

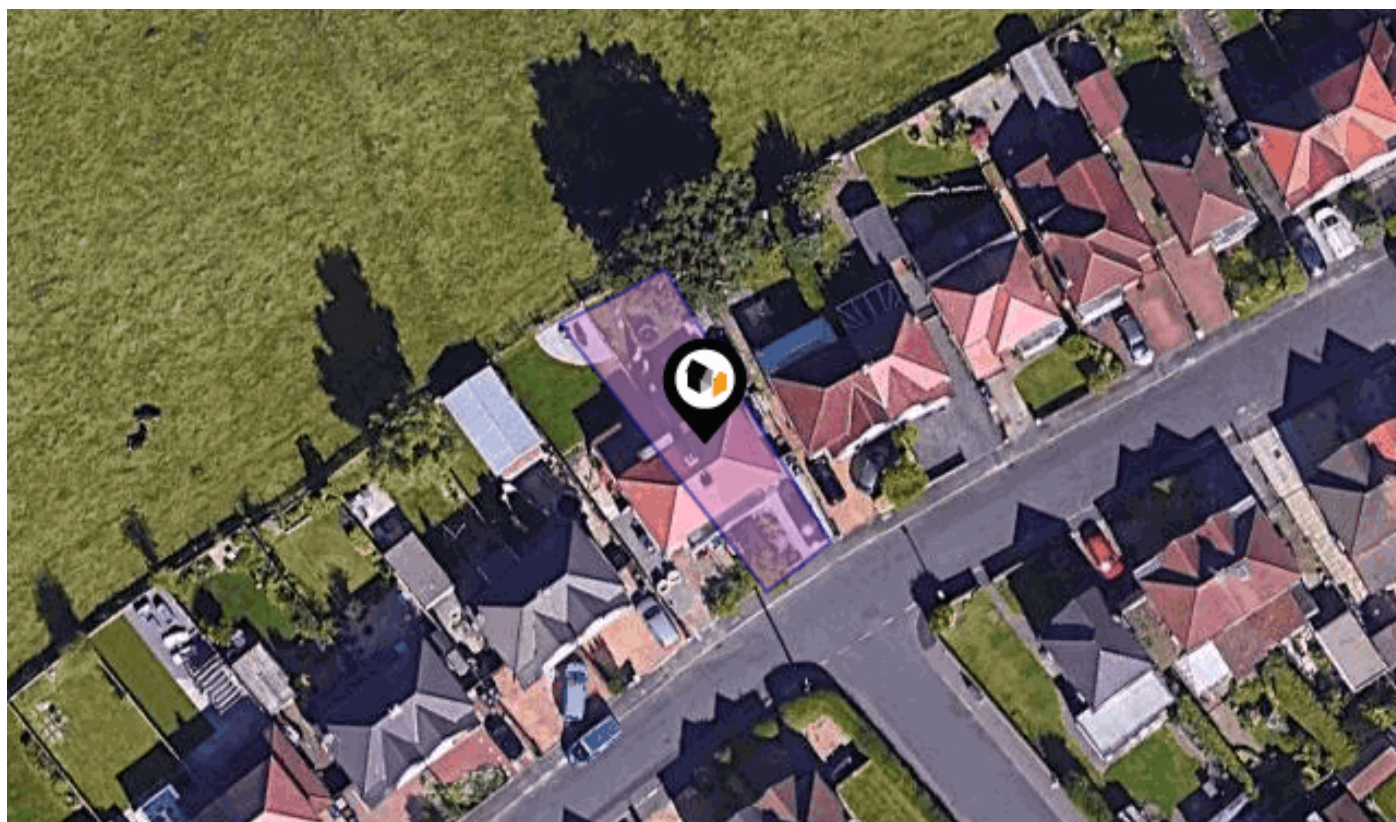


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th January 2024



HOWICK PARK DRIVE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

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Property Overview

Discover the perfect blend of practicality and style in this extended 3-bedroom semi-detached house, offering a fantastic open aspect to the rear overlooking fields. This lovely family home features an open-plan dining kitchen area, 2 reception rooms, a utility room, and a separate sitting room, complemented by a driveway and beautifully landscaped gardens. Located within easy reach of Penwortham centre and nestled in an excellent school catchment area, this residence provides an ideal setting for family living.

The home is presented in a pristine, move-in ready condition.

Step into the welcoming entrance hall that invites you into the home. Discover a convenient understairs cloaks, providing a designated space to hang up your coats and bags.

The generously lit lounge is bathed in natural light streaming through the bay window, with a feature gas fire adding a focal point to the room.

