views of the garden.

To the left of the hallway, you'll find the spacious living room, generously bathed in natural light through its large front-facing windows.

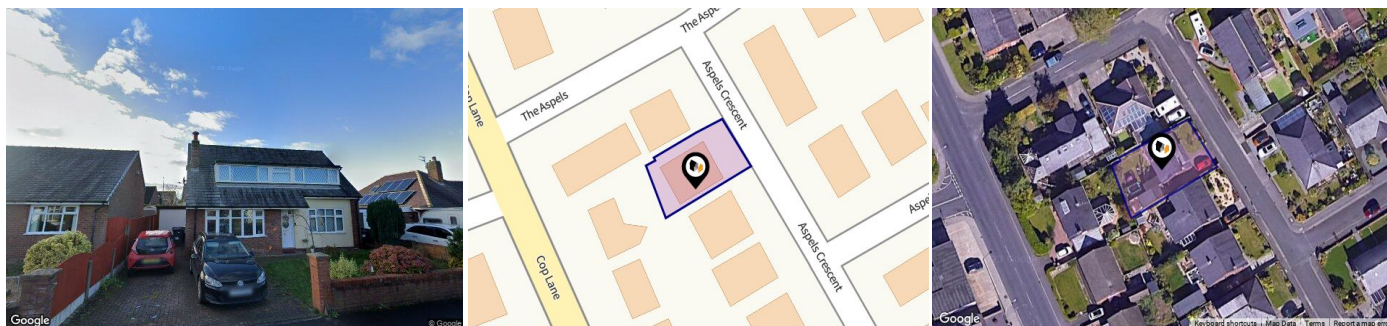
Additionally, a second reception room/bedroom offers versatility and can be used for informal dining, entertaining, or as a dining room, play area, hobby space, or cosy retreat.

Completing the ground floor is a family bathroom, providing essential convenience.

Moving upstairs, you'll discover two generously sized bedrooms, both featuring built-in storage cupboards for added functionality. Bedroom one also offering the added convenience of eaves storage, perfect for stowing suitcases and additional belongings.

Outside the enclosed rear garden is perfect for a kick about with the kids or the perfect spot to enjoy al-fresco dinners and evening drinks with family and friends.

This property is available with no chain, making it an enticing opportunity for potential buyers.



## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£212
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Plot Area:</b>	0.07 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,064		
<b>Title Number:</b>	LA643100		
<b>UPRN:</b>	100010618786		

## Local Area

<b>Local Authority:</b>	South Ribble
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

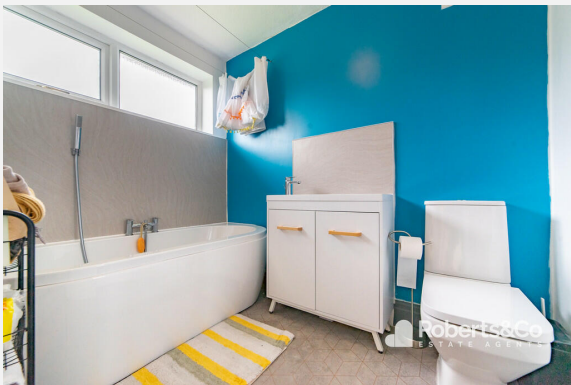
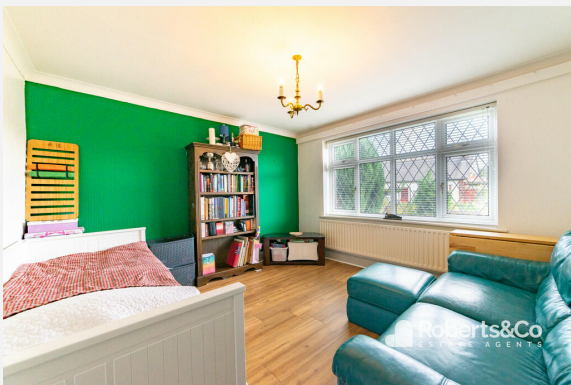
### Mobile Coverage: (based on calls indoors)

