

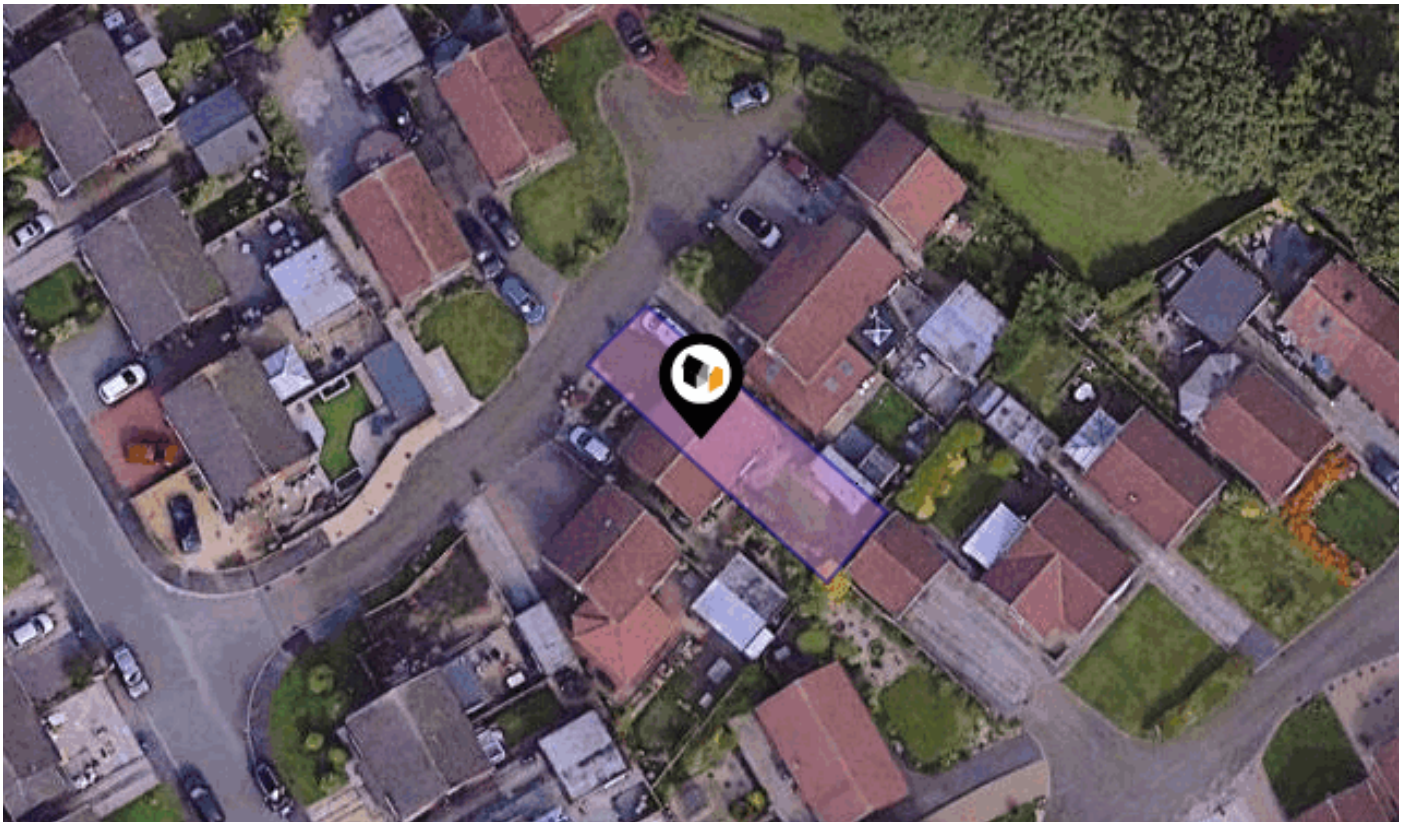


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th January 2024



GRANGE DRIVE, HOGHTON, PRESTON, PR5

Roberts & Co

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Introduction

Our Comments

Property Overview

Situated in the highly sought after location on Grange Drive in Hoghton, providing excellent travel links to all major towns and cities in the area via the M61 and M65 motorways, whilst being in close proximity to Preston, Leyland and Chorley and superb schools and amenities.

