

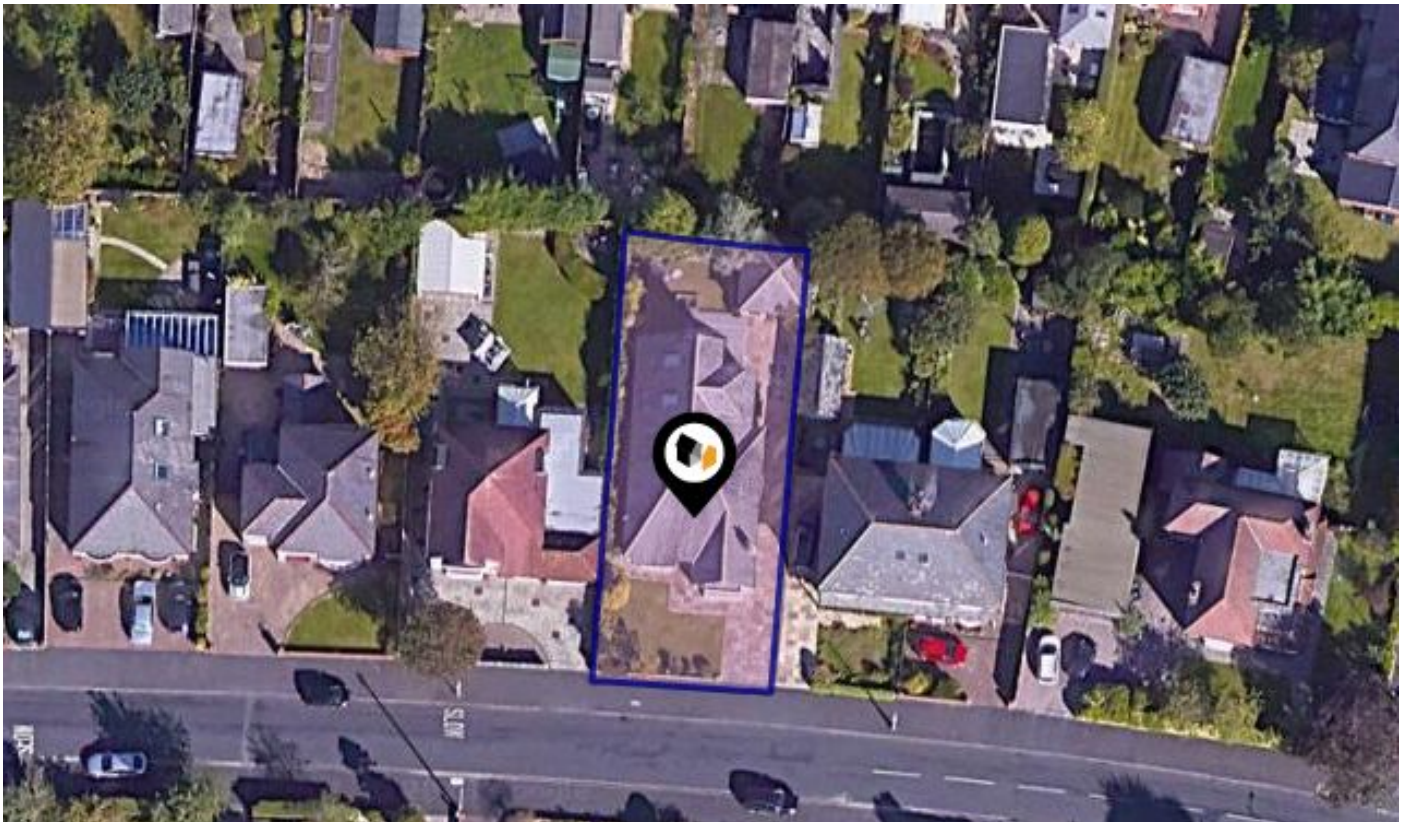


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 12th January 2024



KINGSWAY, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

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

Step into the light and inviting hallway, and you're instantly embraced by a feeling of warmth and openness. Notably, the property showcases bespoke joinery throughout, exuding elegance and timeless appeal.