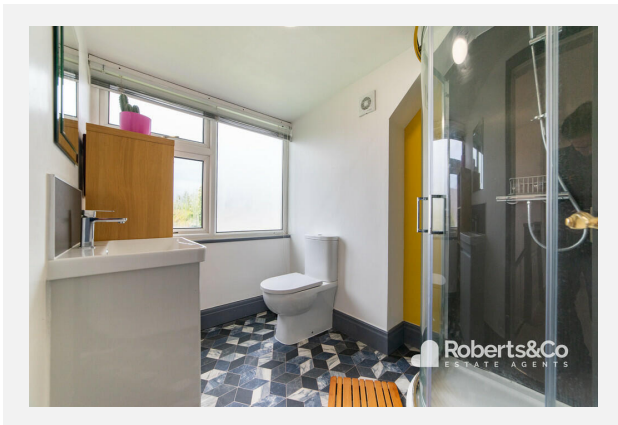
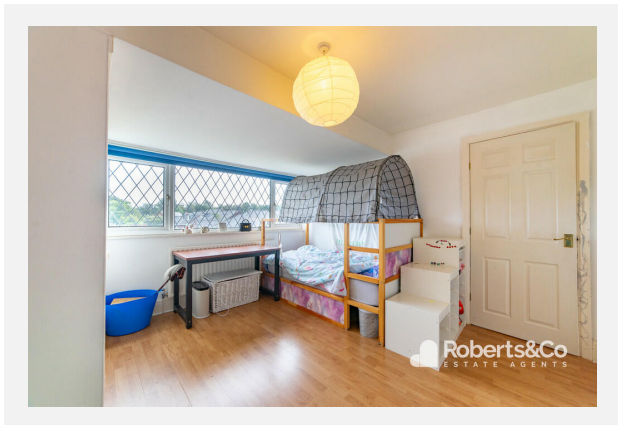


### Satellite/Fibre TV Availability:









## ASPELS CRESCENT, PENWORTHAM, PRESTON, PR1





**ASPELS CRESCENT, PENWORTHAM, PRESTON, PR1**



Ground Floor

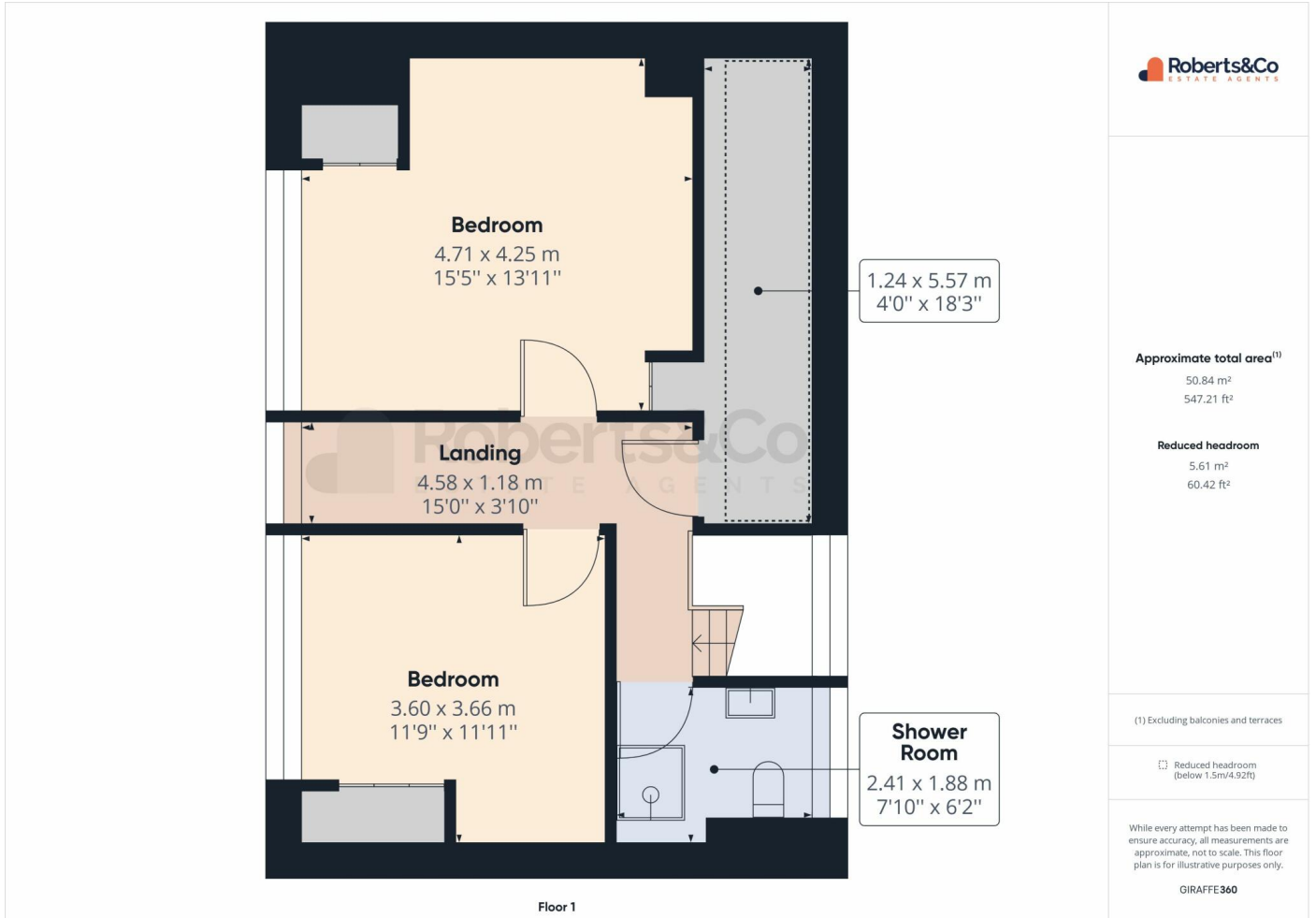
**Approximate total area<sup>(1)</sup>**  
 86.36 m<sup>2</sup>  
 929.62 ft<sup>2</sup>