This would make a great first time home or buy to let property. Internally, the house has been well maintained by the current owners.

The ground floor has a living room at the front with a lovely electric fire.

The modern fitted breakfast kitchen is perfect for entertaining guests and spending quality time with loved ones. It's fully equipped with all the necessary appliances to whip up delicious meals, while the breakfast bar provides a cosy space for family meals.

There are three good size bedrooms and a three piece family bathroom to the first floor.

Externally there is a driveway to the front providing off road parking leading to the garage which has the added advantage of power and lighting. There is a good size, private rear garden which is fenced enclosed and mainly laid to lawn but also boasts a lovely patio seating area.

When you add everything together- the location and quiet plot, we think this is a great home.



Property

Type:	Semi-Detached	Last Sold £/ft²:	£221
Bedrooms:	3	Tenure:	Freehold
Floor Area:	699 ft ² / 65 m ²		
Plot Area:	0.05 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£1,835		
Title Number:	LA534494		
UPRN:	100010631158		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	59 mb/s	- mb/s

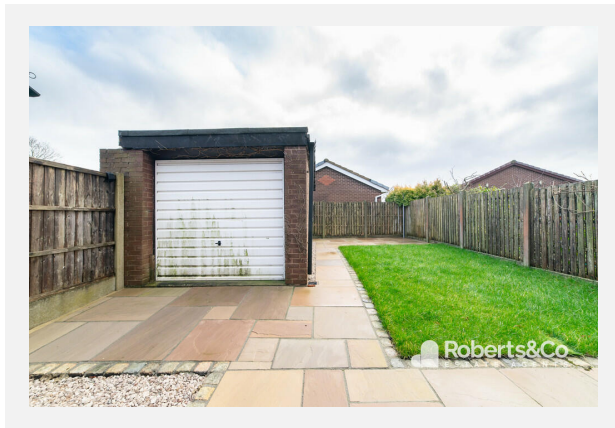
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