The focal point of the front living room is the enchanting wood-burning stove, casting a warm and inviting glow that embraces the space. Additionally, the room offers delightful views of the garden through encased leaded lights, faithful to the original 1920's building.

The second reception room with neutral-tone carpet, neutral colours and a picture window with views over the garden has ample space for a variety of furniture and has been fitted as a beautiful office space, bathed in sunlight.

The kitchen displays exquisite handcrafted wooden fitted cabinets paired with contrasting black granite countertops, offering abundant counter space and storage. Seamless connectivity to the dining area makes it an optimal setting for shared meals with family and friends, enhanced by the added comfort of underfloor heating.

The ground floor includes three bedrooms, and the adjacent bathroom features a modern white suite, enhancing the welcoming atmosphere for guests.

Additionally, a WC, and utility space, equipped with underfloor heating, both contribute to the overall convenience.

Heading upstairs, a remarkable feature awaits – a splendid principal bedroom suite boasting a glazed elevation. This generously proportioned space includes a private dressing area, plentiful carefully crafted fitted wardrobes, and an ensuite bathroom, creating a luxurious and comfortable retreat within the residence.

The outdoor space benefits from thoughtful design, featuring a stepped garden layout. From the lower lawn area with pond, to the decking patio, perfect for al fresco dining, the garden offers a retreat for relaxation and enjoyment.

Situated within a 5-minute walk from the village centre, offering convenient access to transportation and local amenities. Penwortham, a short 10-minute drive will take you to Preston station and city centre.



Property

Type:	Detached	Last Sold £/ft²:	£52
Bedrooms:	4	Tenure:	Freehold
Floor Area:	2,486 ft ² / 231 m ²		
Plot Area:	0.13 acres		
Council Tax :	Band E		
Annual Estimate:	£2,523		
Title Number:	LA819606		
UPRN:	100010635324		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s

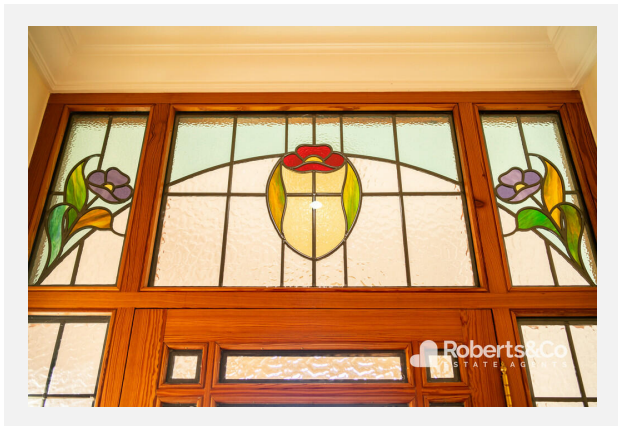
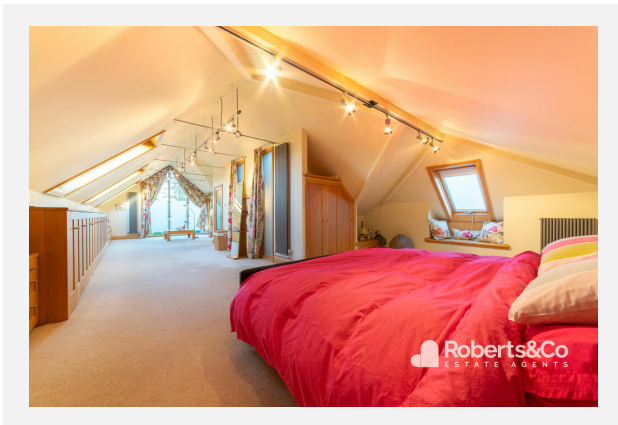
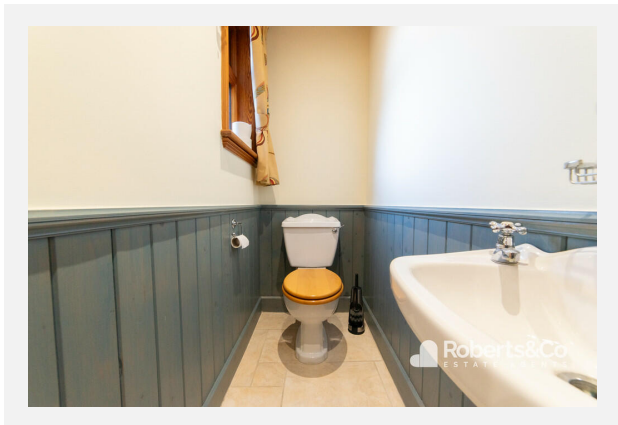
Mobile Coverage: (based on calls indoors)



