

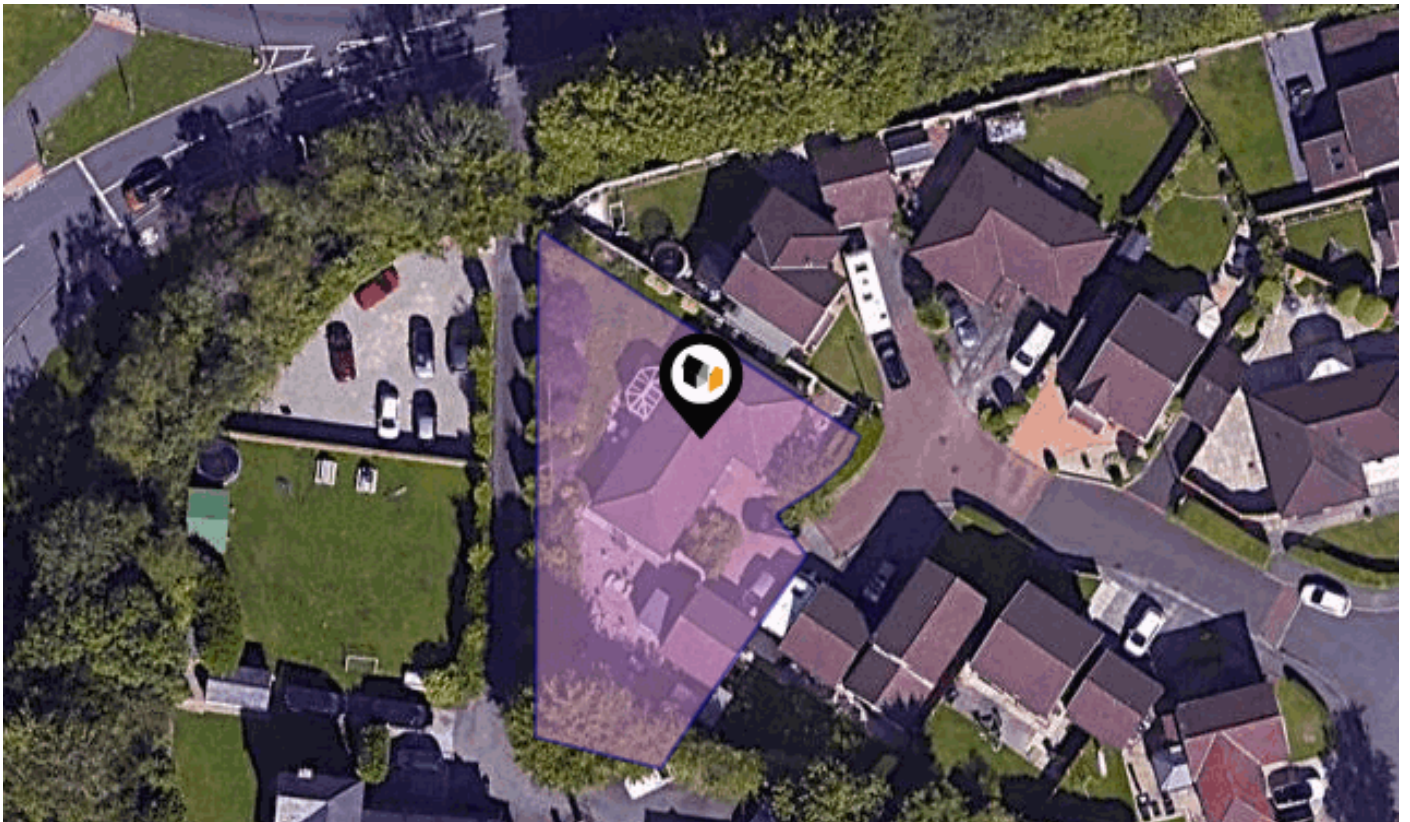


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 19th October 2023



BLACKBERRY WAY, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

A delightful detached bungalow tucked away on a cul-de-sac in Penwortham.

As you approach the charming three-bedroom home, you'll be greeted by a generously sized driveway, with the additional benefit a detached double garage, ensuring ample parking space for both you and your guests.

Once you step inside, you'll find a spacious and welcoming entrance hallway.

