

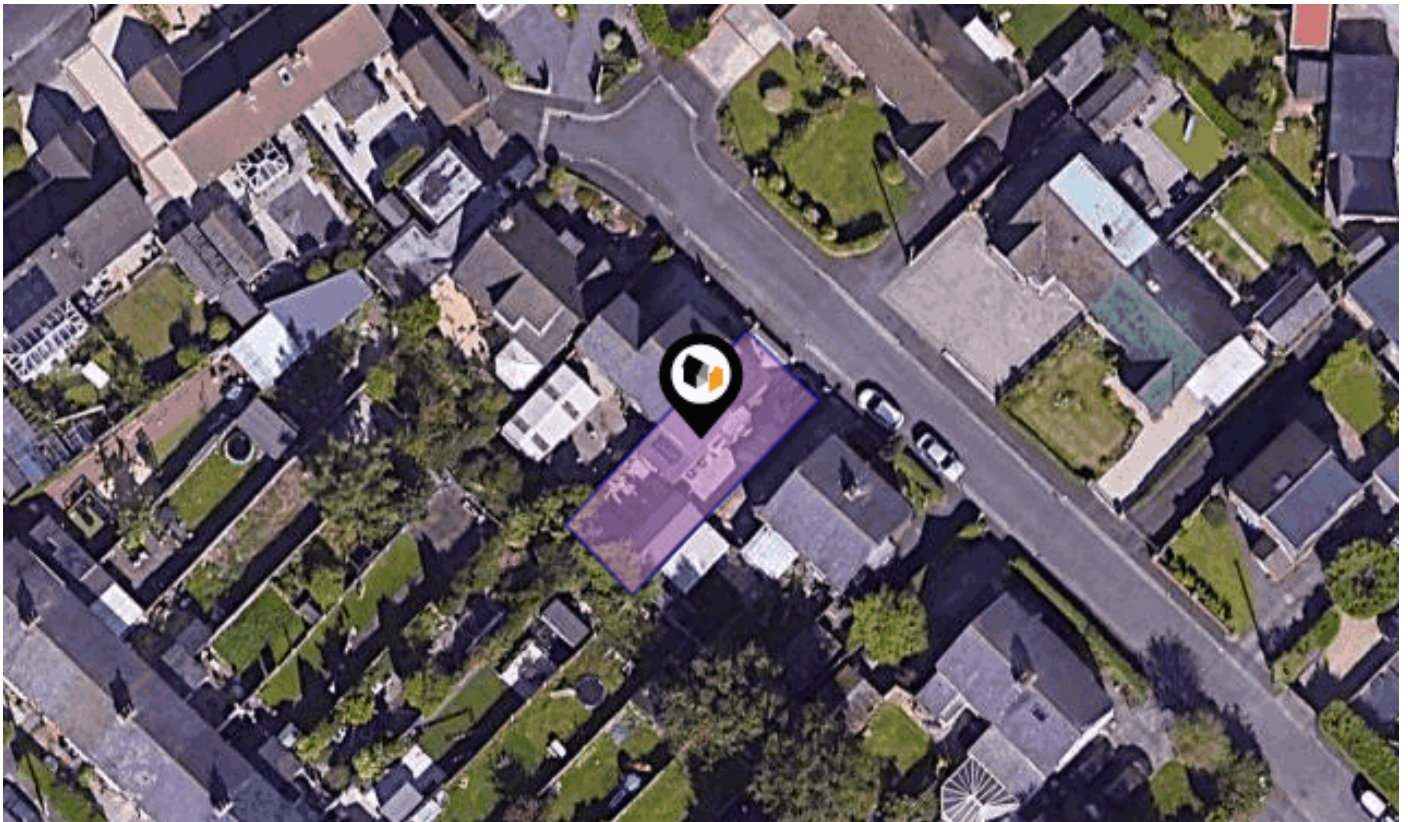


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05<sup>th</sup> October 2023



**STANLEY AVENUE, HUTTON, PRESTON, PR4**

## Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

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www.roberts-estates.co.uk



### Property Overview

This immaculate 2-bedroom semi-detached house is a true gem that boasts an array of features and an unbeatable location. Situated in a sought-after area, this property is perfect for first-time buyers looking for a comfortable, modern, and convenient living space.