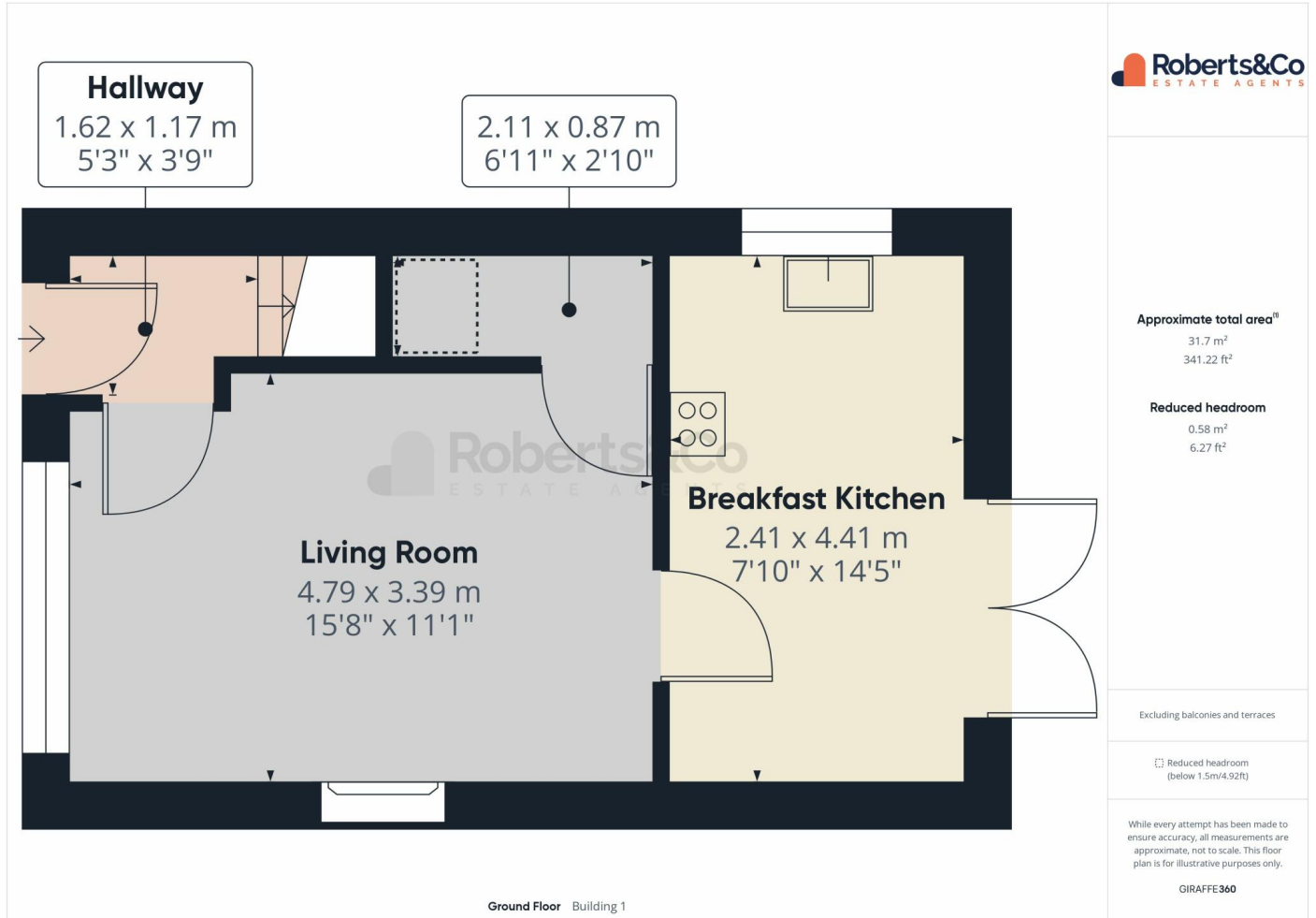




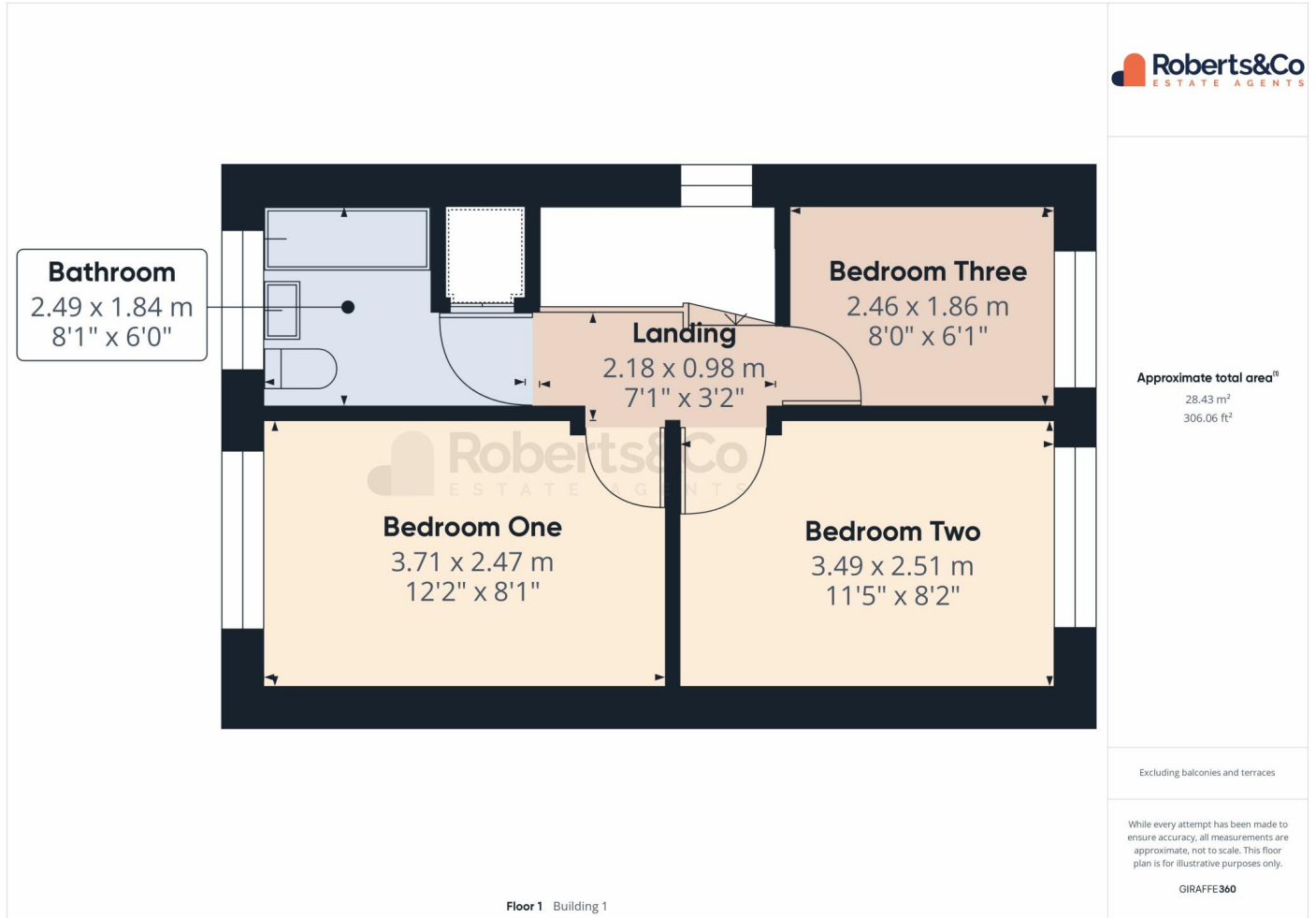
GRANGE DRIVE, HOGHTON, PRESTON, PR5



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GRANGE