The kitchen boasts wooden shaker-style fitted cabinetry with contrasting black-coloured worktops. There is an abundance of counter space and storage, along with room for all your appliances, including an integrated microwave, oven, fridge freezer, electric hob, and dishwasher. The kitchen enjoys a seamless connection to the large conservatory, and a family dining room an idyllic space for enjoying meals with family and friends.

The living room, with its three windows, fills the space with natural light, creating a bright and inviting atmosphere.

There are three double bedrooms with the main bedroom featuring its own ensuite.

The bathroom, features a modern white suite, perfectly complementing the home's welcoming atmosphere for guests.

The garden has mature trees and shrubs which are like a garland wrapping themselves around the garden to make your very own private retreat. The zoned areas in this hidden oasis bring both interest and practicality all year round and continually beckon you to embrace and enjoy the great outdoors. As if that wasn't enough, a charming summer house, a haven for solitude or hosting intimate gatherings, nestles itself within the picturesque grounds and provides the ideal retreat after a busy day.

Sitting on a 0.25-acre plot, this home enjoys an excellent location, with a Booths supermarket just across the road, convenient transport links, and proximity to excellent primary and secondary schools.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,205 ft ² / 112 m ²		
Plot Area:	0.17 acres		
Council Tax :	Band D		
Annual Estimate:	£2,064		
Title Number:	LA537063		
UPRN:	100010620743		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

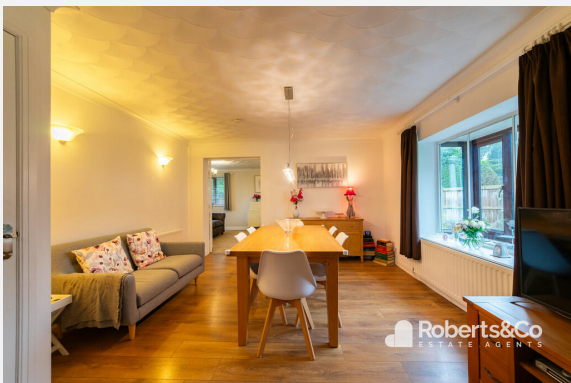
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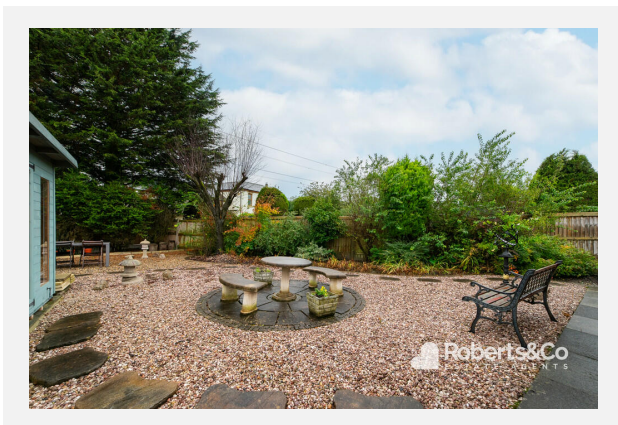
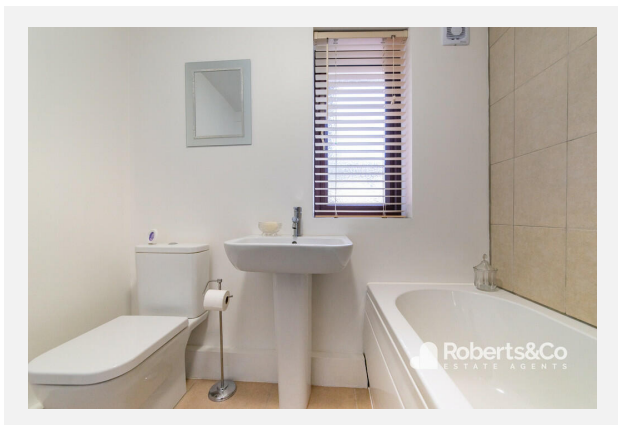
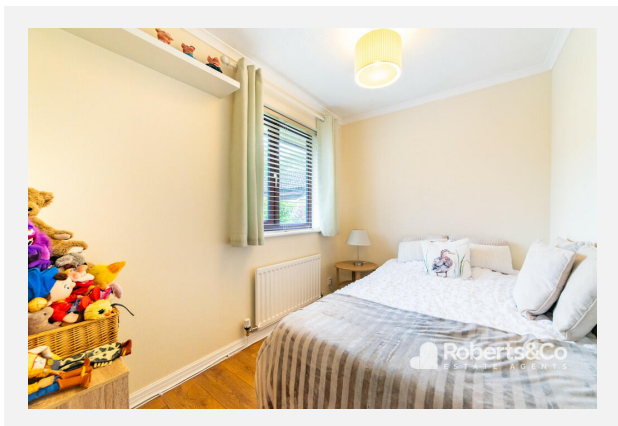
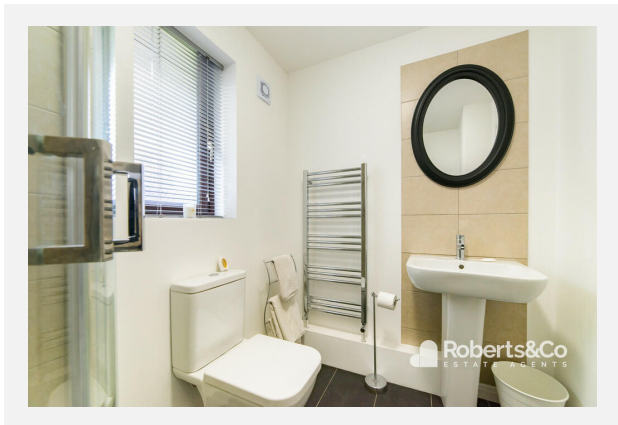
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







