

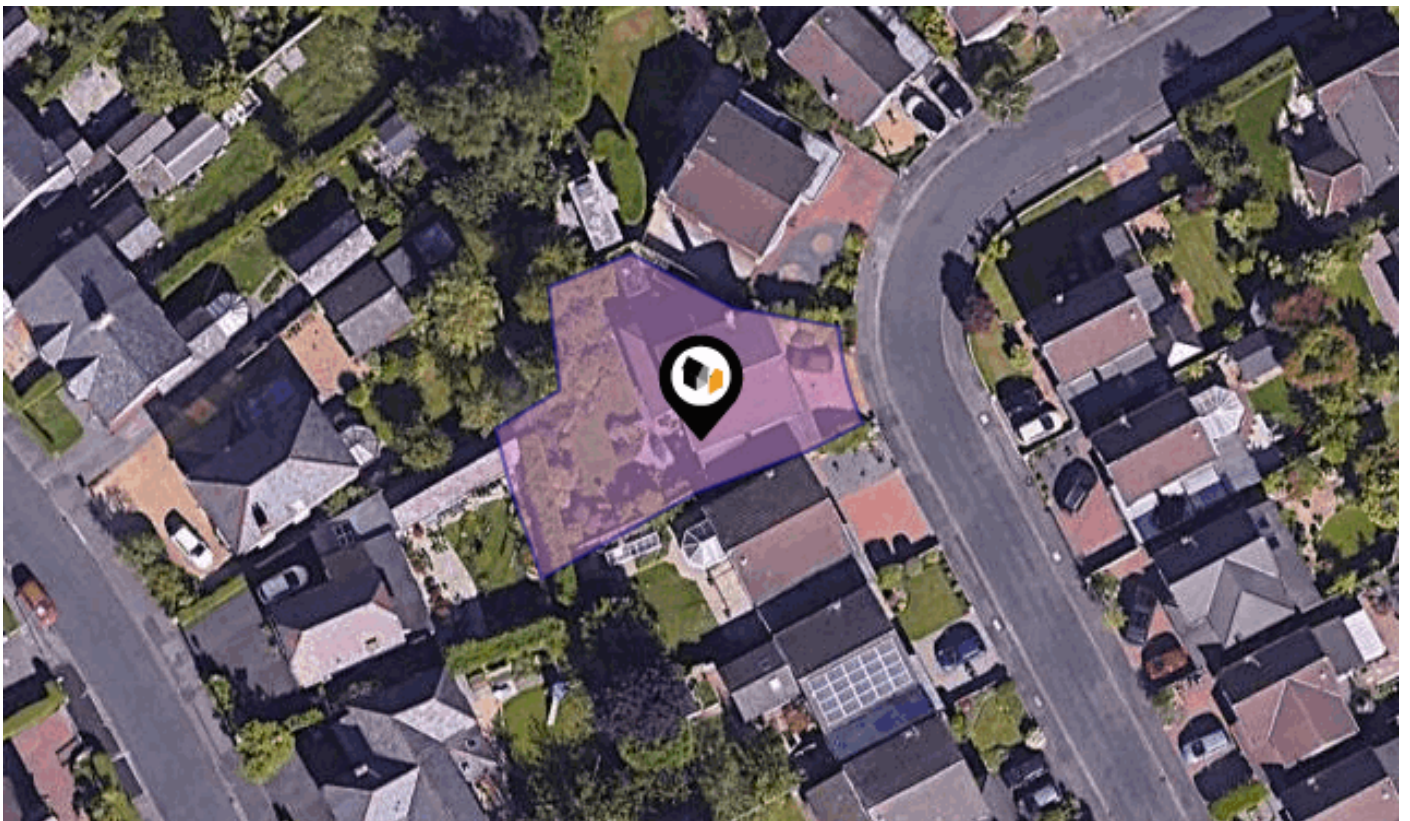


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 25<sup>th</sup> January 2024



## MANOR GROVE, PENWORTHAM, PRESTON, PR1

### Roberts & Co

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### Property Overview

Introducing Manor Grove - A Fantastic 4-Bedroom Detached Family Home in Higher Penwortham

Sitting on a tranquil cul-de-sac in Higher Penwortham, Manor Grove welcomes you with spacious and well-designed living spaces. This beautifully maintained property offers an ideal setting for a growing family.