As you approach the house, you'll immediately notice the convenience of driveway parking leading to a detached garage with power and lighting. This garage provides secure storage for your vehicle or can be transformed into a workshop or hobby space.

Upon entering the house, you'll be welcomed into a warm and inviting living room. The living room is graced by a feature inset gas fire, creating a cosy atmosphere on chilly evenings. Natural light pours in through the bay window, illuminating the space.

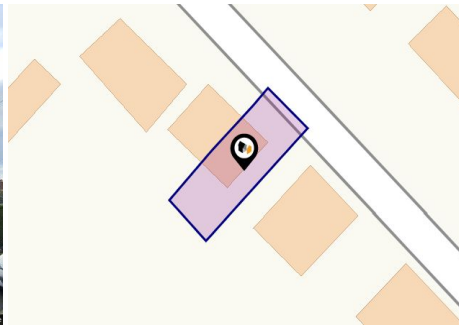
One of the standout features of this property is the extended kitchen. It's a culinary enthusiast's dream, with an island featuring an induction hob and integrated extraction. The stunning marble-effect quartz worktops complement the high-quality Karndean flooring beautifully. Modern conveniences include integrated appliances such as a dishwasher, fridge freezer, washing machine, and double oven. The central lantern in the dining area adds an elegant touch and floods the space with natural light, creating a perfect setting for entertaining. Double doors open up to the courtyard garden, seamlessly connecting indoor and outdoor living.

Speaking of the courtyard garden, it's truly a hidden oasis. Designed in a courtyard style, it features stylish Indian stone paving and is adorned with tasteful lighting. The privacy of this space makes it perfect for relaxation and al fresco dining, ensuring it's your own tranquil sanctuary in the heart of the city.

This home offers two spacious double bedrooms, with the first bedroom boasting fitted wardrobes, providing ample storage for your belongings. The modern shower room features a walk-in shower cubicle, adding a touch of luxury to your daily routine.

Location is everything, and this property is ideally situated. It's within close proximity to schools, making it convenient for families. The nearby bypass ensures quick and easy access to other parts of town, making your daily commute a breeze.

In summary, this house is a fantastic opportunity for first-time buyers or anyone looking for a comfortable and stylish home. With its extended kitchen, courtyard garden, garage, and ideal location, this property won't stay on the market for long.



## Property

**Type:** Semi-Detached  
**Bedrooms:** 2  
**Plot Area:** 0.04 acres  
**Council Tax :** Band B  
**Annual Estimate:** £1,605  
**Title Number:** LA747646  
**UPRN:** 100010649235

**Tenure:** Freehold

## Local Area

**Local Authority:** Lancashire  
**Conservation Area:** No  
**Flood Risk:**  

- Rivers & Seas: Very Low
- Surface Water: Low

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

<b>11</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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