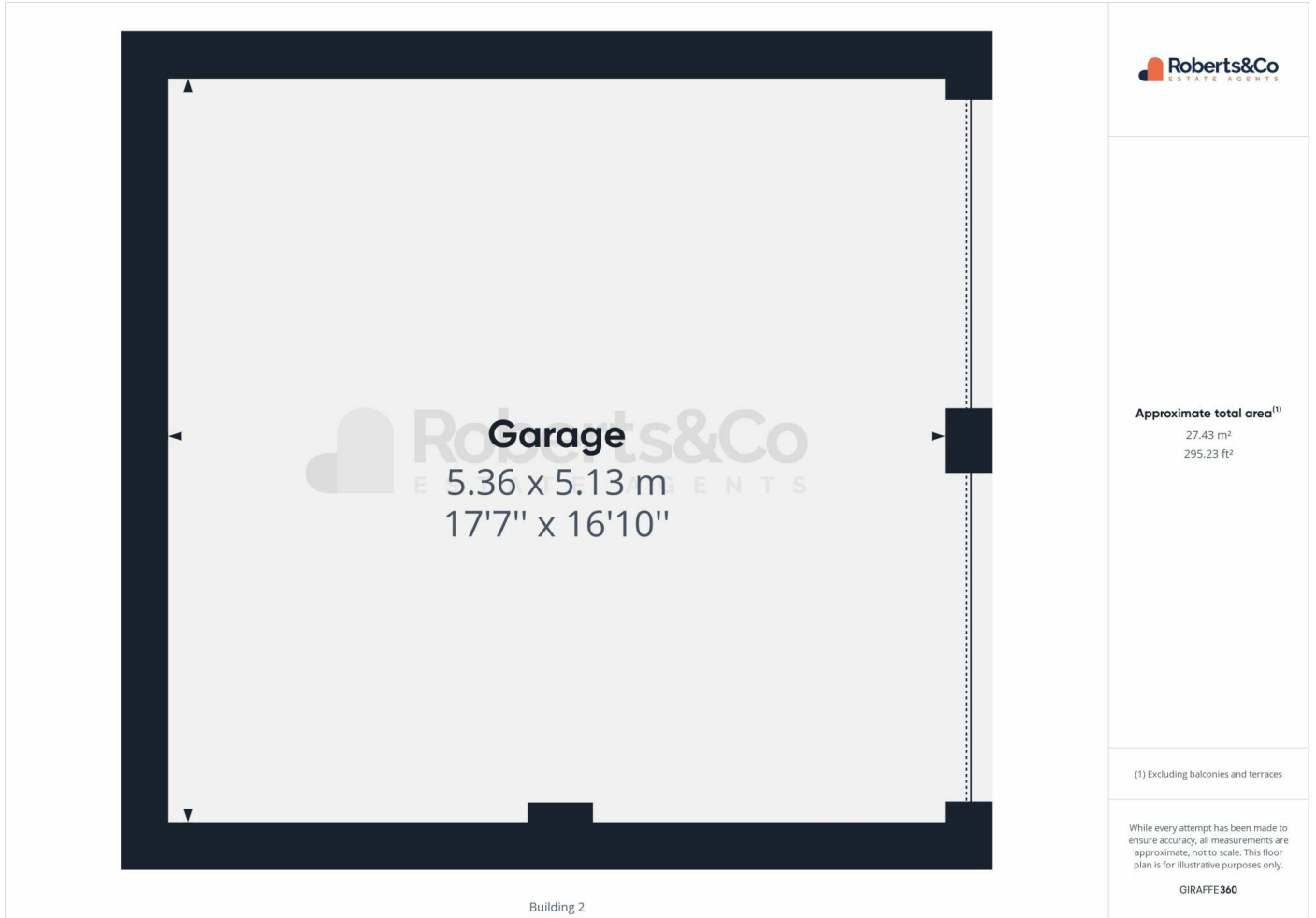
BLACKBERRY WAY, PENWORTHAM, PRESTON, PR1



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Penwortham, PRESTON, PR1