Enjoy the comfort of two reception rooms, including a cosy living room with a gas fire for those chilly evenings.

The dining/sitting room, sits at the back of the home with patio doors flooding the area with natural light, and there's a versatile office, ensuring both comfort and adaptability.

The breakfast kitchen boasts granite worktops, a breakfast bar, and modern appliances, creating a perfect space for culinary endeavours.

A convenient utility room adjacent to the kitchen, and WC add practicality to daily chores.

With four generous bedrooms, each designed with a blend of style and functionality. The primary bedroom features fitted wardrobes, carpet flooring, and an en-suite bathroom with a corner shower, washbasin, and WC vanity unit. Bedroom two competes for the main suite spot, with ample space for a king-size bed and fitted cupboards. Bedrooms three and four also boast generous proportions.

The family bathroom is a four-piece suite, including a separate shower enclosure, bath, WC, and pedestal sink.

Outside, the double garage offers generous room for both parking and storage, featuring an electric garage door for added convenience.

Enjoy the tranquillity of a South-West facing garden to the rear, complemented by an additional garden area to the side.

Manor Grove is not just a house; it's a welcoming home ready for a new family to move in, create memories, and relish the wonderful living experience it offers. Don't miss the chance to make this fantastic property your own.

street-view-image



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,593 ft <sup>2</sup> / 148 m <sup>2</sup>		
<b>Plot Area:</b>	0.11 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,523		
<b>Title Number:</b>	LAN117412		
<b>UPRN:</b>	100010639453		

## Local Area

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

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

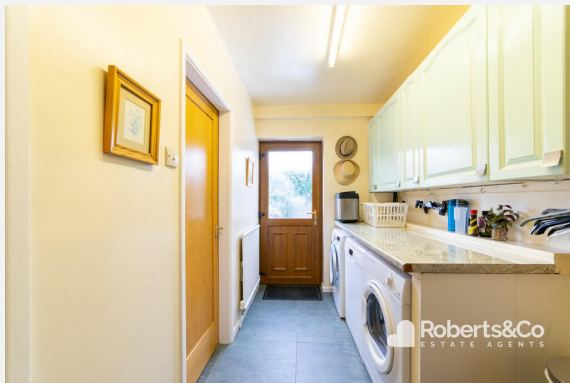
<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:





# Gallery Photos





## MANOR GROVE, PENWORTHAM, PRESTON, PR1



## MANOR GROVE, PENWORTHAM, PRESTON, PR1





# MANOR GROVE, PENWORTHAM, PRESTON, PR1



Penwortham, PRESTON, PR1

Energy rating

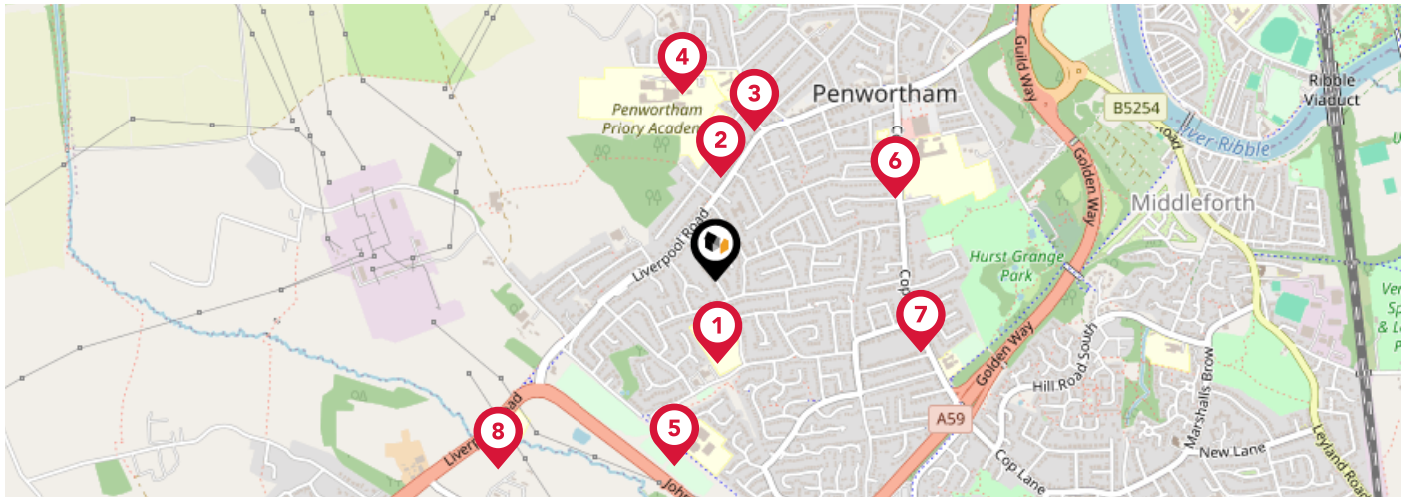
**D**

Valid until 22.01.2034

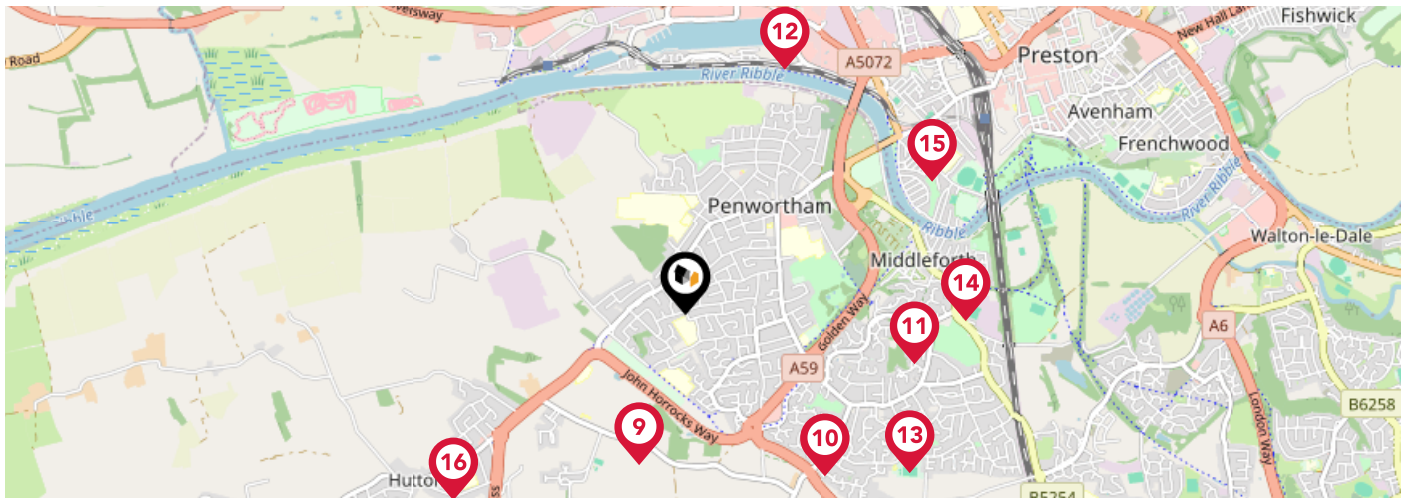
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   <b>C</b>
55-68	<b>D</b>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	148 m <sup>2</sup>



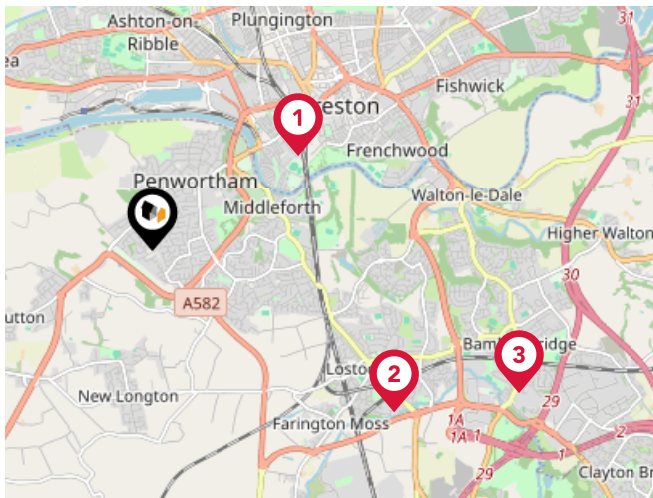
		Nursery	Primary	Secondary	College	Private
	<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham, St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 277   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:0.34	<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:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Hallows Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 900   Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Girls' High School</b> Ofsted Rating: Outstanding   Pupils: 769   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 210   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Howick Church Endowed Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Ashbridge Independent School</b> Ofsted Rating: Not Rated   Pupils: 528   Distance:0.69	<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:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Middleforth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cedar Lodge School</b> Ofsted Rating: Outstanding   Pupils: 3   Distance:1.16	<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:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Stephen's CofE School</b> Ofsted Rating: Good   Pupils: 296   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hutton Church of England Grammar School</b> Ofsted Rating: Good   Pupils: 869   Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