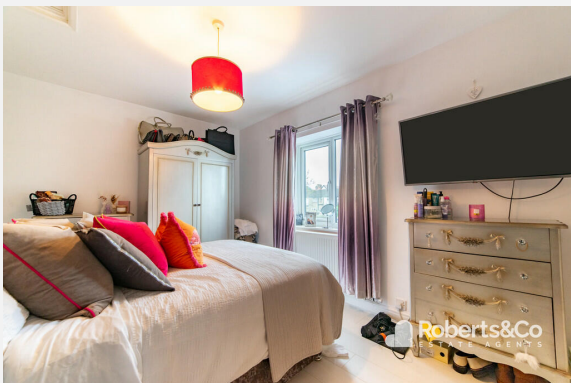

**Satellite/Fibre TV Availability:**

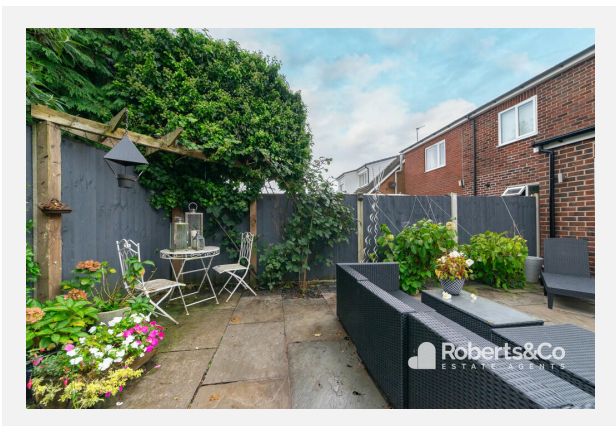
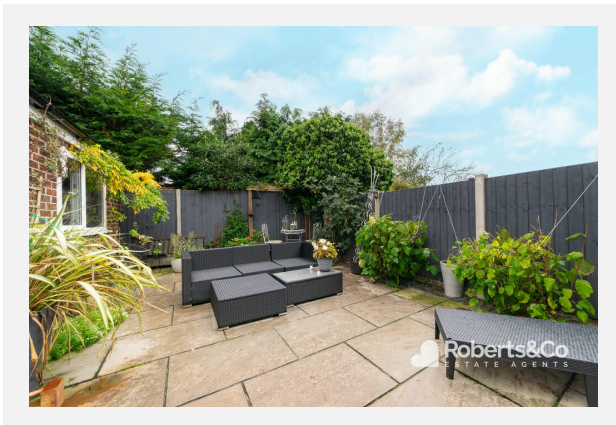

# Planning History

## This Address

Planning records for: *9, Stanley Avenue, Hutton, Preston, PR4 5TD*

Reference - SouthRibble/07/2018/3723/HOH	
<b>Decision:</b>	Decided
<b>Date:</b>	04th June 2018
<b>Description:</b>	Erection of detached garage to rear

