

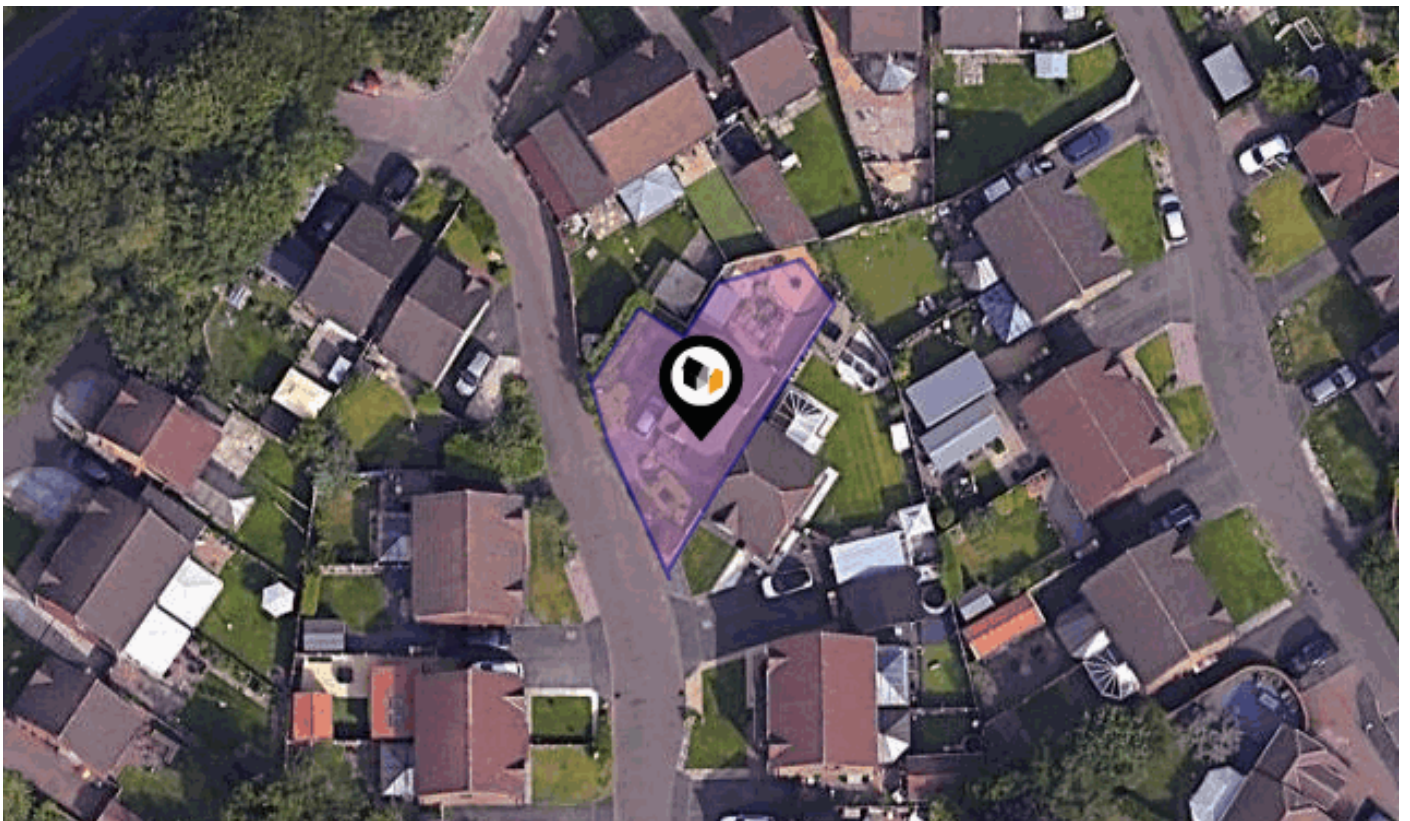


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th January 2024



WHINSANDS CLOSE, FULWOOD, PRESTON, PR2

Roberts & Co

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Introduction

Our Comments

Property Overview

Whinsands Close is a popular residential road in Fulwood. It's the kind of place where families grow. Ideally positioned within easy reach of Royal Preston Hospital, shops, supermarkets, schools, and motorway connections.

Tucked away on a quiet cul de sac enjoying much privacy, with little passing traffic. A driveway offers ample off road parking as you approach the front of the property.

Internally, there is a living room, kitchen diner, 3 good sized bedrooms, and family bathroom.