DRIVE, HOGHTON, PRESTON, PR5



Grange Drive, Hoghton, PR5

Energy rating

D

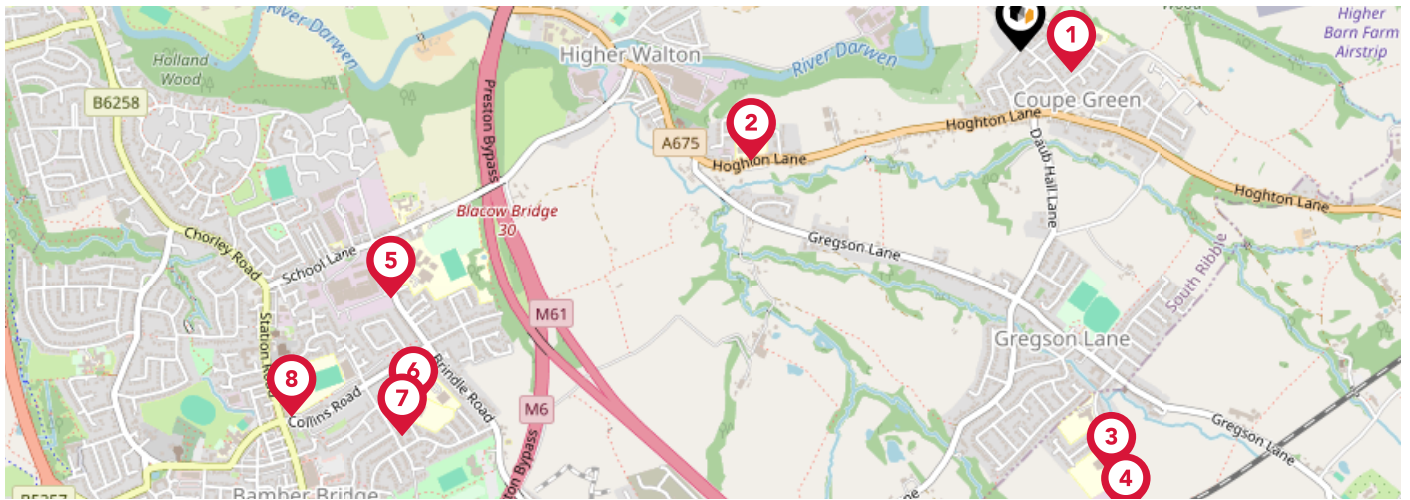
Valid until 15.02.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