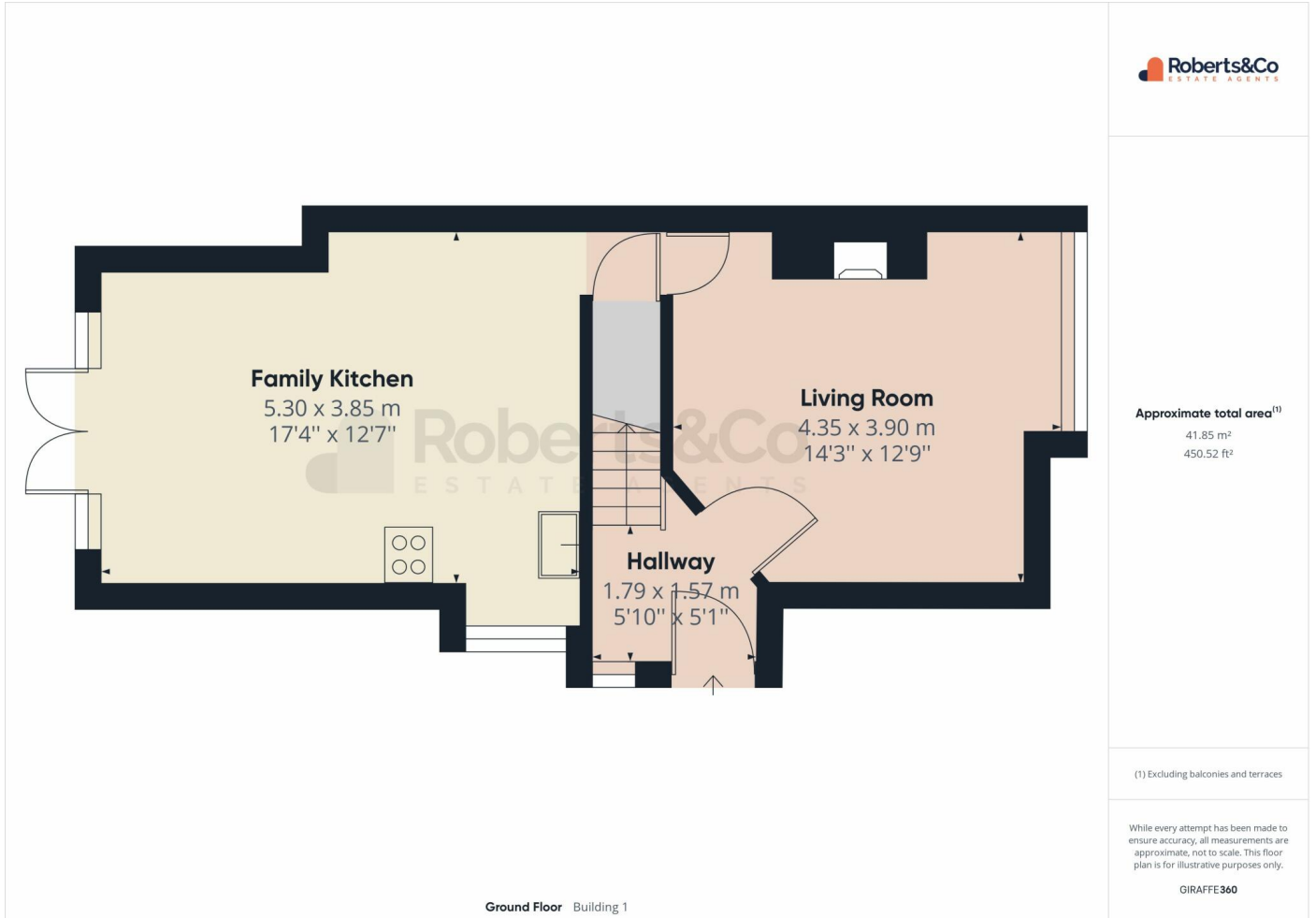




## STANLEY AVENUE, HUTTON, PRESTON, PR4

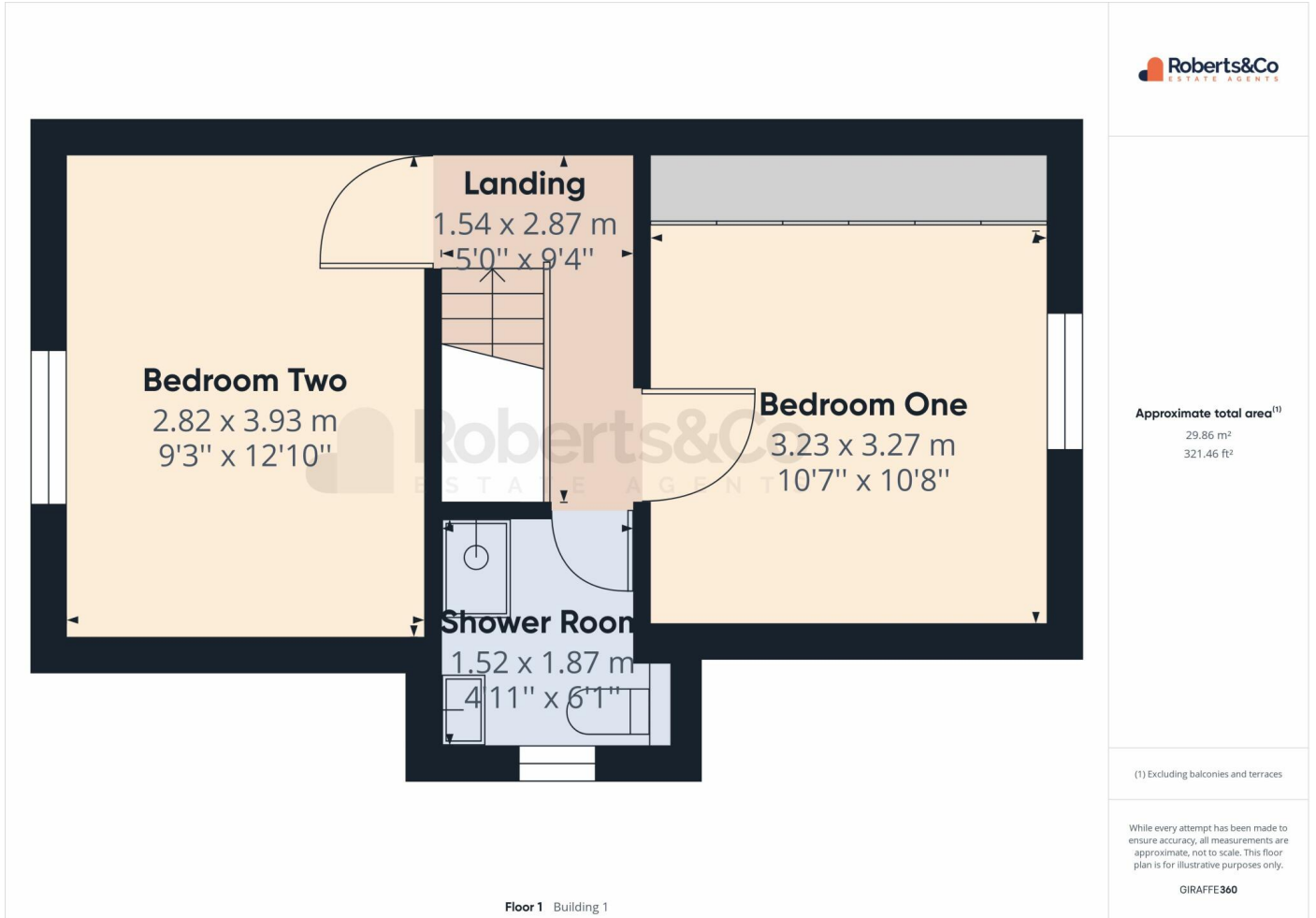


## STANLEY AVENUE, HUTTON, PRESTON, PR4

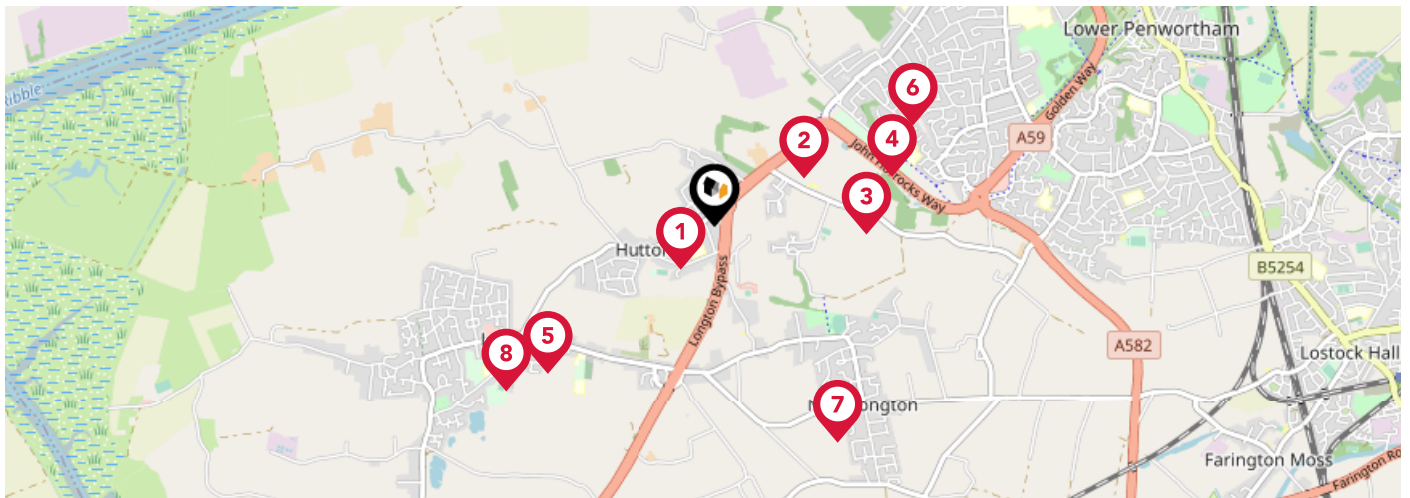




STANLEY AVENUE, HUTTON, PRESTON, PR4

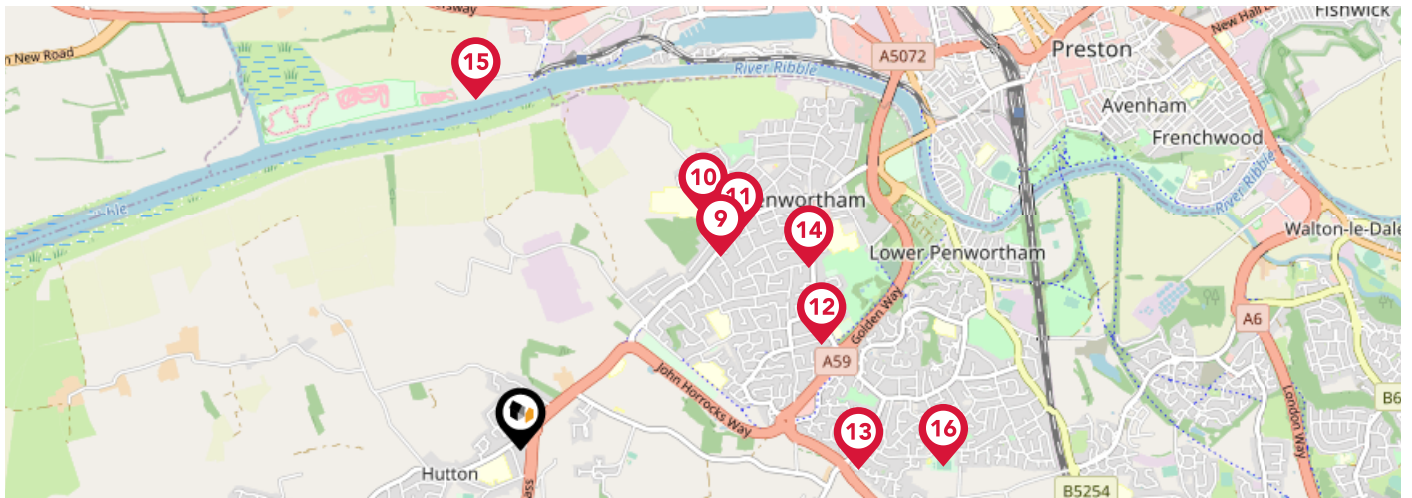


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>Hutton Church of England Grammar School</b> Ofsted Rating: Good   Pupils: 869   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Howick Church Endowed Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Ashbridge Independent