

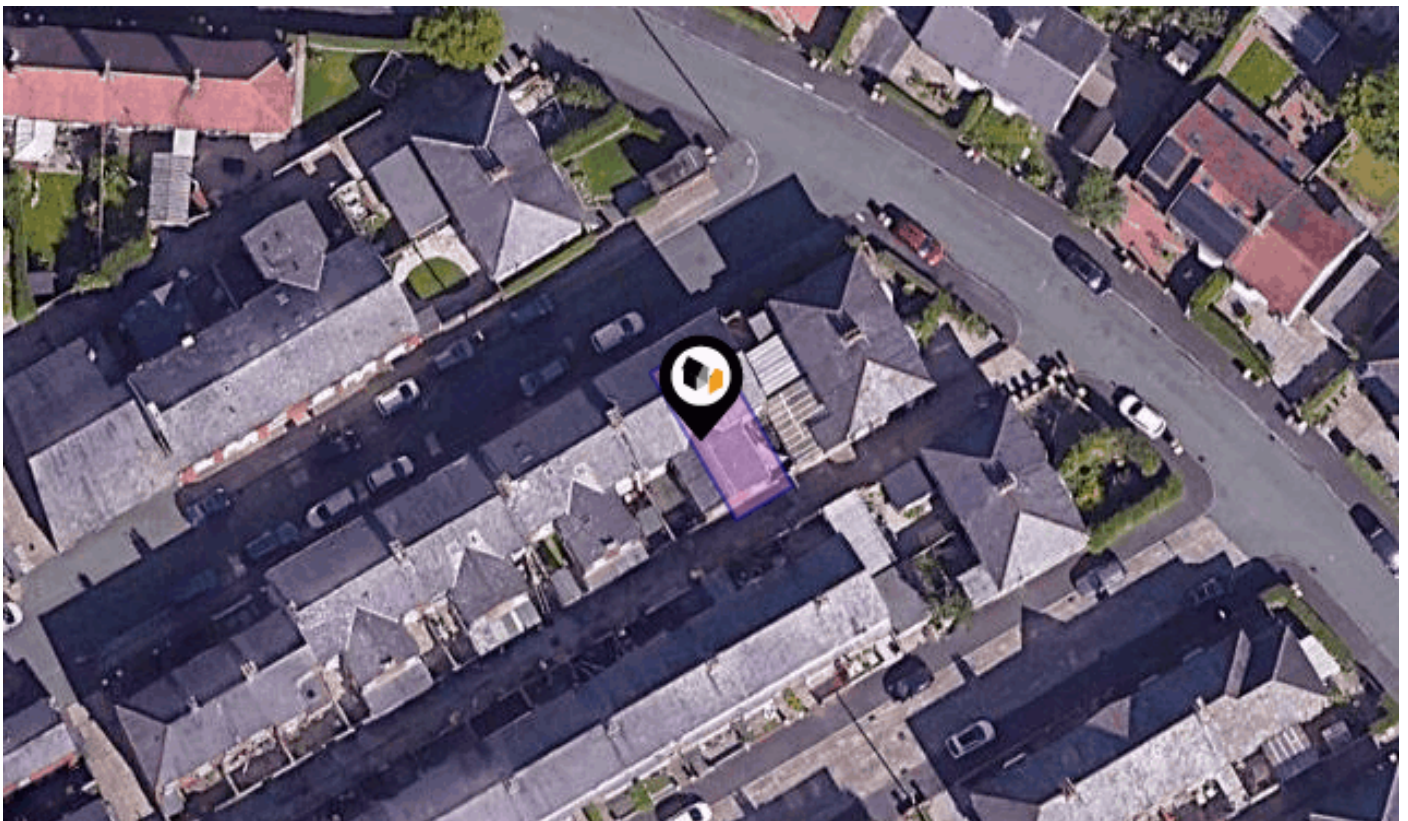


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 25th January 2024



ARDEE ROAD, PRESTON, PR1

Roberts & Co

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

01772 746100

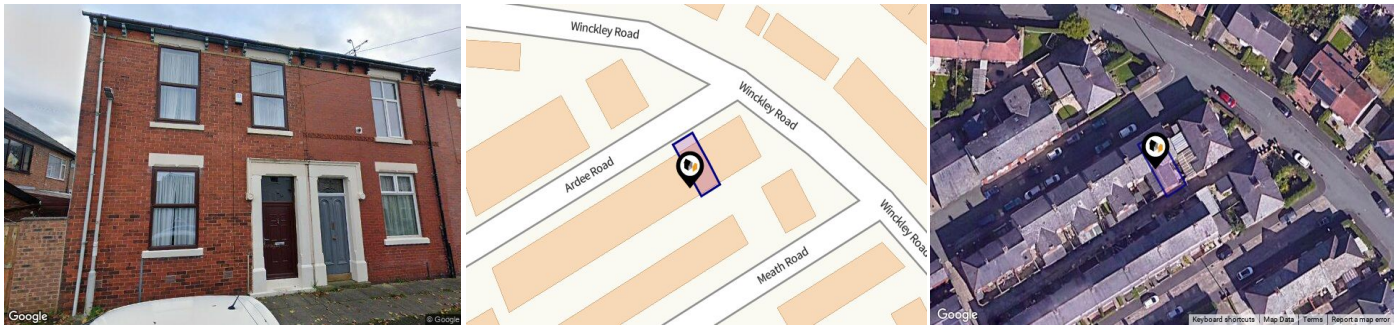
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Property Overview

Situated just a short stroll from Preston City centre, the train station, Avenham Park, and with the added advantage of the Guild Wheel Cycle way right at its doorstep, the location of this residence is unparalleled. This prime setting makes it an ideal investment or perfect for those looking to make their first home purchase. Moreover, the property is offered with no onward chain! The interior of the home features two reception rooms, a breakfast kitchen, utility area, and a downstairs WC, along with four bedrooms, a bathroom, and an ensuite. A vestibule and hallway welcome you into the space. The living room is positioned at the front, while a second reception with doors opening to the yard at the back, creating a fantastic social area in conjunction with the kitchen. The breakfast kitchen boasts a convenient bar for catching up on your day and ample countertop space for any aspiring chef. A utility area and a practical WC are just off the kitchen. Upstairs, four generously sized bedrooms await, with two rooms equipped with fitted wardrobes. Bedroom one includes an ensuite, and there's a modern three-piece bathroom suite. Parking is available on-street at the front, and at the rear, there's an enclosed yard with lobby access.



Property

Type:	Terraced	Last Sold £/ft²:	£98
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,313 ft ² / 122 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,689		
Title Number:	LA350451		
UPRN:	100010531933		

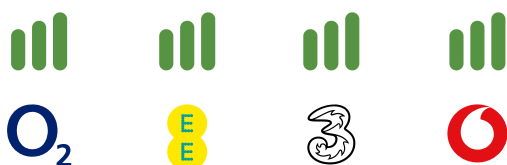
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