Energy rating

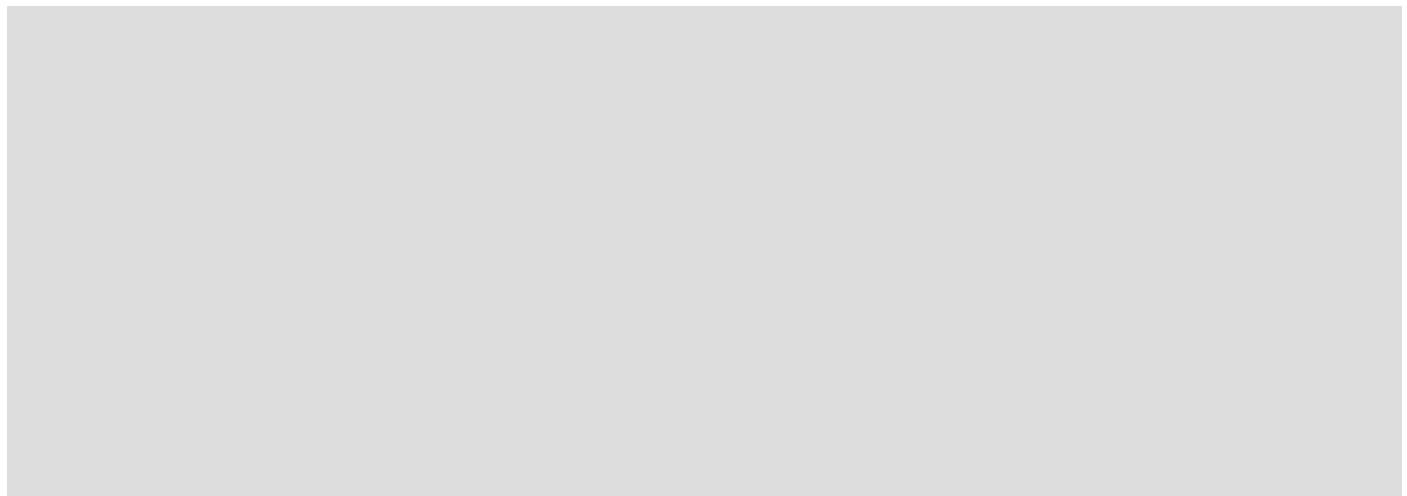
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Valid until 15.10.2033