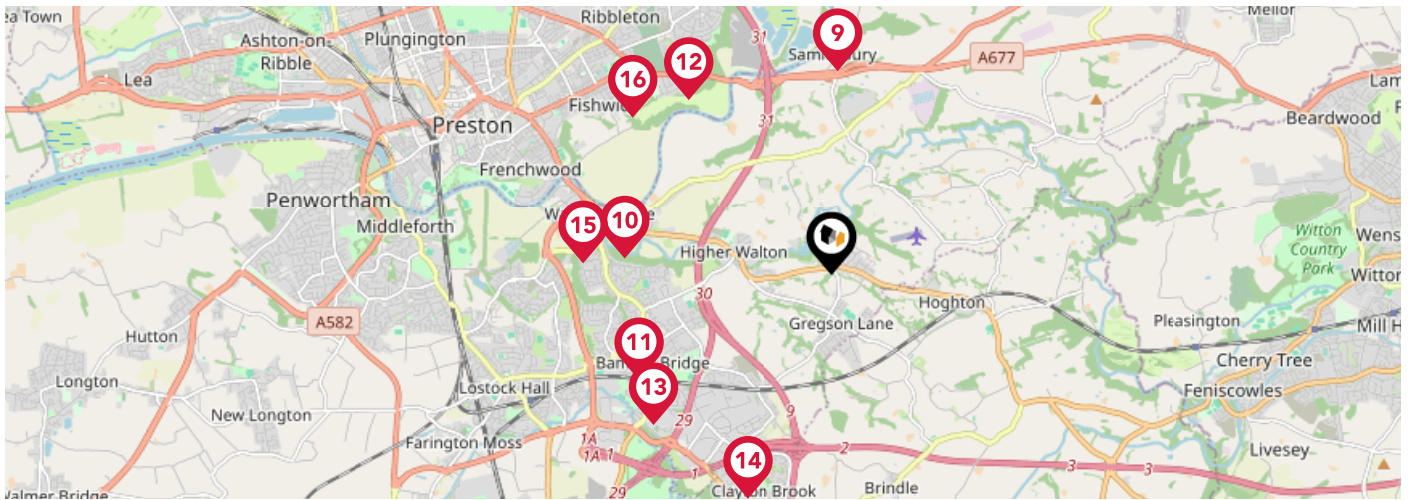
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
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 9% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	65 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Coupe Green Primary School Ofsted Rating: Good Pupils: 143 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Higher Walton Church of England Primary School Ofsted Rating: Good Pupils: 117 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Brindle Gregson Lane Primary School Ofsted Rating: Requires Improvement Pupils: 194 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Joseph's Catholic Primary School, Brindle Ofsted Rating: Good Pupils: 101 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Walton-Le-Dale High School Ofsted Rating: Requires Improvement Pupils: 775 Distance:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Coppice School Ofsted Rating: Good Pupils: 64 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Good Pupils: 131 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance:1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

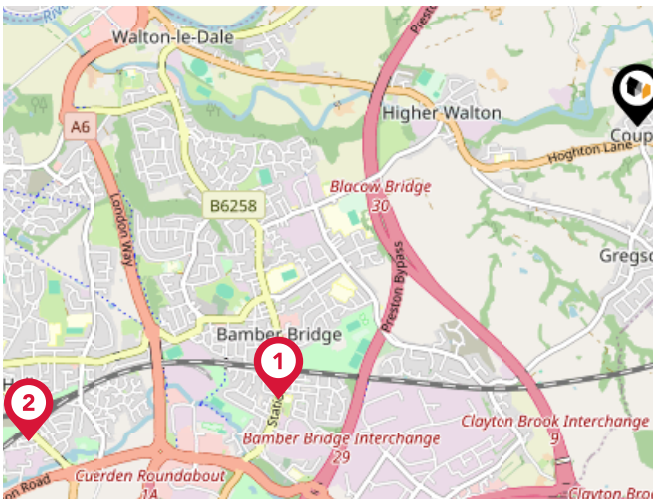
Area Schools



		Nursery	Primary	Secondary	College	Private
	Samlesbury Church of England School Ofsted Rating: Good Pupils: 70 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 186 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brockholes Wood Community Primary School and Nursery Ofsted Rating: Good Pupils: 258 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 197 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Progress School Ofsted Rating: Outstanding Pupils: 12 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 275 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 181 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