School</b> Ofsted Rating: Not Rated   Pupils: 528   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>All Hallows Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 900   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>St Oswald's Catholic Primary School, Longton</b> Ofsted Rating: Good   Pupils: 244   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>New Longton All Saints CofE Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Longton Primary School</b> Ofsted Rating: Outstanding   Pupils: 211   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

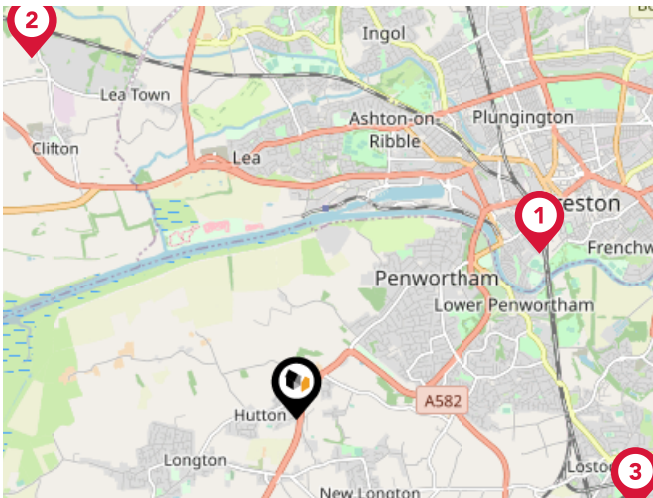
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Penwortham, St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 277   Distance:1.22	<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:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 210   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Girls' High School</b> Ofsted Rating: Outstanding   Pupils: 769   Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pioneer TEC</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 120   Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