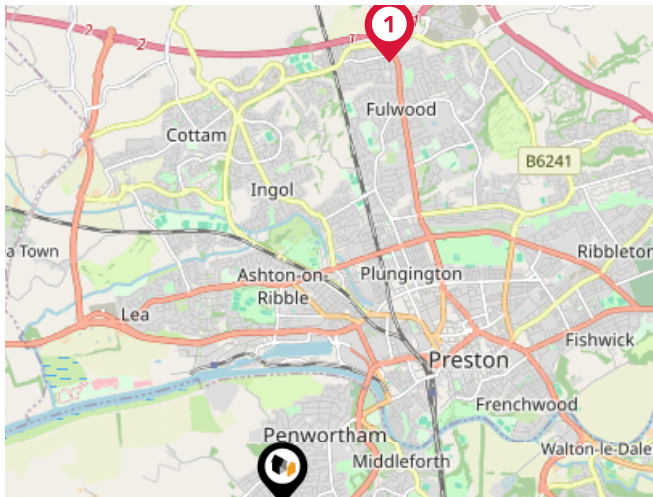
# Area

## Transport (National)



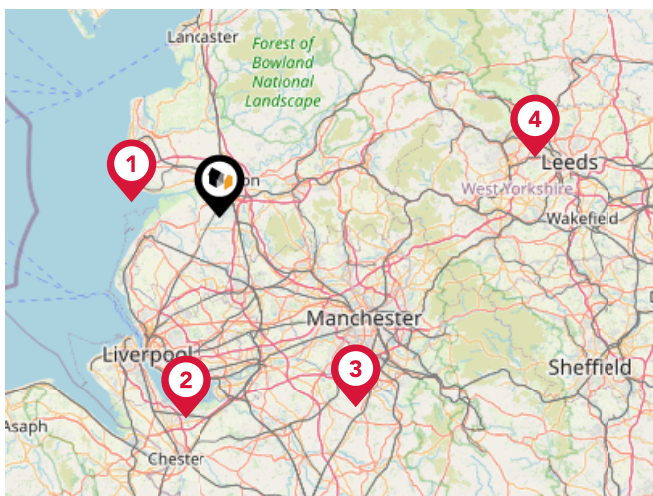
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.52 miles
2	Lostock Hall Rail Station	2.55 miles
3	Bamber Bridge Rail Station	3.44 miles



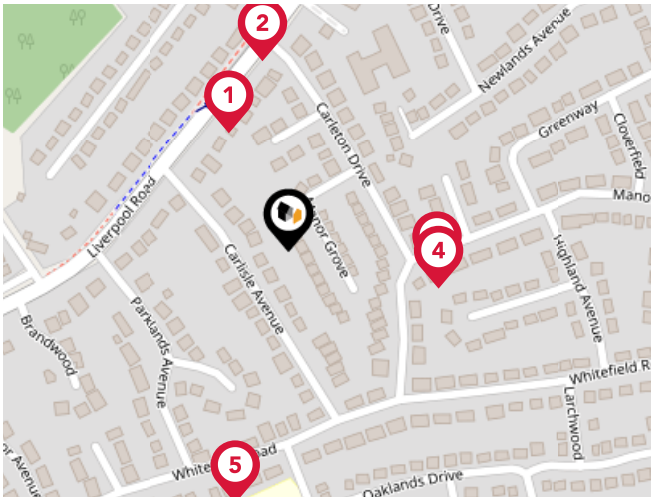
### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.99 miles
2	M65 J1A	3.32 miles
3	M6 J32	4.71 miles
4	M6 J28	4.29 miles
5	M65 J1	3.68 miles