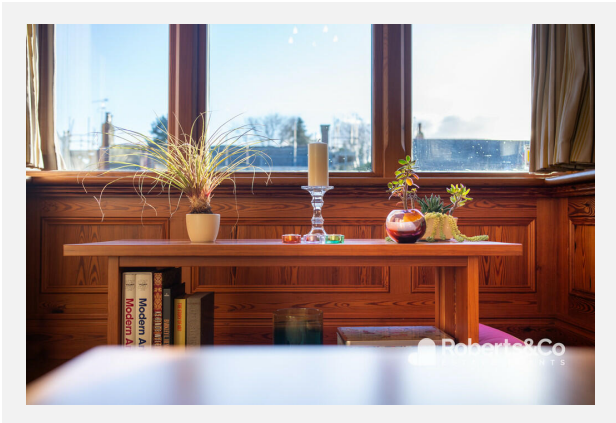
Satellite/Fibre TV Availability:



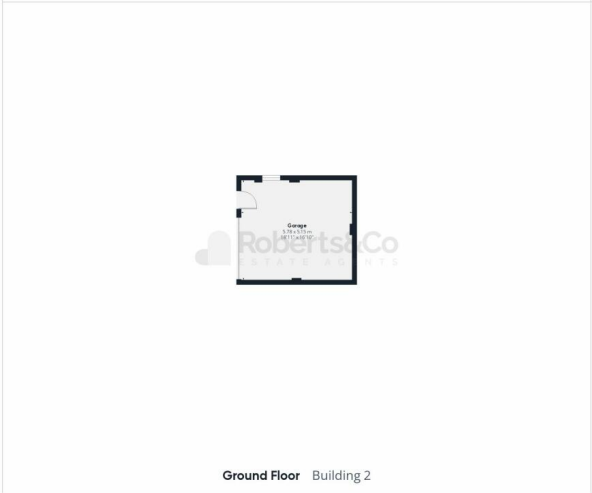








KINGSWAY, PENWORTHAM, PRESTON, PR1



<p>Approximate total area^{RM}</p> <p>248.61 m² 2676.04 ft²</p> <p>Reduced headroom</p> <p>2.74 m² 29.47 ft²</p>
<p>Excluding balconies and terraces</p>
<p>Reduced headroom (below 1.5m/4.92ft)</p>
<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>