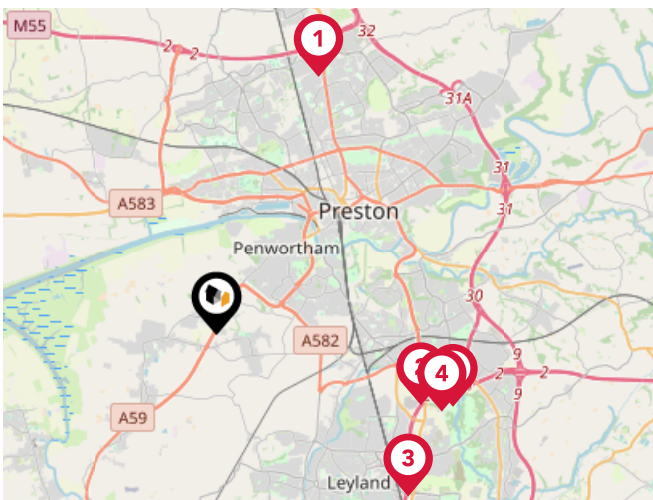
# Area

## Transport (National)



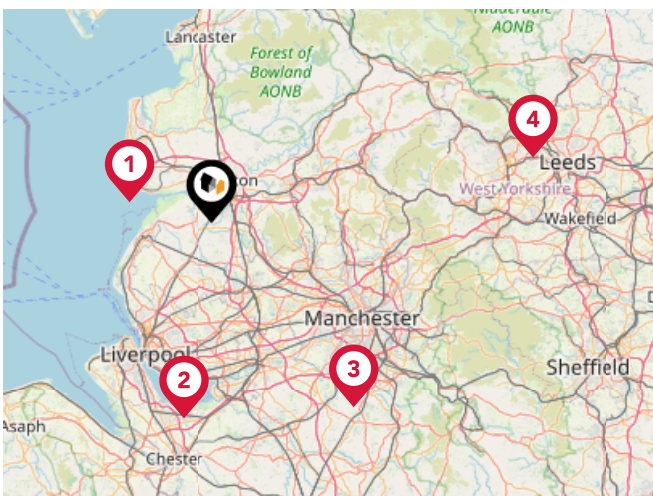
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.59 miles
2	Salwick Rail Station	3.92 miles
3	Lostock Hall Rail Station	3.09 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	4.85 miles
2	M65 J1A	3.82 miles
3	M6 J28	4.43 miles
4	M65 J1	4.2 miles
5	M6 J29	4.35 miles

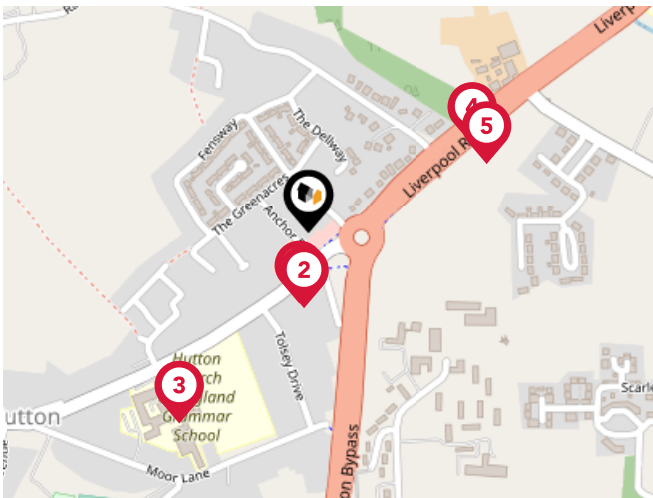


### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	11.87 miles
2	Liverpool John Lennon Airport	27.8 miles
3	Manchester Airport	32.76 miles
4	Leeds Bradford International Airport	45.88 miles