(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.

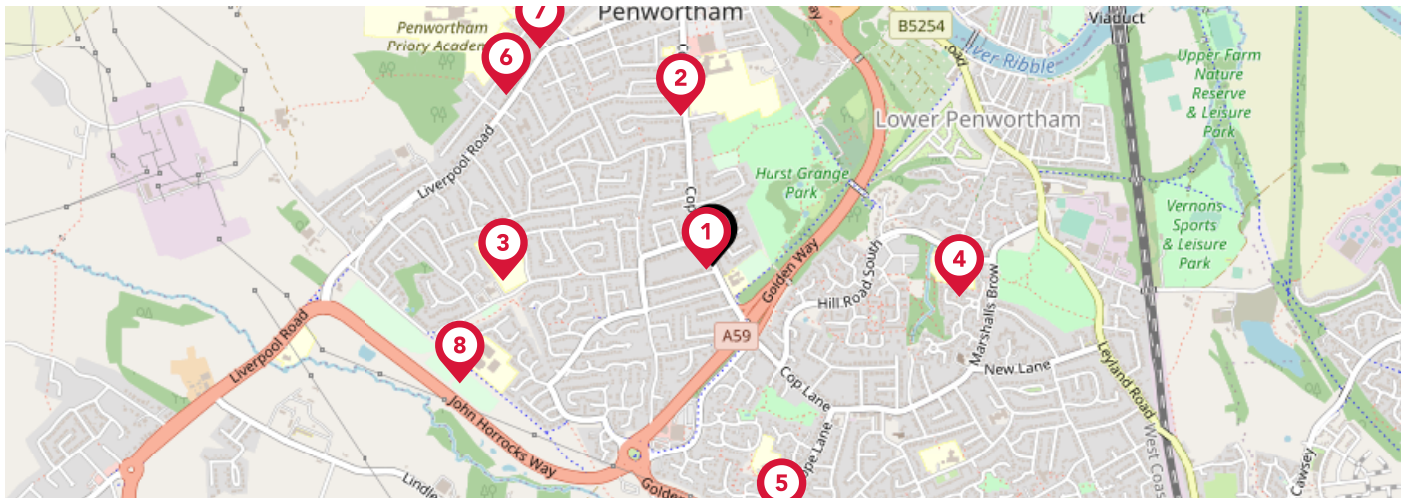
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**ASPELS CRESCENT, PENWORTHAM, PRESTON, PR1**