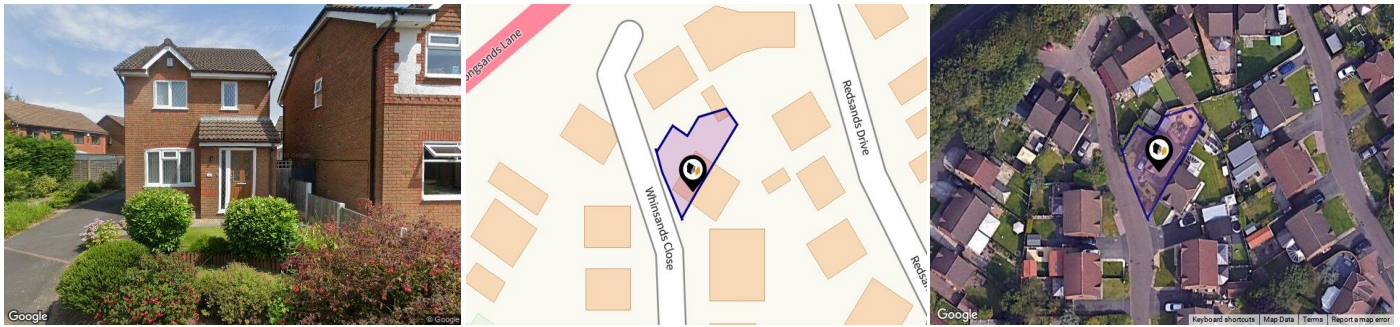
The living room sits at the front with a large window that floods the room with light and feature gas fire.

The modern fitted kitchen has plenty of storage cupboards and space for appliances. There is a dining area with plenty of room for a table and chairs, a great space for the family to catch up on their day.

A handy WC completes this floor.

Upstairs there are three good sized bedrooms, and family bathroom.

The garden is a great size, easy to maintain. We can see you sitting out here and enjoy a glass or two, or a family BBQ.



Property

Type:	Detached
Bedrooms:	3
Floor Area:	785 ft ² / 73 m ²
Plot Area:	0.06 acres
Year Built :	1991-1995
Council Tax :	Band C
Annual Estimate:	£1,930
Title Number:	LA733098
UPRN:	100010577143

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	245 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