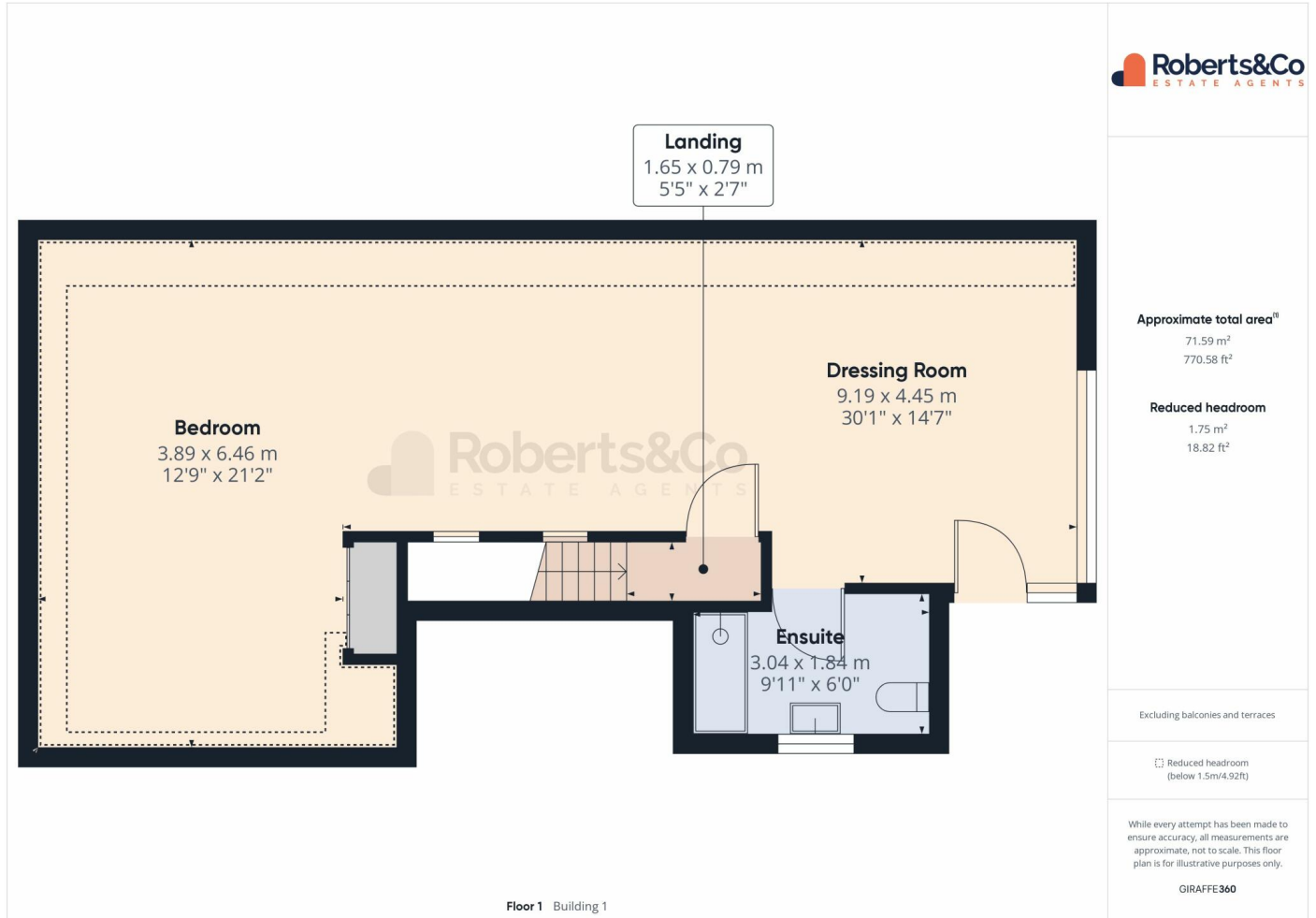
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Penwortham, PRESTON, PR1

Energy rating

C

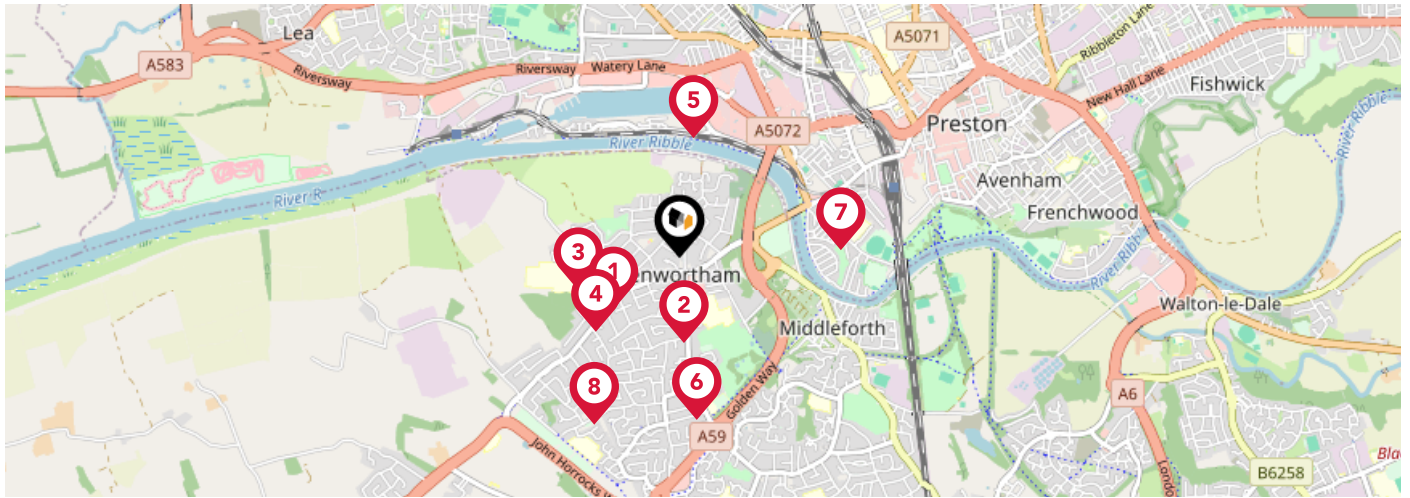
Valid until 11.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