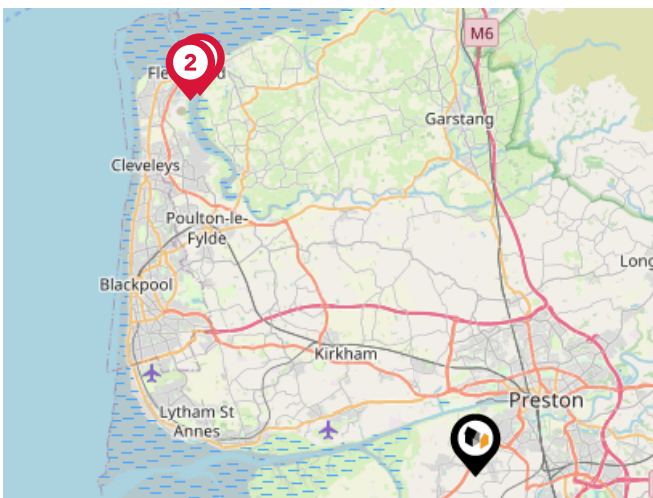
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Anchor Inn	0.08 miles
2	Anchor Inn	0.08 miles
3	Grammar School Grounds	0.25 miles
4	Lindle Lane	0.2 miles
5	Lindle Lane	0.21 miles



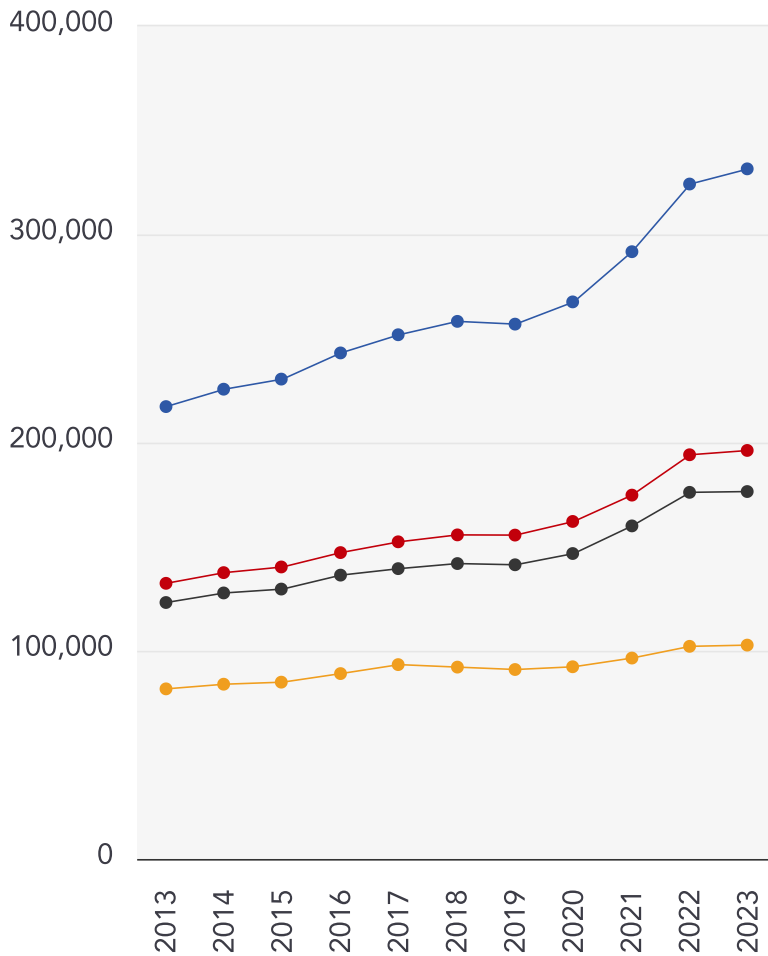
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.46 miles
2	Fleetwood for Ireland Ferry Terminal	16.5 miles

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in PR4



Detached

**+52.55%**

Semi-Detached

**+48.2%**

Terraced

**+43.27%**

Flat

**+25.72%**



### 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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