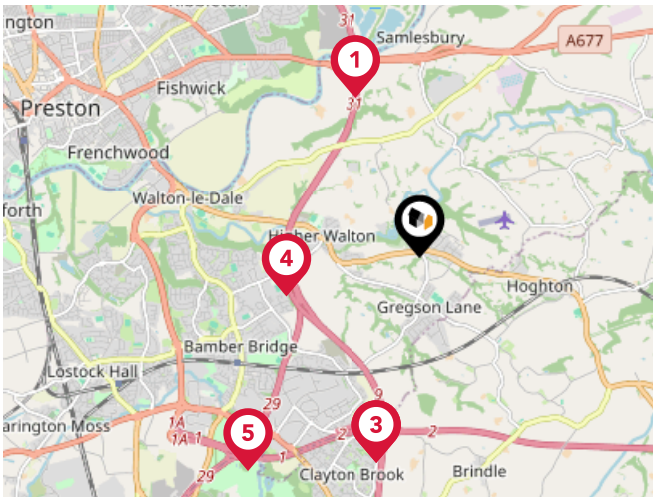
Area

Transport (National)



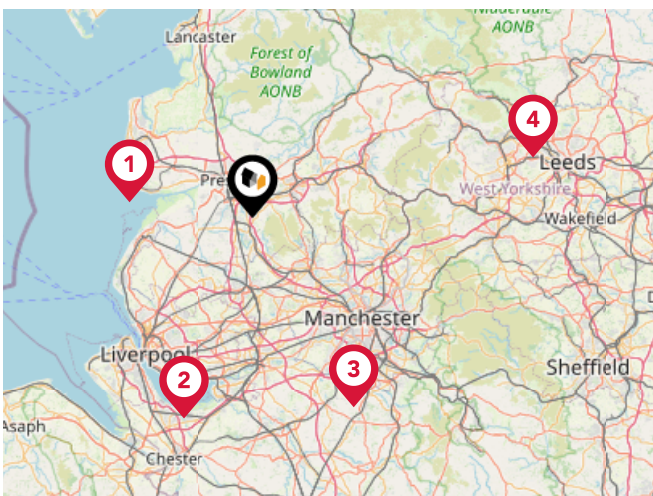
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	1.97 miles
2	Lostock Hall Rail Station	3 miles
3	Pleasington Rail Station	3.33 miles



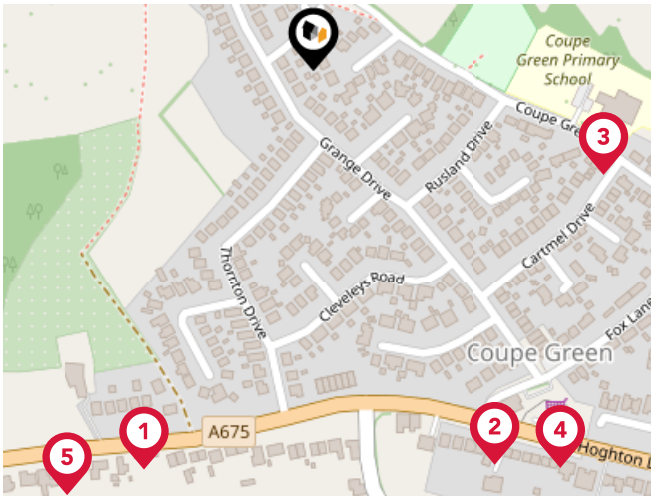
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31	1.51 miles
2	M65 J2	1.82 miles
3	M61 J9	1.83 miles
4	M6 J30	1.2 miles
5	M6 J29	2.38 miles