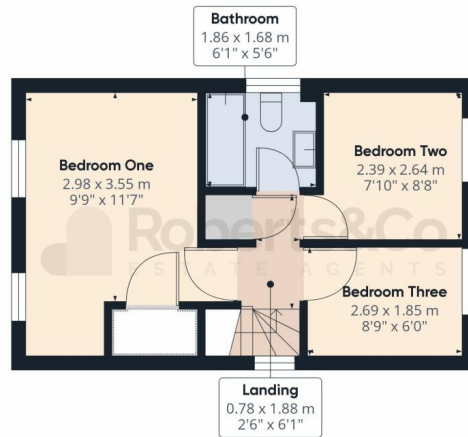




WHINSANDS CLOSE, FULWOOD, PRESTON, PR2



Ground Floor



Floor 1



Approximate total area[®]
66.2 m²
712.56 ft²

Excluding balconies and terraces

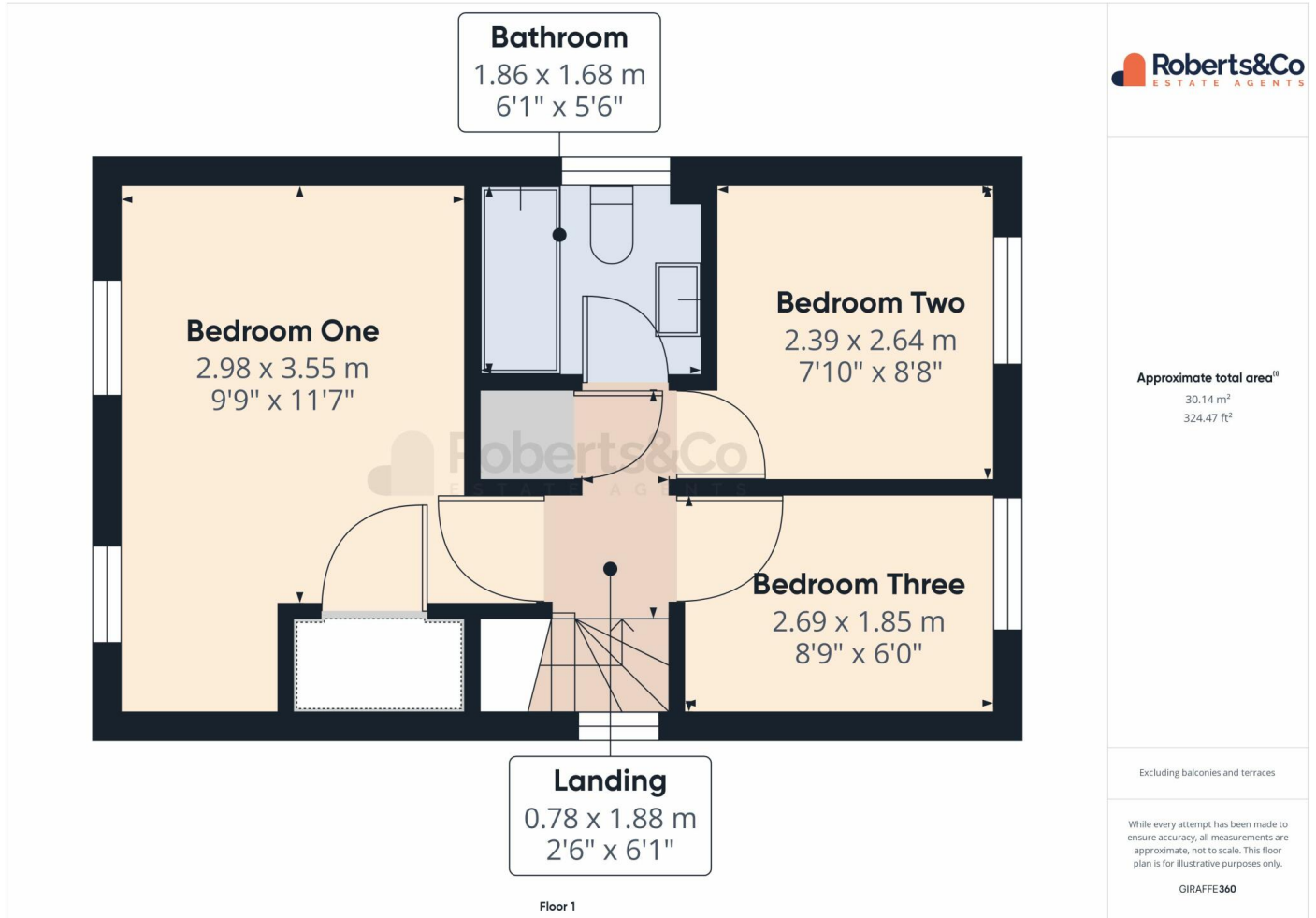
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

WHINSANDS CLOSE, FULWOOD, PRESTON, PR2



WHINSANDS CLOSE, FULWOOD, PRESTON, PR2



Fulwood, PRESTON, PR2

Energy rating

D

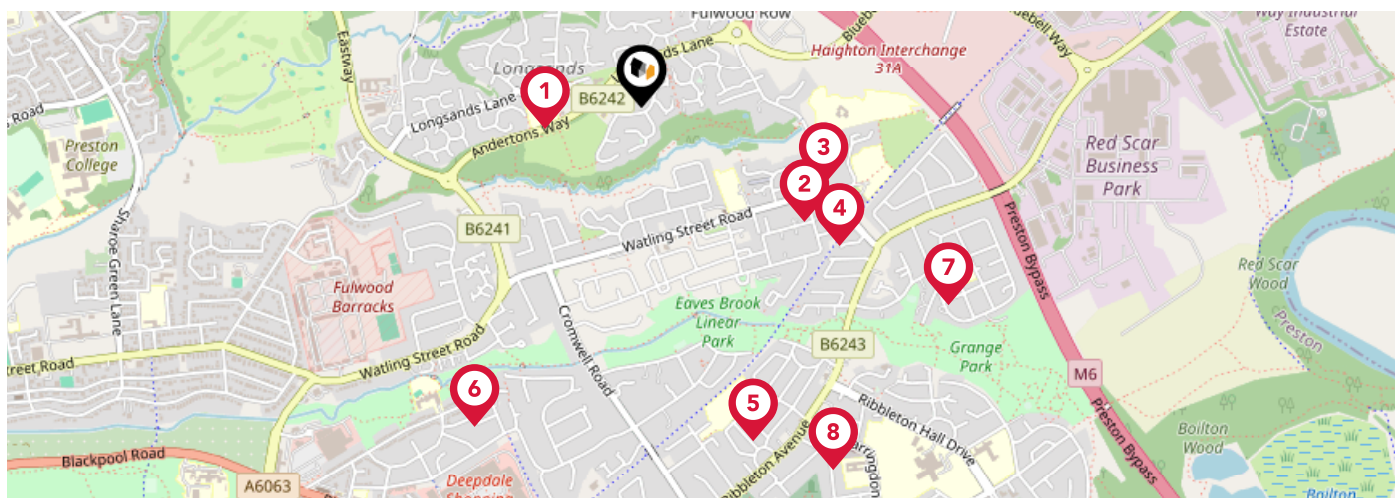
Valid until 17.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