A separate sitting room boasts a log-burning stove, creating a cozy ambiance.

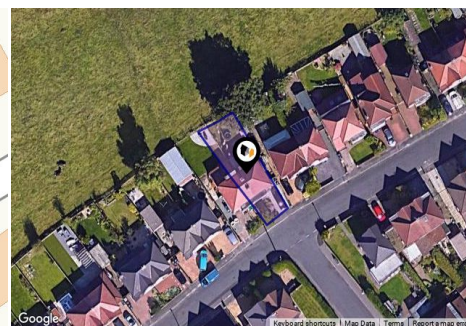
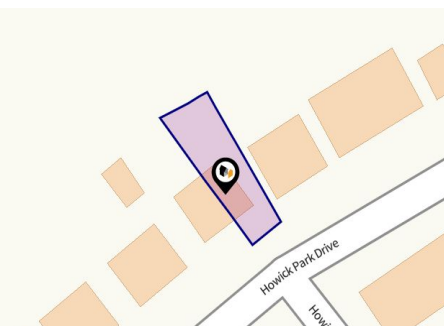
The sitting room effortlessly integrates with the contemporary fitted dining kitchen, forming a unified and adaptable living area. This well-designed kitchen boasts patio doors that lead to the garden, flooding the space with natural light and establishing a seamless flow between indoor and outdoor living. Enhancing both style and functionality, the kitchen is furnished with a spacious range cooker, lending an air of sophistication and catering to the needs of culinary enthusiasts. Complementing its practicality, the kitchen also features a convenient pantry cupboard, ensuring tidy and accessible storage for groceries, kitchen essentials, and various household items.

Conveniently adjacent is a utility room, equipped with plumbing for a washing machine and space for a dryer.

Upstairs, discover three bedrooms and a three-piece family bathroom.

Outside, the property offers driveway parking for your convenience. This residence combines modern comfort with thoughtful design elements, creating an inviting haven for family life.

The rear garden offers a picturesque view of expansive fields, providing a serene and idyllic backdrop to the outdoor living space. Whether enjoying a morning coffee, an al fresco meal, or simply unwinding in the peaceful surroundings.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	592 ft ² / 55 m ²
Plot Area:	0.05 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£1,835
Title Number:	LA538342
UPRN:	100010634420

Last Sold £/ft²:	£261
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	75 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

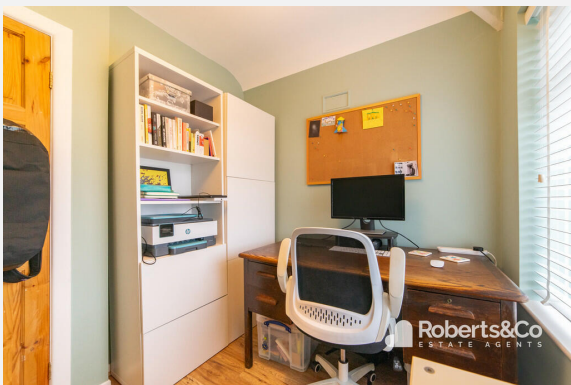
This Address

Planning records for: **62, Howick Park Drive, Penwortham, Preston, PR1 0LU**

Reference - 07/2020/00661/HOH	
Decision:	Awaiting decision
Date:	02nd September 2020
Description:	Single storey side and rear extension

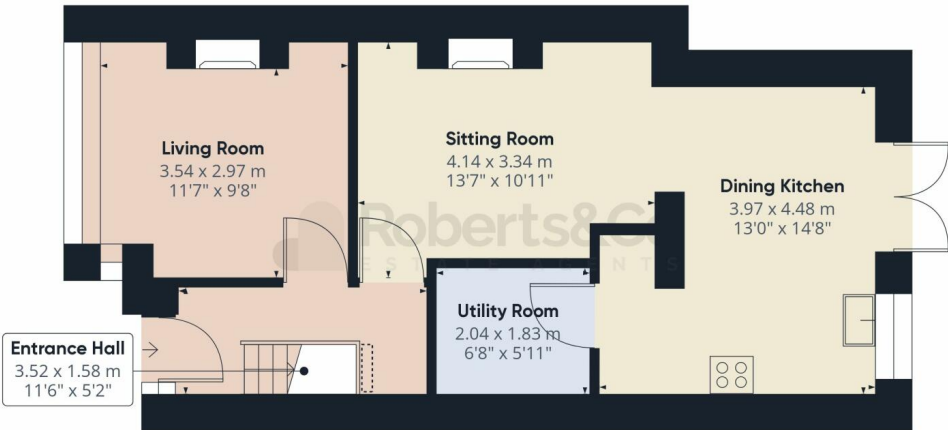
Reference - SouthRibble/07/2016/0228/HPD	
Decision:	Decided
Date:	16th March 2016
Description:	Application for prior approval for single storey rear extension. Proposed length - 3.1m, height - 2.9m and height to eaves - 2.9m