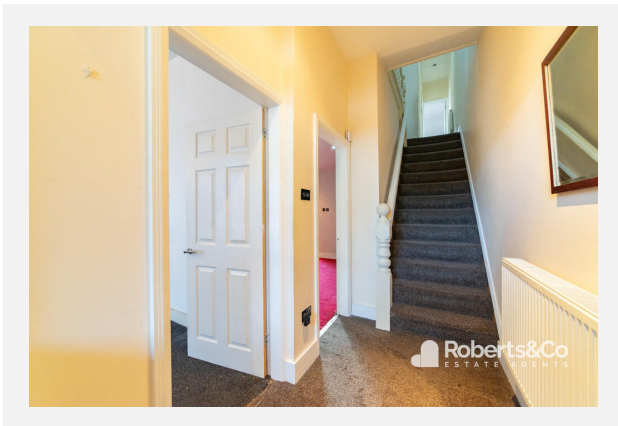
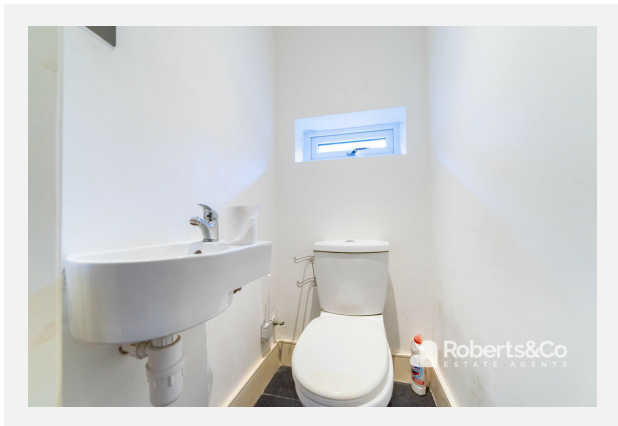
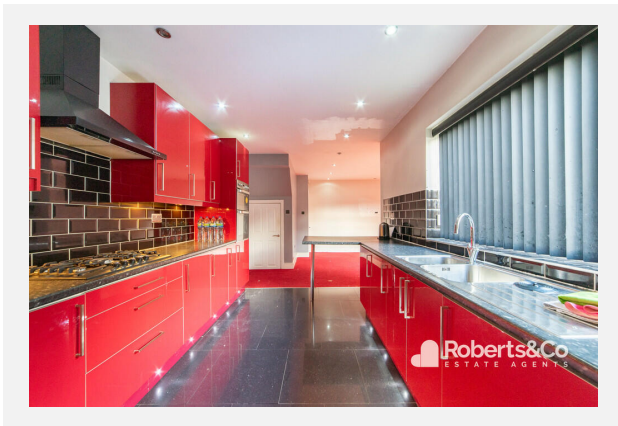
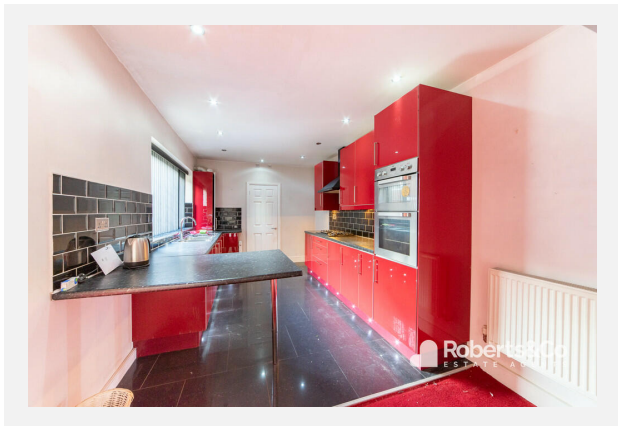
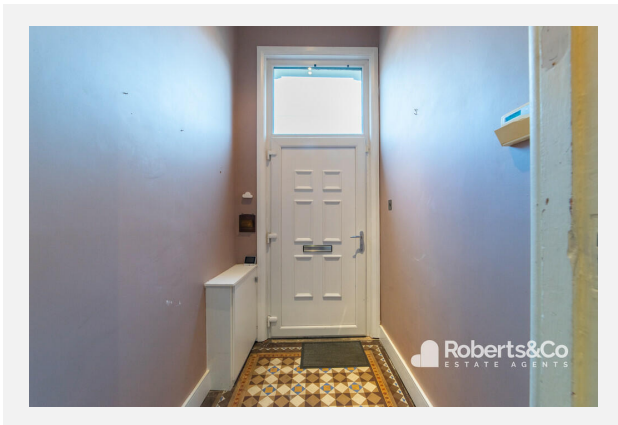
12 mb/s	75 mb/s	1000 mb/s

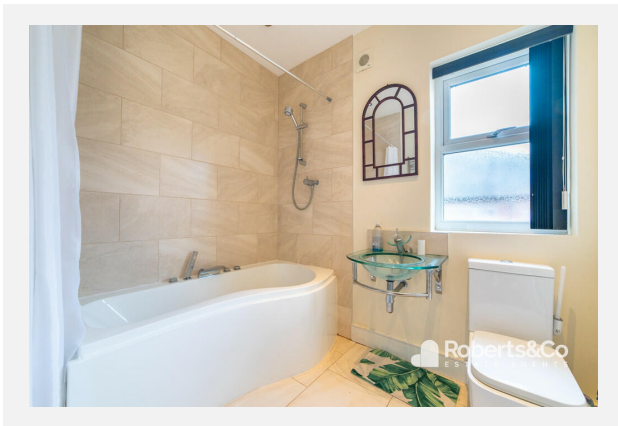
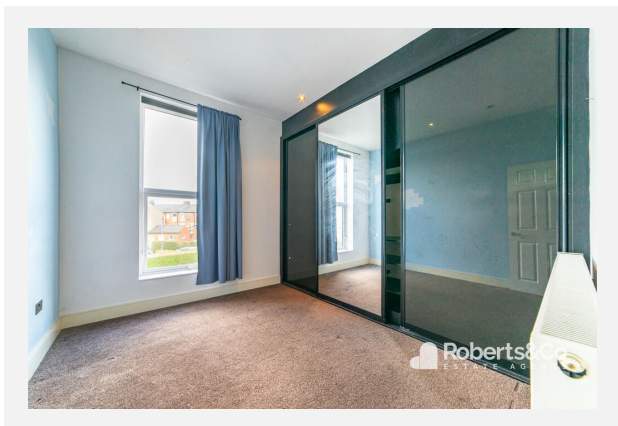
Mobile Coverage: (based on calls indoors)