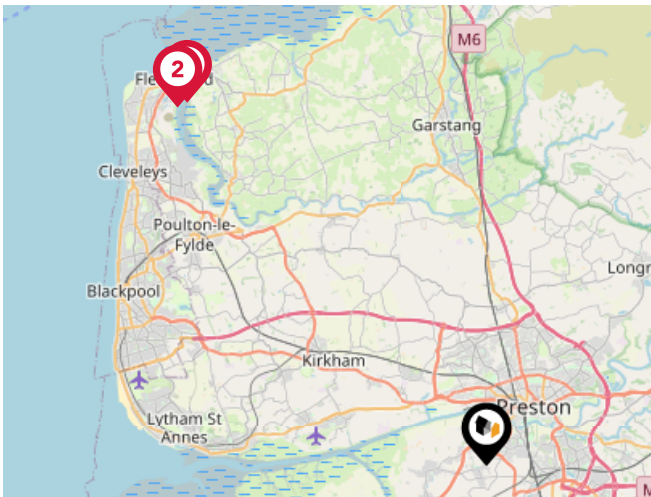
### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.58 miles
2	Liverpool John Lennon Airport	28.55 miles
3	Manchester Airport	32.74 miles
4	Leeds Bradford International Airport	44.9 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Carleton Drive	0.07 miles
2	Blashaw Lane	0.11 miles
3	Manor Lane	0.08 miles
4	Manor Lane	0.09 miles
5	Parklands Avenue	0.14 miles



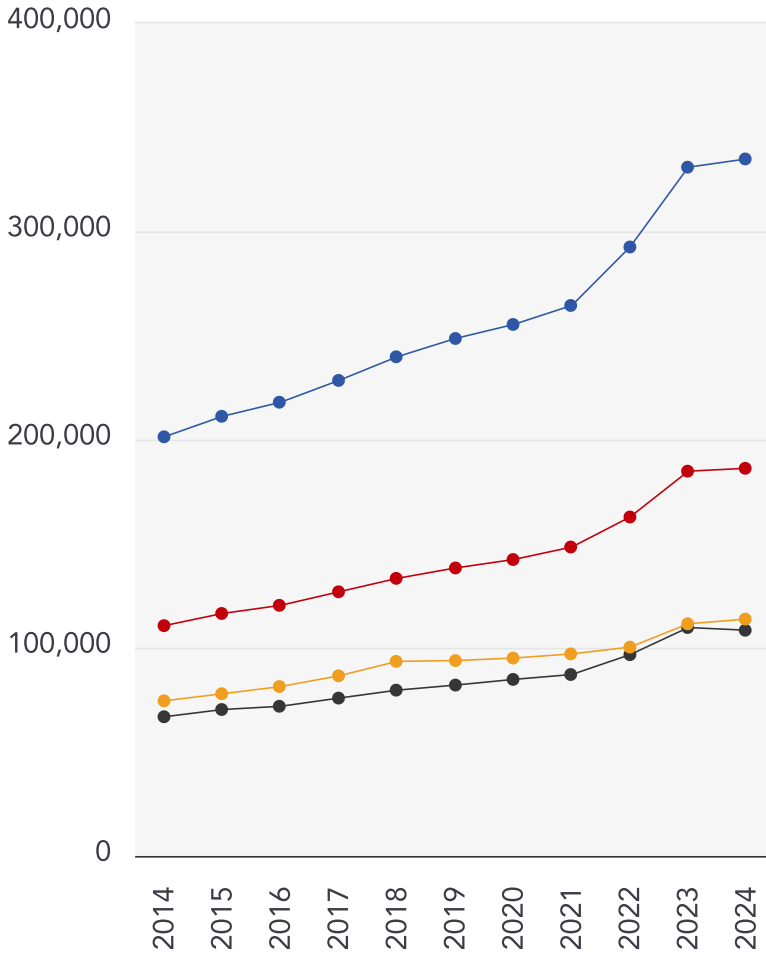
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.49 miles
2	Fleetwood for Ireland Ferry Terminal	16.56 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

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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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