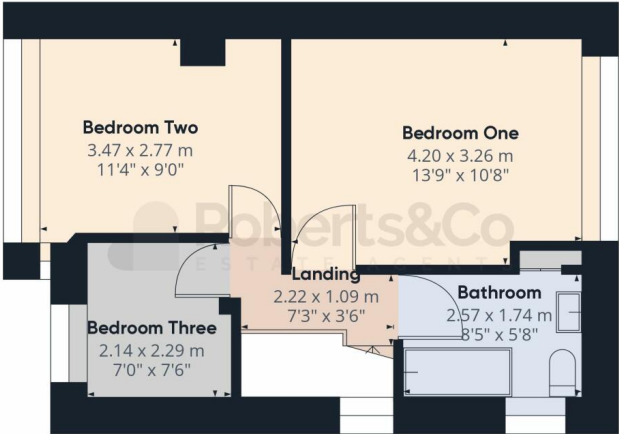




HOWICK PARK DRIVE, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area[®]
85.29 m²
918.01 ft²

Reduced headroom
0.12 m²
1.3 ft²

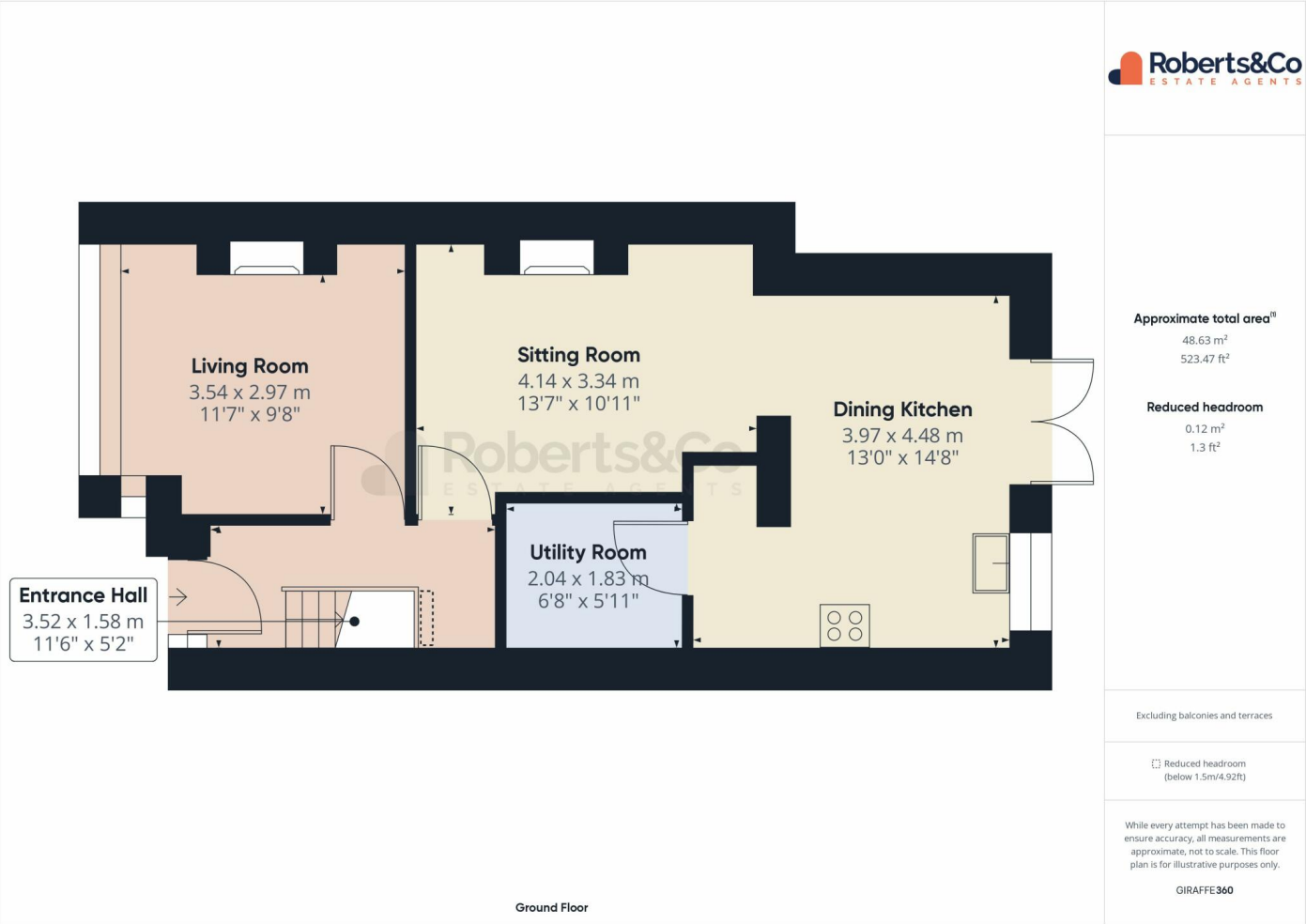
Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