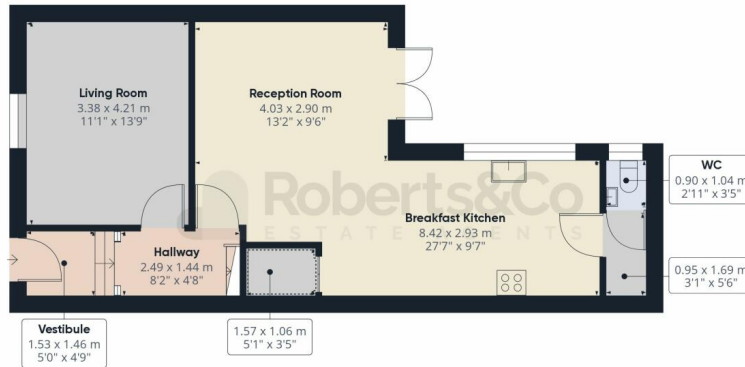
Satellite/Fibre TV Availability:



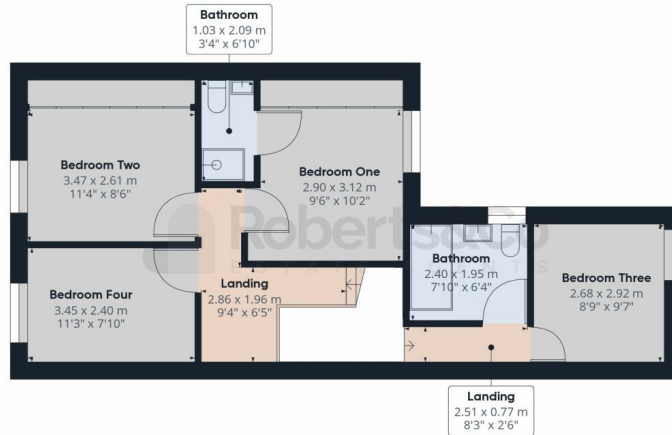




ARDEE ROAD, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area^m
112.2 m²
1207.73 ft²

Reduced headroom
1.49 m²
16.08 ft²

Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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

ARDEE ROAD, PRESTON, PR1



ARDEE ROAD, PRESTON, PR1



Ardee Road, PR1

Energy rating
C

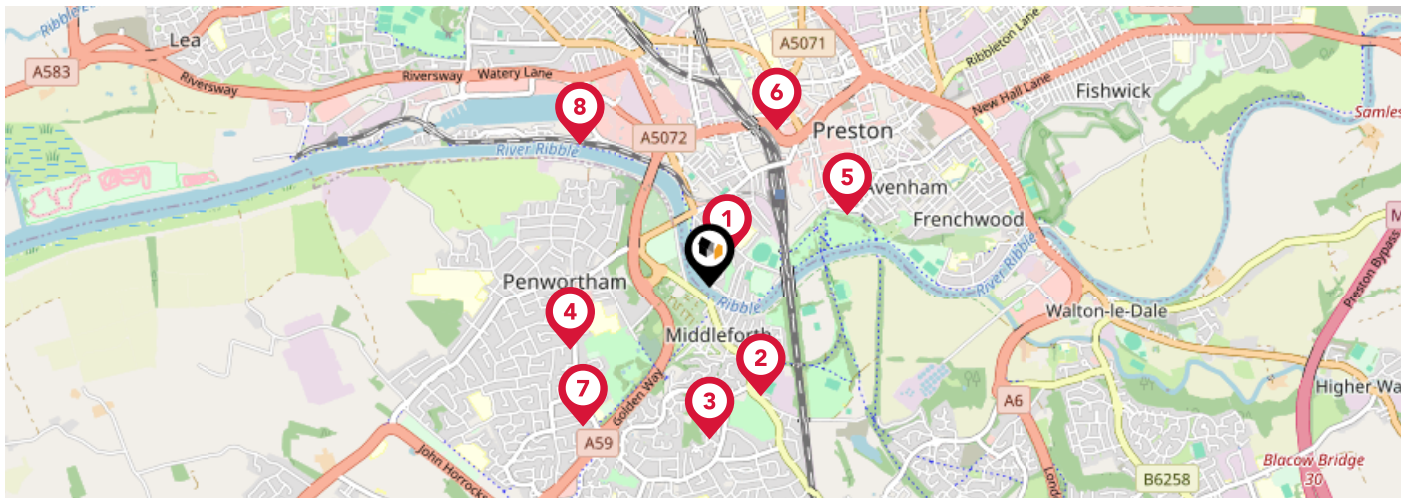
Valid until 04.05.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #006400; color: white; padding: 5px; display: inline-block;"> 83 B </div>
69-80	C	<div style="background-color: #90ee90; color: white; padding: 5px; display: inline-block;"> 69 c </div>	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