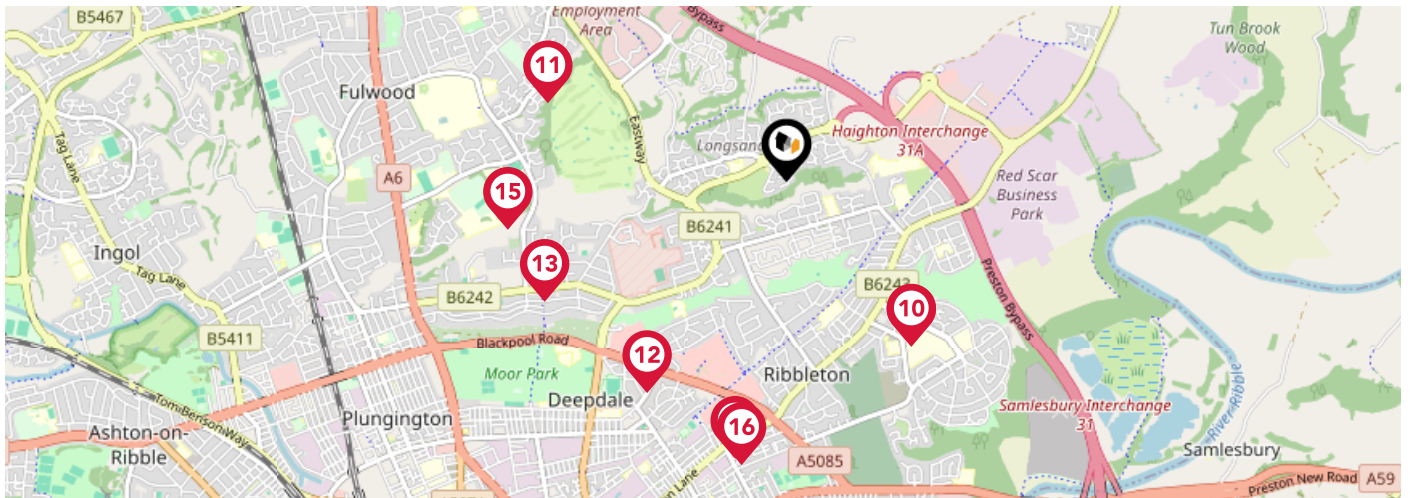
Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
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, limited insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	73 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Longsands Community Primary School Ofsted Rating: Good Pupils: 207 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Brookfield Community Primary School Ofsted Rating: Good Pupils: 179 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Highfield Priory School Ofsted Rating: Not Rated Pupils: 252 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Maria Goretti Catholic Primary School, Preston Ofsted Rating: Good Pupils: 215 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Preston Greenlands Community Primary School Ofsted Rating: Good Pupils: 206 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Holme Slack Community Primary School Ofsted Rating: Good Pupils: 212 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Preston Grange Primary School Ofsted Rating: Good Pupils: 190 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Blessed Sacrament Catholic Primary School Ofsted Rating: Good Pupils: 415 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