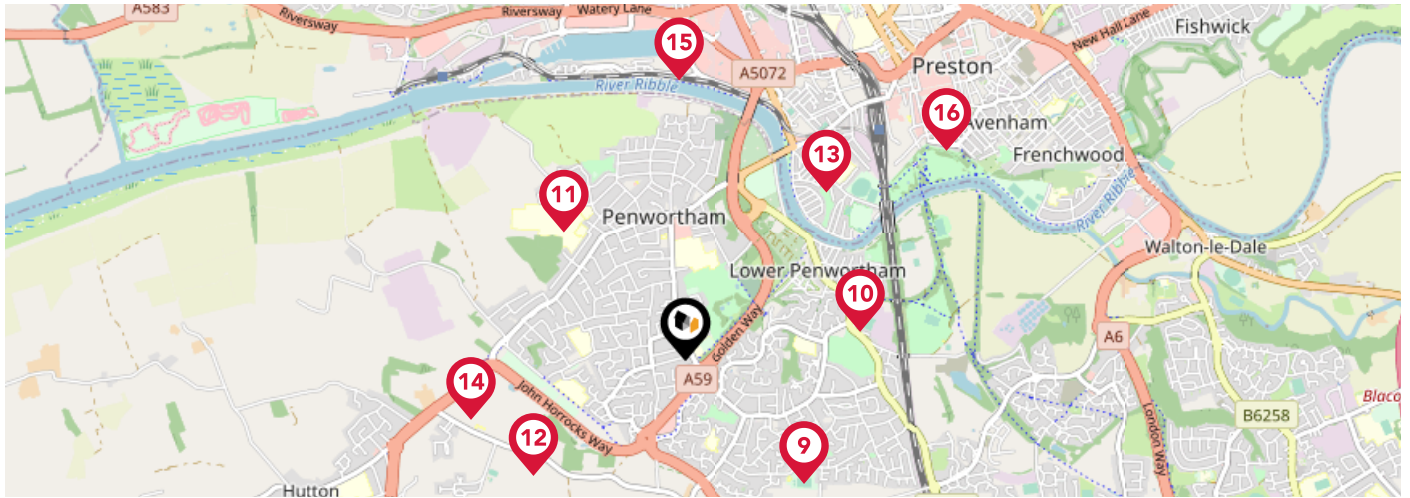


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 210   Distance:0.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Penwortham Girls' High School</b> Ofsted Rating: Outstanding   Pupils: 769   Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Penwortham Middleforth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Penwortham, St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 277   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Penwortham Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>All Hallows Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 900   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

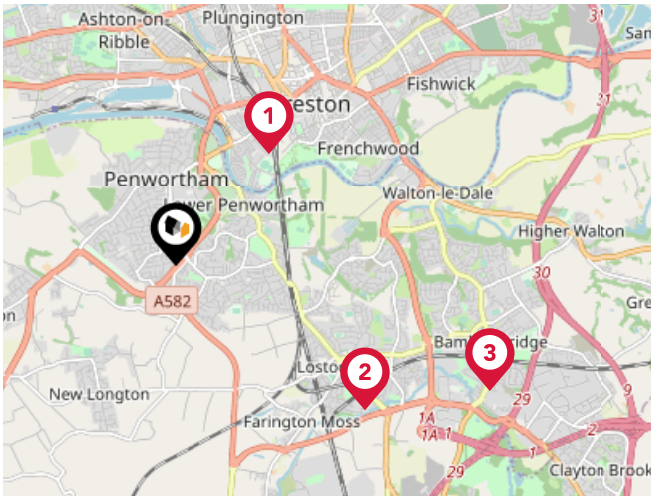
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 120   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Priory Academy</b> Ofsted Rating: Good   Pupils: 747   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashbridge Independent School</b> Ofsted Rating: Not Rated   Pupils: 528   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Stephen's CofE School</b> Ofsted Rating: Good   Pupils: 296   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Howick Church Endowed Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cedar Lodge School</b> Ofsted Rating: Outstanding   Pupils: 3   Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Imam Muhammad Zakariya School</b> Ofsted Rating: Good   Pupils: 67   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