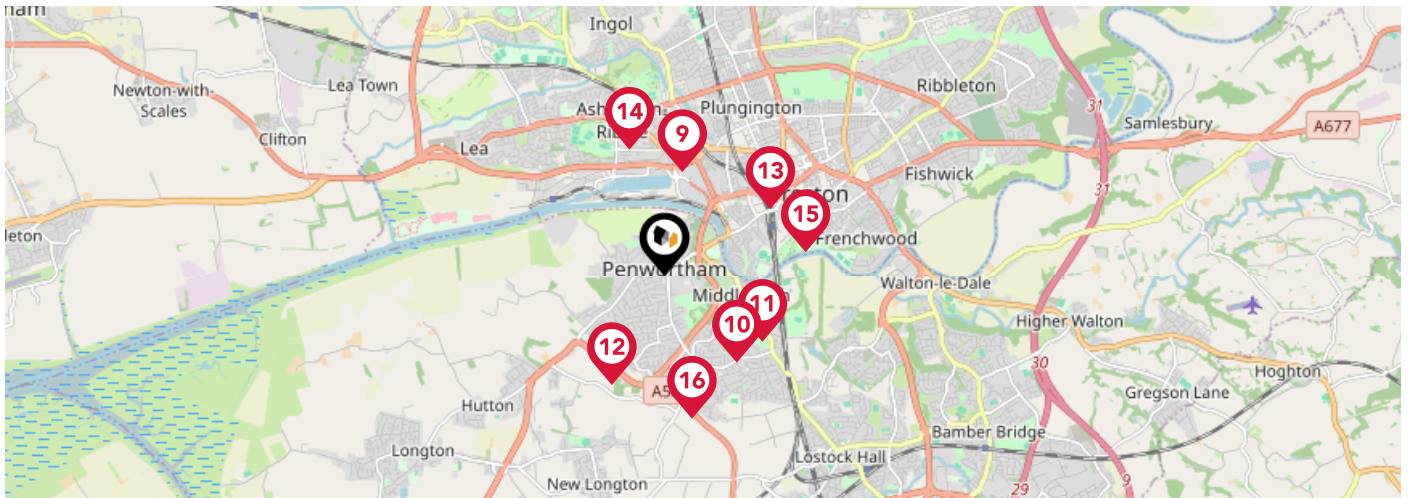
Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Energy:	Very good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 80% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, anthracite
Total Floor Area:	231 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 747 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

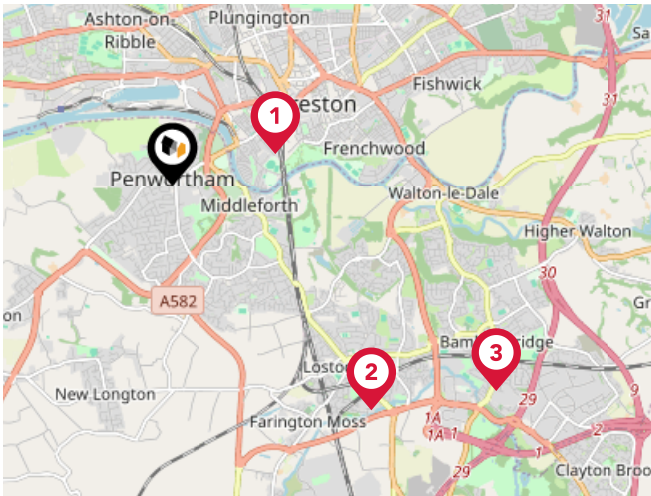
Area Schools



		Nursery	Primary	Secondary	College	Private
	Sacred Heart Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 173 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.99	<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:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	University of Central Lancashire Ofsted Rating: Good Pupils:0 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 67 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