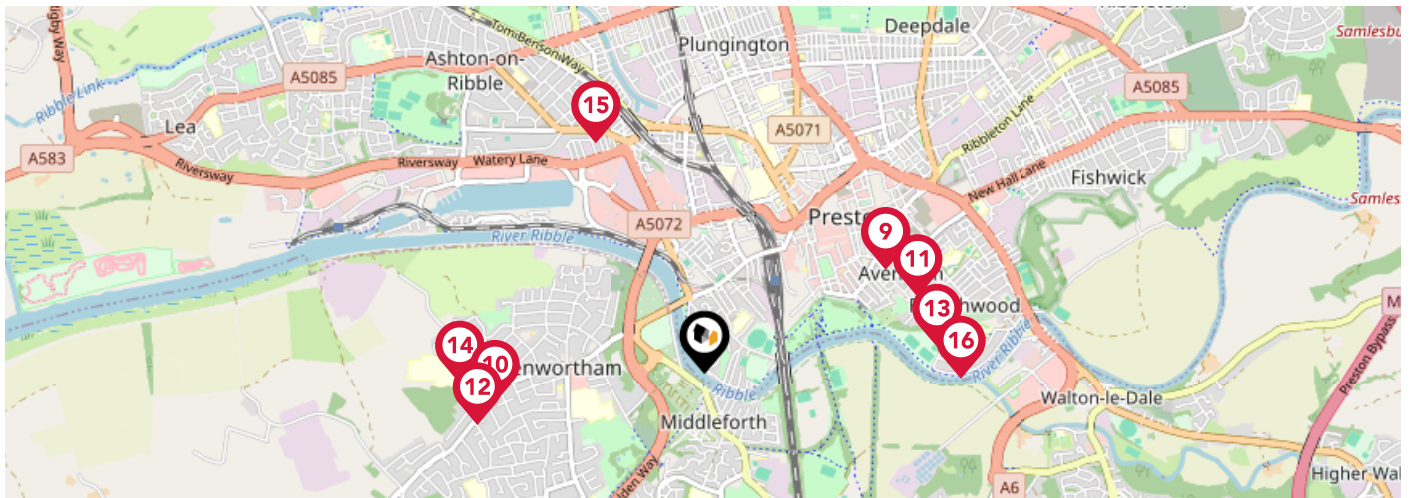
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300+ mm loft insulation
Roof Energy:	Very Good
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 56% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	122 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 67 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	University of Central Lancashire Ofsted Rating: Good Pupils:0 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