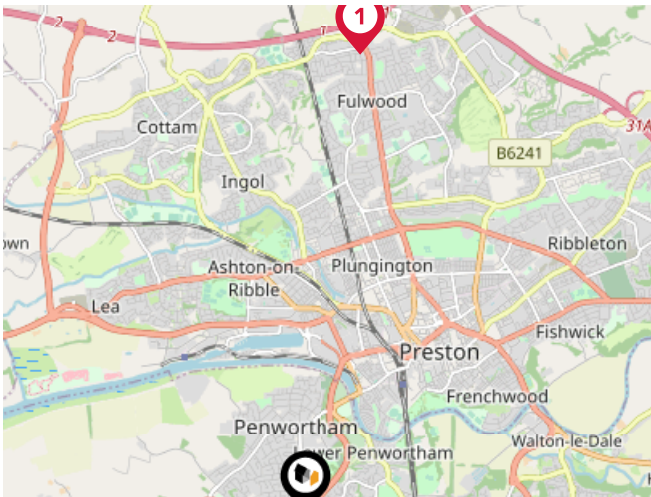
# Area

## Transport (National)



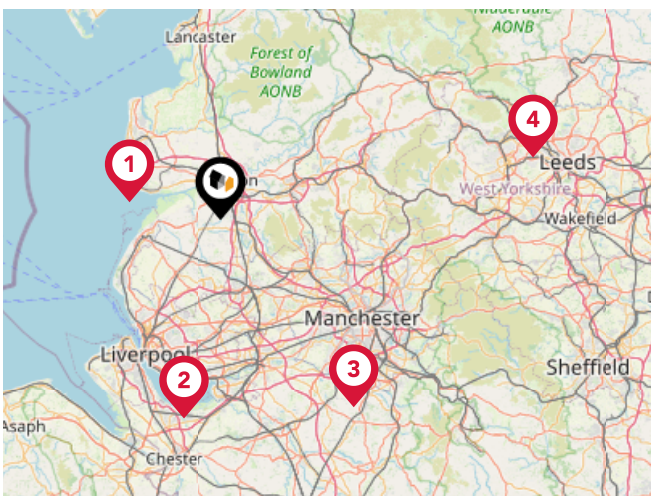
### National Rail Stations

Pin	Name	Distance
	Preston Rail Station	1.27 miles
	Lostock Hall Rail Station	2.09 miles
	Bamber Bridge Rail Station	2.96 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M55 J1	4.06 miles
	M65 J1A	2.85 miles
	M6 J28	3.91 miles
	M65 J1	3.21 miles
	M6 J29	3.32 miles



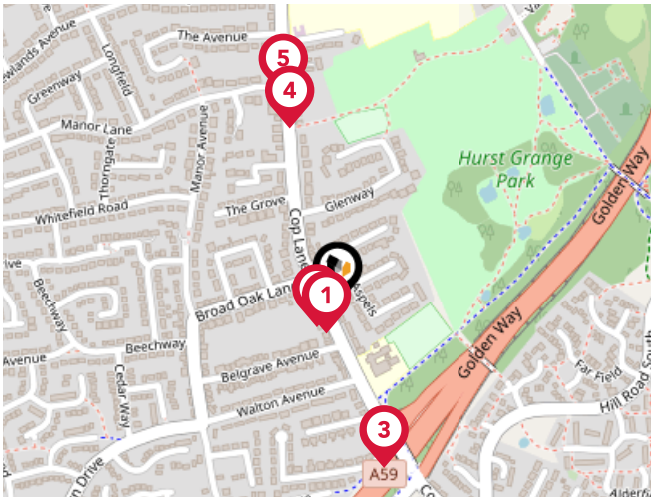
### Airports/Helipads

Pin	Name	Distance
	Blackpool International Airport	13.06 miles
	Liverpool John Lennon Airport	28.49 miles
	Manchester Airport	32.35 miles
	Leeds Bradford International Airport	44.48 miles