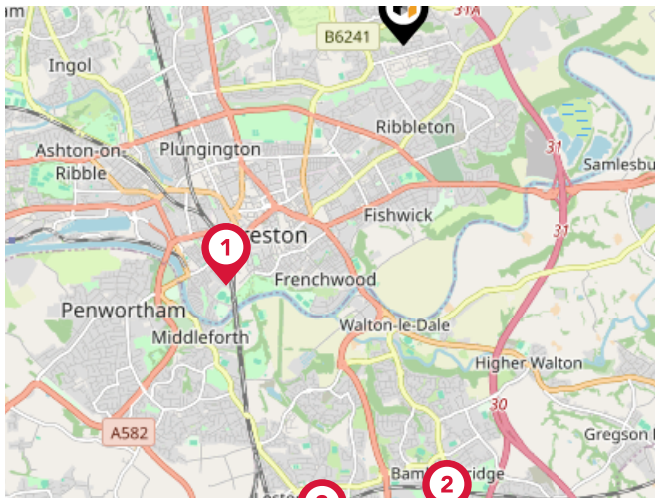
Area Schools



		Nursery	Primary	Secondary	College	Private
	Moor Nook Community Primary School Ofsted Rating: Requires Improvement Pupils: 219 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sir Tom Finney Community High School Ofsted Rating: Good Pupils: 173 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sherwood Primary School Ofsted Rating: Outstanding Pupils: 423 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Gregory's Catholic Primary School, Preston Ofsted Rating: Outstanding Pupils: 210 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kennington Primary School Ofsted Rating: Good Pupils: 245 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ribbleton Avenue Methodist Junior School Ofsted Rating: Good Pupils: 265 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preston College Ofsted Rating: Good Pupils:0 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ribbleton Avenue Infant School Ofsted Rating: Outstanding Pupils: 255 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

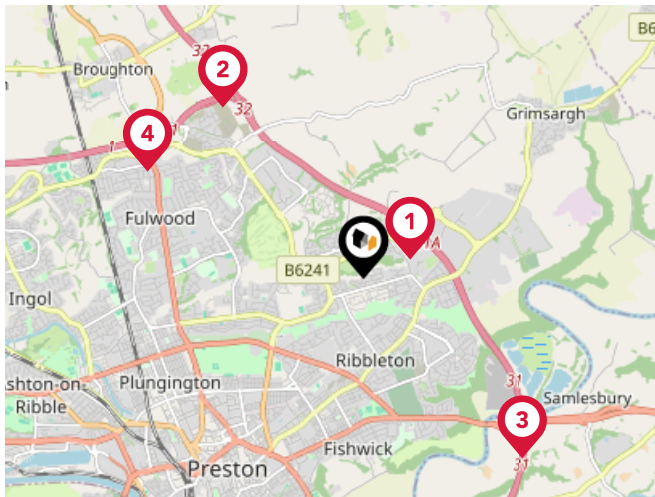
Area

Transport (National)



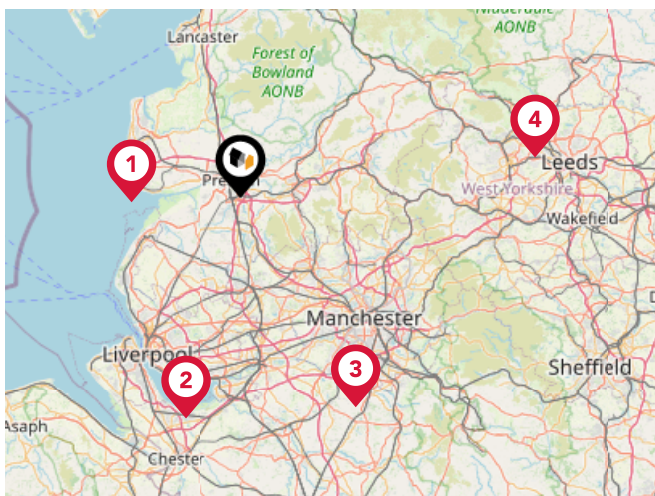
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.62 miles
2	Bamber Bridge Rail Station	4.2 miles
3	Lostock Hall Rail Station	4.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	0.44 miles
2	M6 J32	1.94 miles
3	M6 J31	2.1 miles
4	M55 J1	2.12 miles
5	M6 J30	3.4 miles

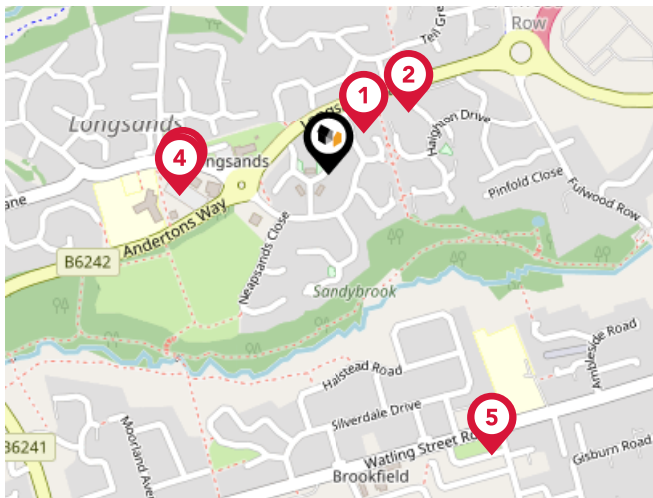


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.21 miles
2	Liverpool John Lennon Airport	32.01 miles
3	Manchester Airport	33.69 miles
4	Leeds Bradford International Airport	41.61 miles