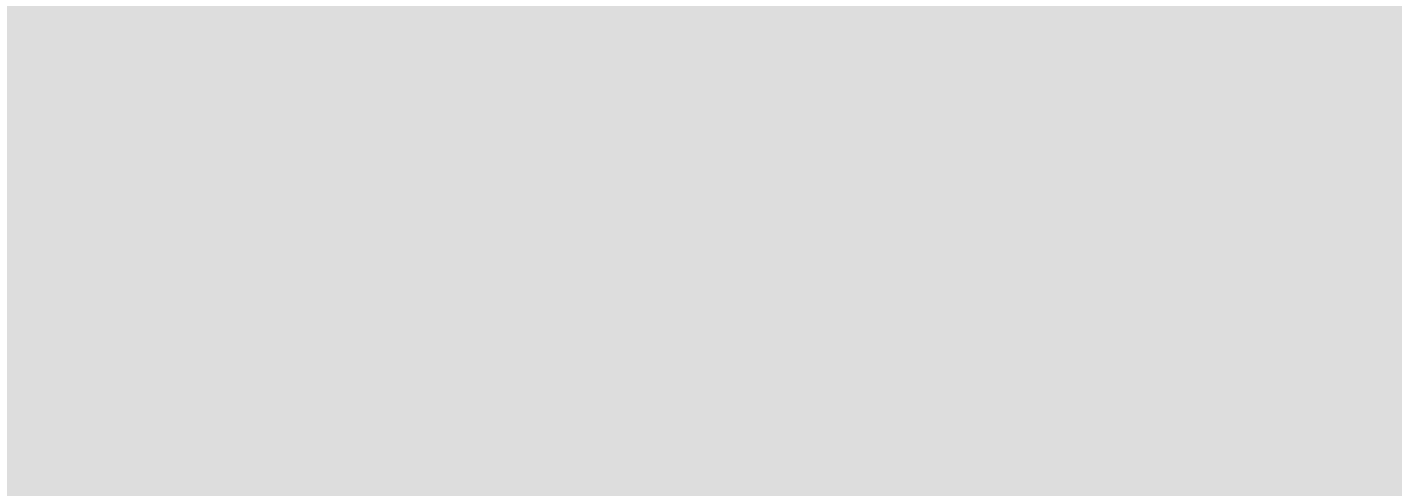
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

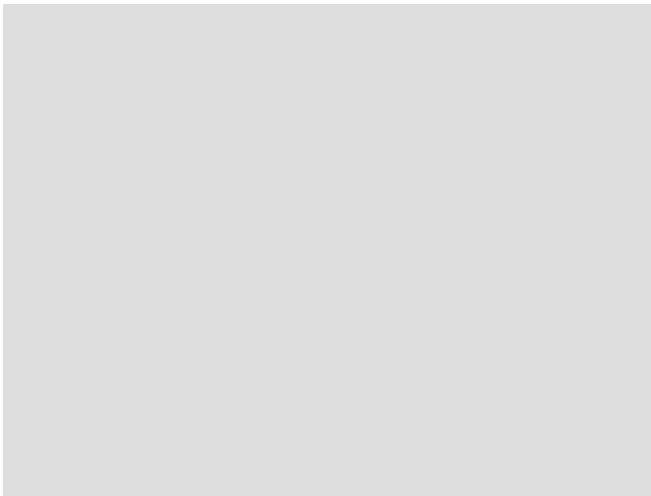
Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	112 m ²



		Nursery	Primary	Secondary	College	Private
1	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.78	<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:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

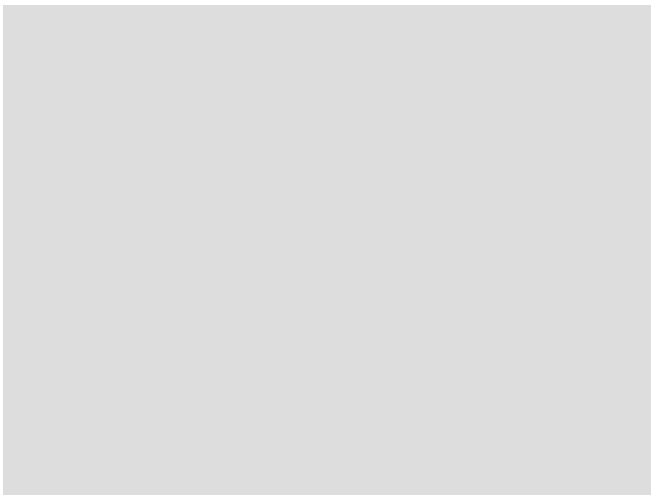


		Nursery	Primary	Secondary	College	Private
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance:0.94	<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:1.01	<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:1.07	<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:1.14	<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:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 869 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