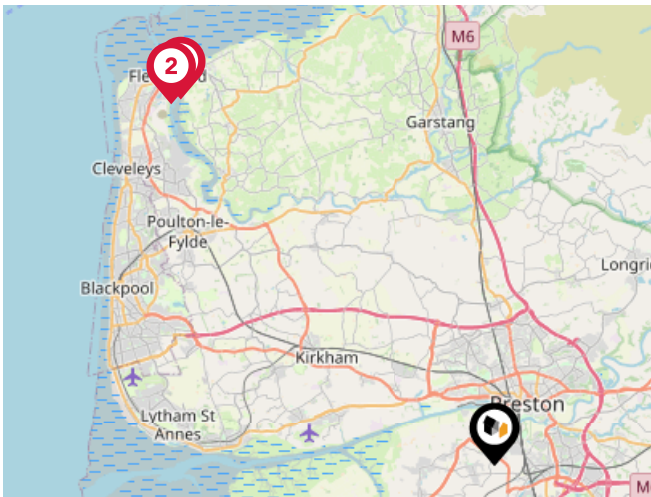
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Broad Oak Lane	0.03 miles
2	Broad Oak Lane	0.03 miles
3	Cromwell Road	0.19 miles
4	Manor Lane south	0.2 miles
5	Manor Lane	0.24 miles



### Ferry Terminals

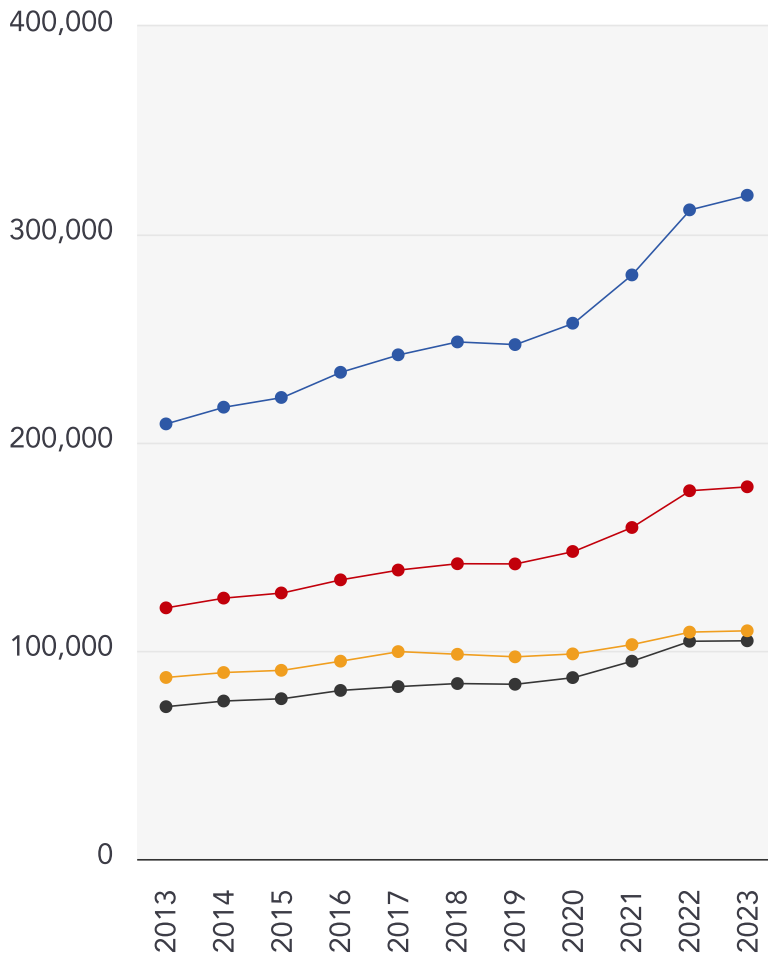
Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.91 miles
2	Fleetwood for Ireland Ferry Terminal	16.98 miles



# 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

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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

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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



@Roberts\_and\_Co



/roberts\_and\_co\_sales\_lettings/

# 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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