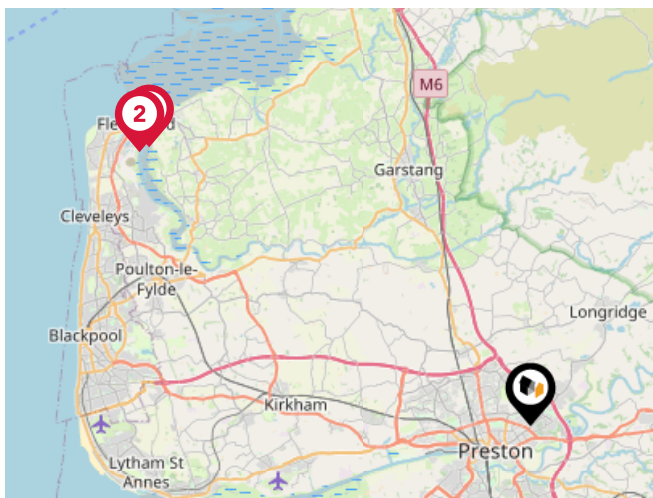
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Teil Green	0.06 miles
2	Squires Wood	0.11 miles
3	Anderton Arms	0.16 miles
4	Anderton Arms	0.16 miles
5	Shops	0.36 miles



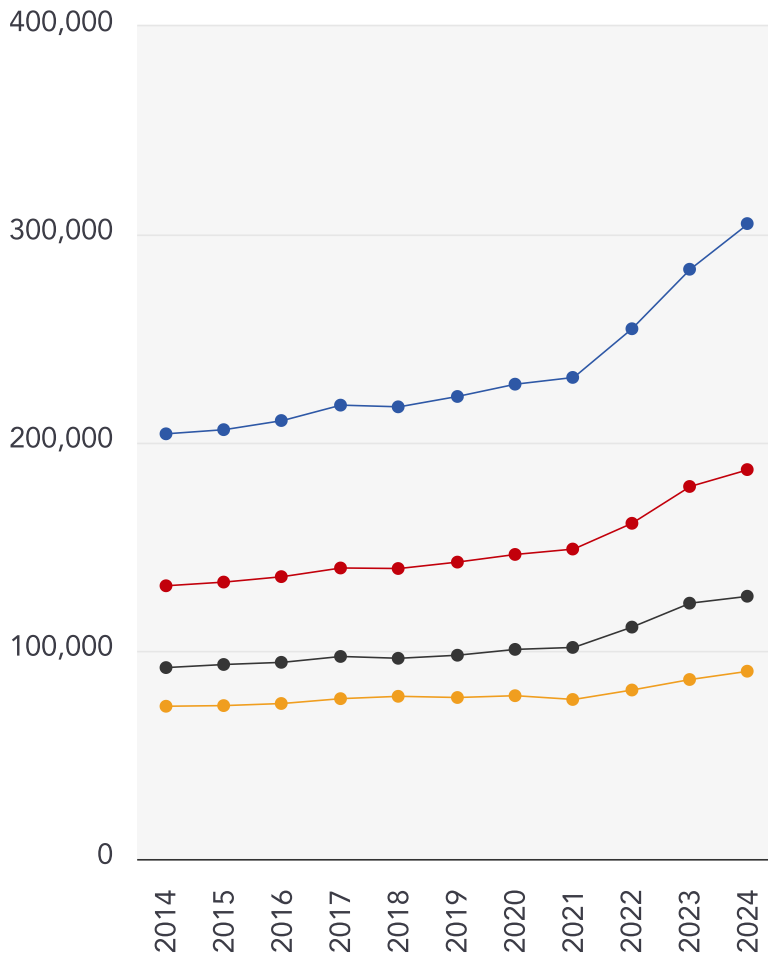
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.53 miles
2	Fleetwood for Ireland Ferry Terminal	16.68 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

+49.45%

Semi-Detached

+42.52%

Terraced

+37.28%

Flat

+22.94%



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



@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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