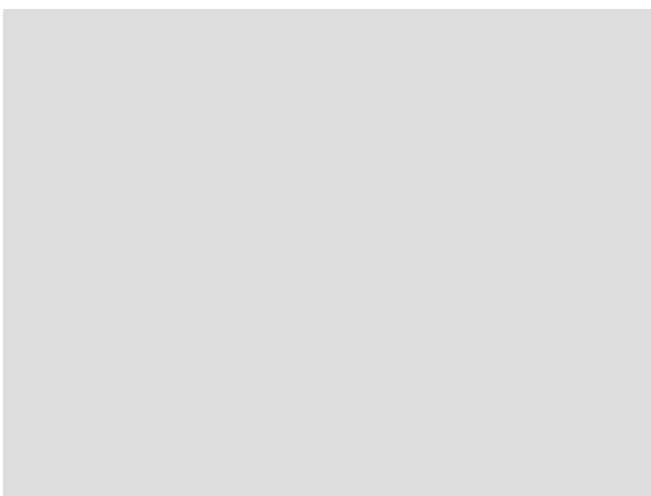
National Rail Stations

Pin	Name	Distance
	Preston Rail Station	1.74 miles
	Lostock Hall Rail Station	1.92 miles
	Bamber Bridge Rail Station	2.91 miles



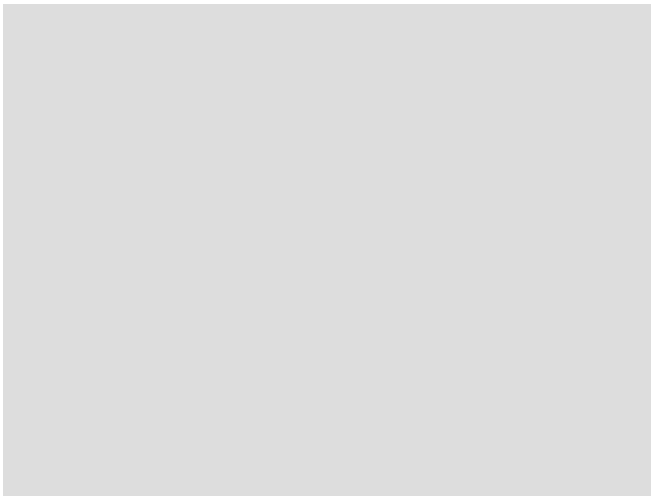
Trunk Roads/Motorways

Pin	Name	Distance
	M65 J1A	2.68 miles
	M6 J28	3.55 miles
	M55 J1	4.56 miles
	M65 J1	3.05 miles
	M6 J29	3.18 miles








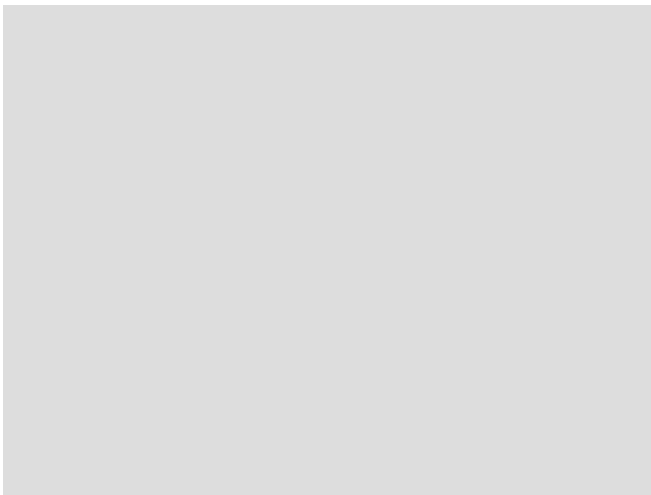
Airports/Helipads

Pin	Name	Distance
	Blackpool International Airport	13.06 miles
	Liverpool John Lennon Airport	27.98 miles
	Manchester Airport	32.01 miles
	Leeds Bradford International Airport	44.69 miles





Bus Stops/Stations

Pin	Name	Distance
	Millbrook Way South	0.13 miles
	Millbrook Way	0.14 miles
	Lindle Lane	0.3 miles
	Blackthorn Drive	0.27 miles
	Blackthorn Drive	0.28 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	17.22 miles
	Fleetwood for Ireland Ferry Terminal	17.28 miles

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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