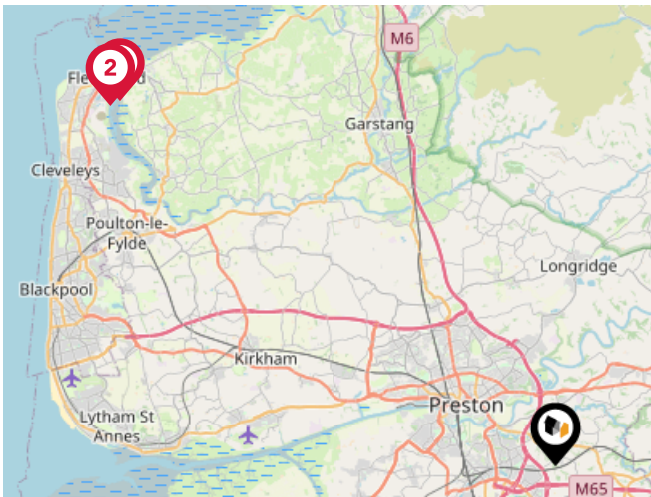
Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	17.31 miles
2	Liverpool John Lennon Airport	29.69 miles
3	Manchester Airport	30.14 miles
4	Leeds Bradford International Airport	40.24 miles



Bus Stops/Stations

Pin	Name	Distance
1	Hoghton Lane Garage	0.24 miles
2	Old Oak	0.24 miles
3	Primary School	0.17 miles
4	Old Oak	0.26 miles
5	Hoghton Lane Garage	0.27 miles



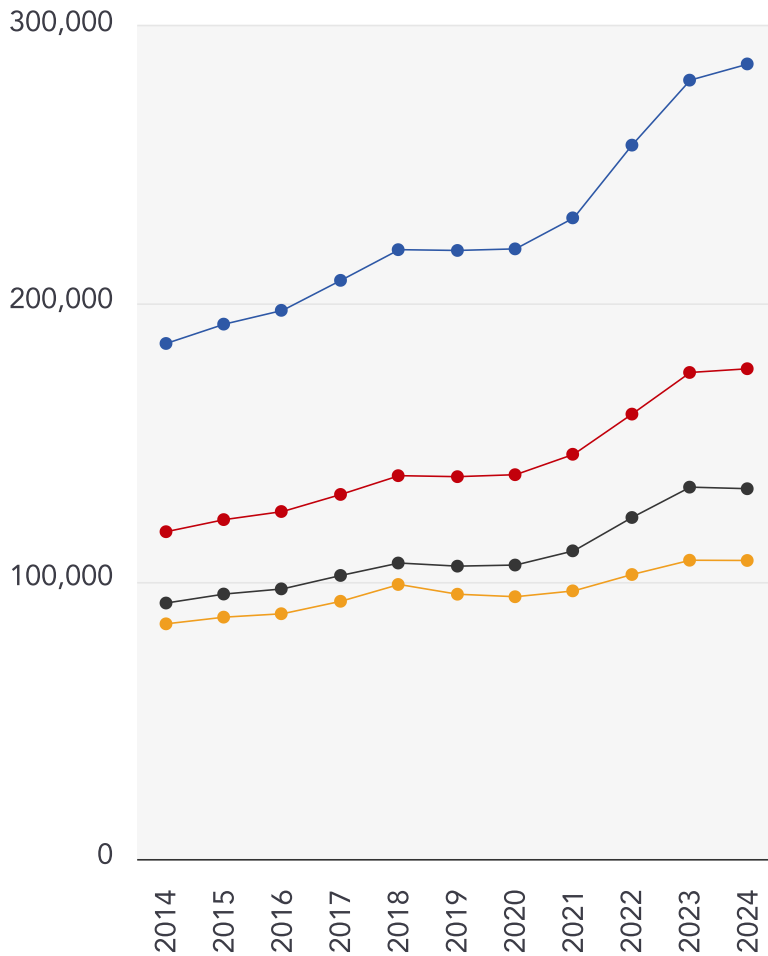
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.91 miles
2	Fleetwood for Ireland Ferry Terminal	20.03 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR5



Detached

+54.23%

Semi-Detached

+49.8%

Terraced

+44.66%

Flat

+26.94%



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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