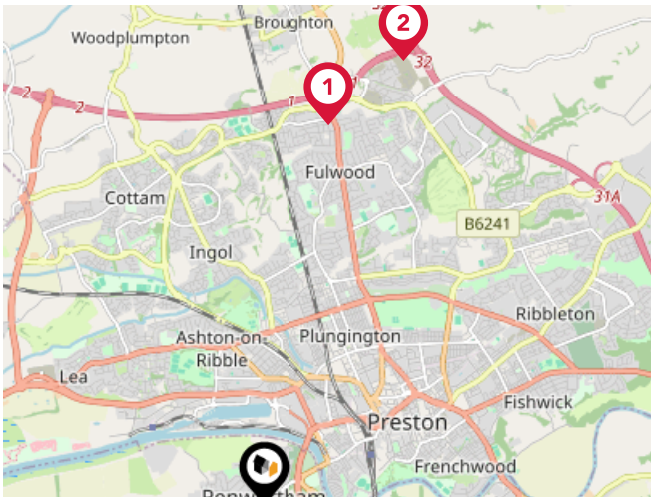
Area

Transport (National)



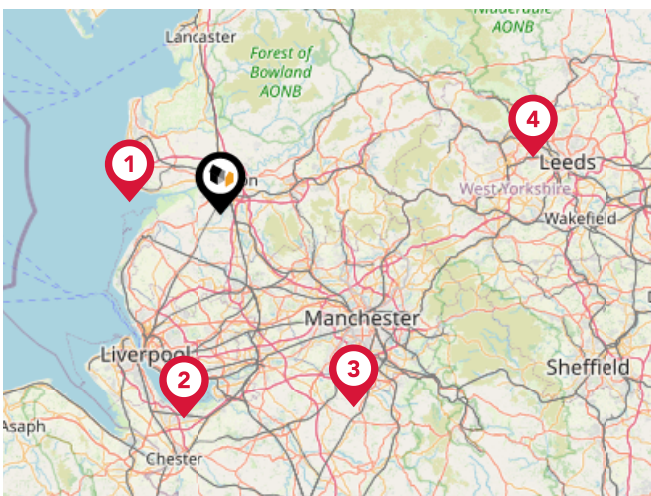
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.95 miles
2	Lostock Hall Rail Station	2.63 miles
3	Bamber Bridge Rail Station	3.36 miles



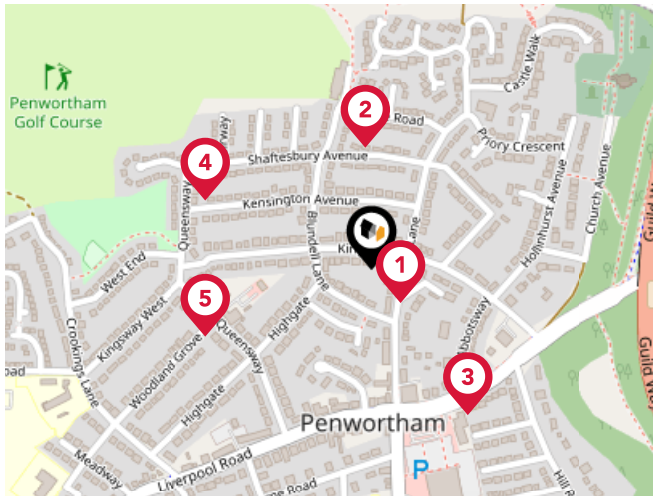
Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.38 miles
2	M6 J32	4.07 miles
3	M65 J1A	3.38 miles
4	M65 J1	3.72 miles
5	M6 J28	4.55 miles