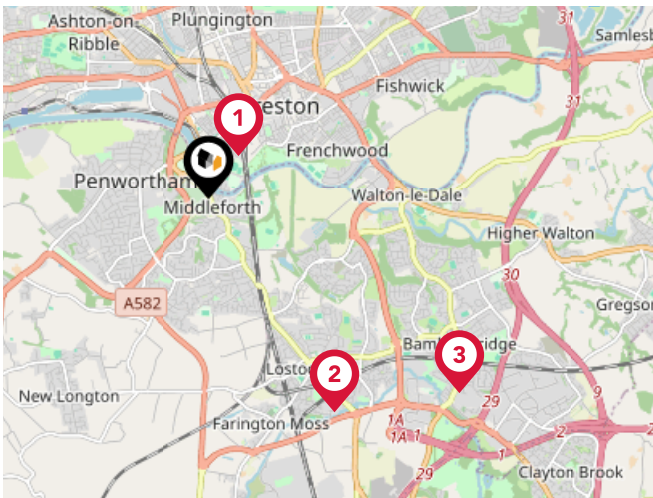
Area Schools



	Nursery	Primary	Secondary	College	Private
Stoneygate Nursery School Ofsted Rating: Good Pupils: 91 Distance:0.91	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 251 Distance:0.99	<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:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frenchwood Community Primary School Ofsted Rating: Good Pupils: 341 Distance:1.02	<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:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sacred Heart Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 173 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Christ The King Catholic High School Ofsted Rating: Good Pupils: 340 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

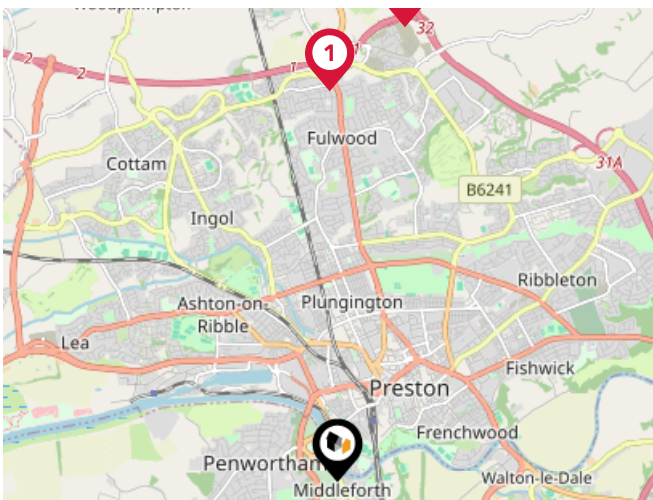
Area

Transport (National)



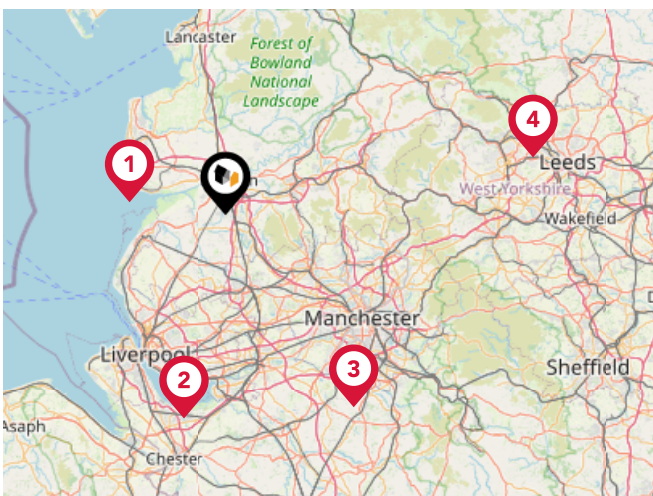
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.46 miles
2	Lostock Hall Rail Station	2.18 miles
3	Bamber Bridge Rail Station	2.78 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.43 miles
2	M65 J1A	2.89 miles
3	M6 J32	4.02 miles
4	M65 J1	3.21 miles
5	M6 J30	2.74 miles

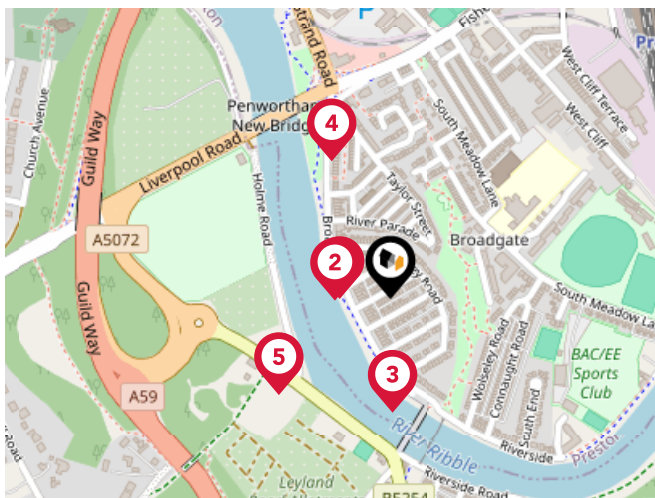


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.5 miles
2	Liverpool John Lennon Airport	29.18 miles
3	Manchester Airport	32.53 miles
4	Leeds Bradford International Airport	43.83 miles