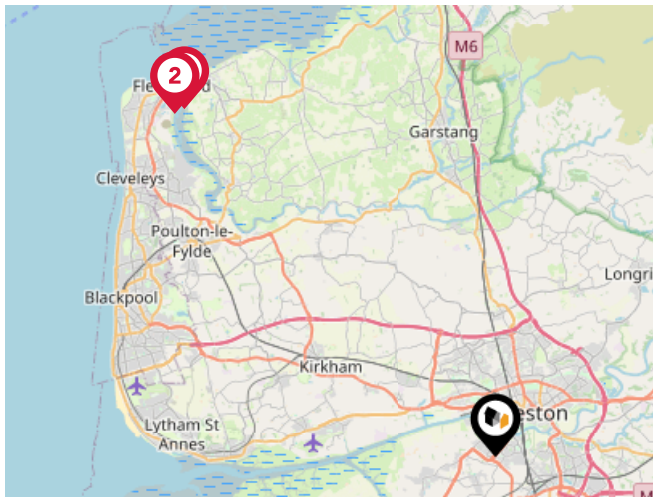
Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.86 miles
2	Liverpool John Lennon Airport	29.16 miles
3	Manchester Airport	32.97 miles
4	Leeds Bradford International Airport	44.44 miles



Bus Stops/Stations

Pin	Name	Distance
1	Priory Lane	0.05 miles
2	Clive Road	0.13 miles
3	Library	0.19 miles
4	Shaftsbury Avenue	0.2 miles
5	St Teresa's Church	0.2 miles



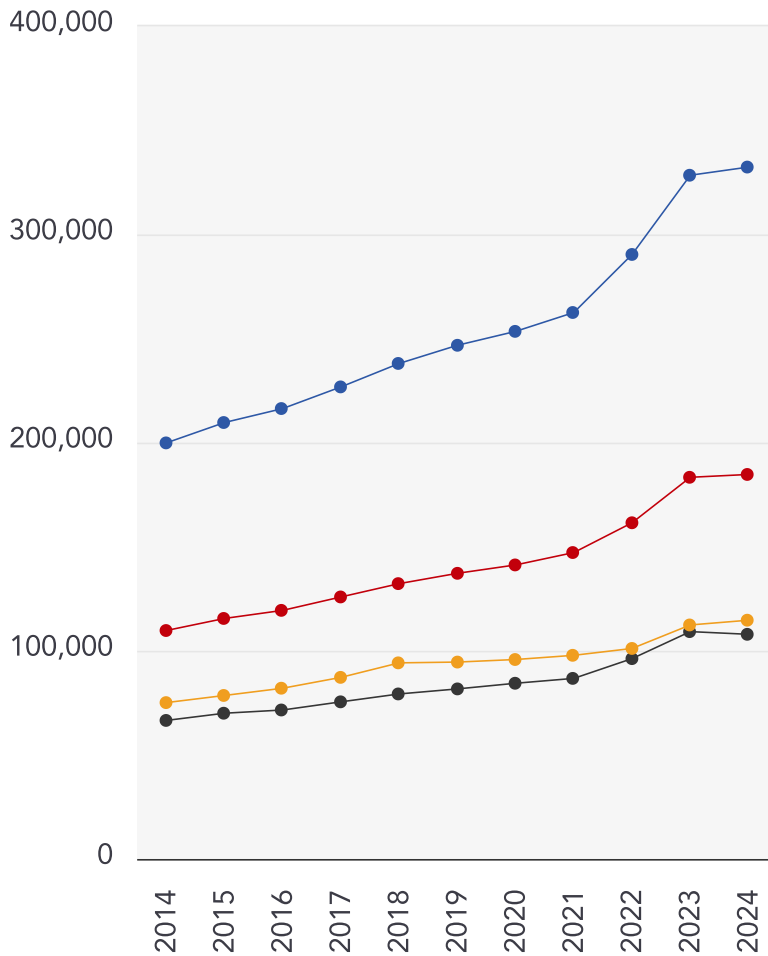
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.32 miles
2	Fleetwood for Ireland Ferry Terminal	16.4 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR1



Detached

+66.29%

Semi-Detached

+68.31%

Flat

+52.7%

Terraced

+62.15%



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



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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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