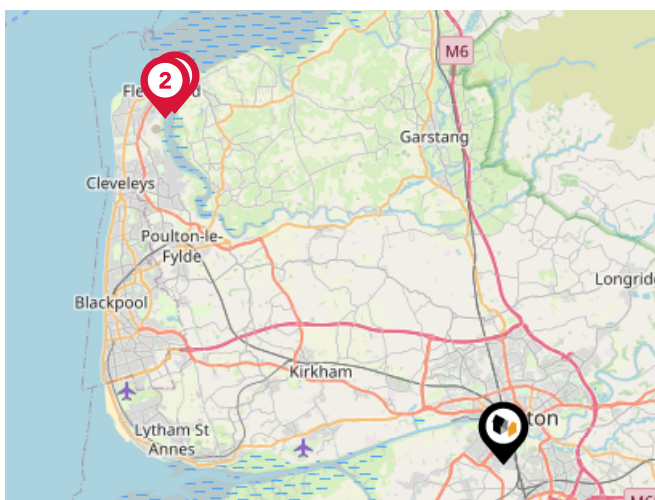
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ardee Road	0.06 miles
2	Ardee Road	0.06 miles
3	Terminus	0.12 miles
4	Taylor Street	0.17 miles
5	Valley Road	0.16 miles



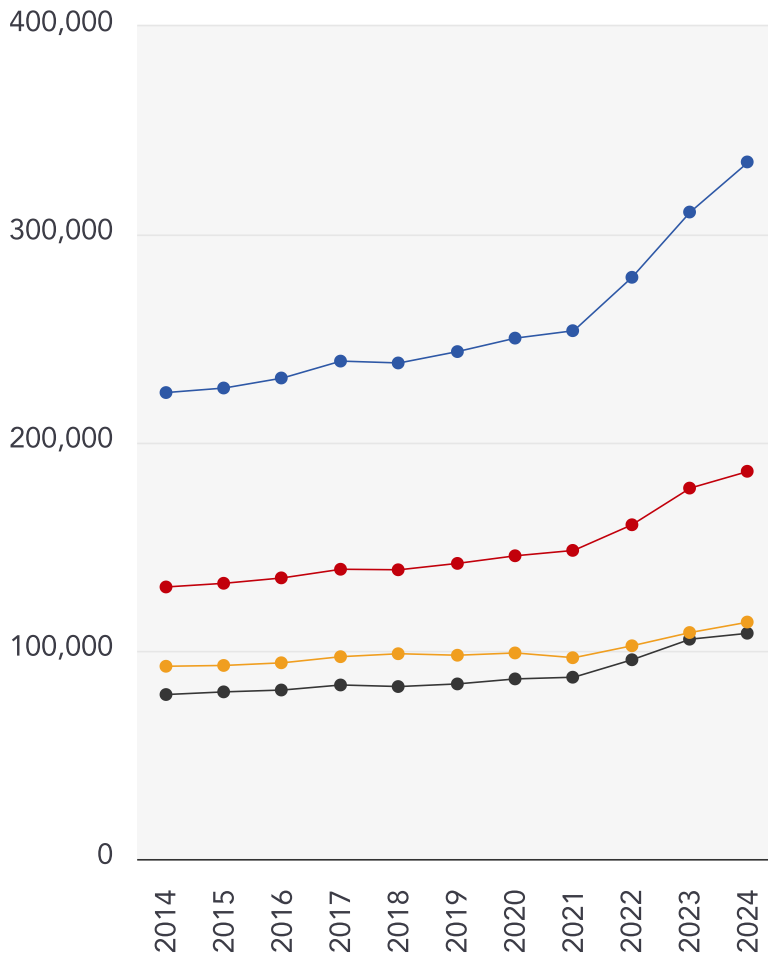
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.82 miles
2	Fleetwood for Ireland Ferry Terminal	16.91 miles

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

+42.52%

Flat

+22.94%

Terraced

+37.28%



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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