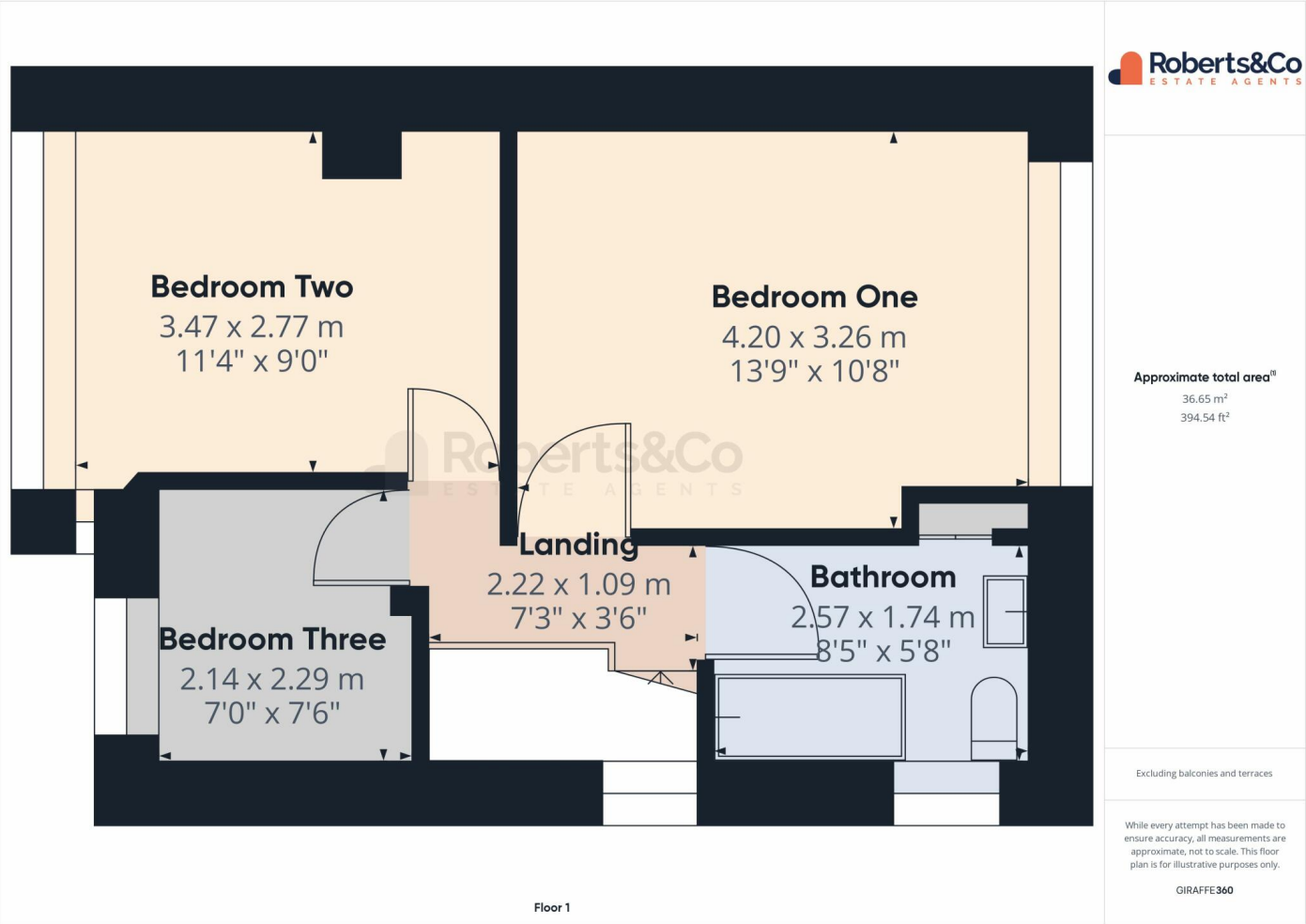
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

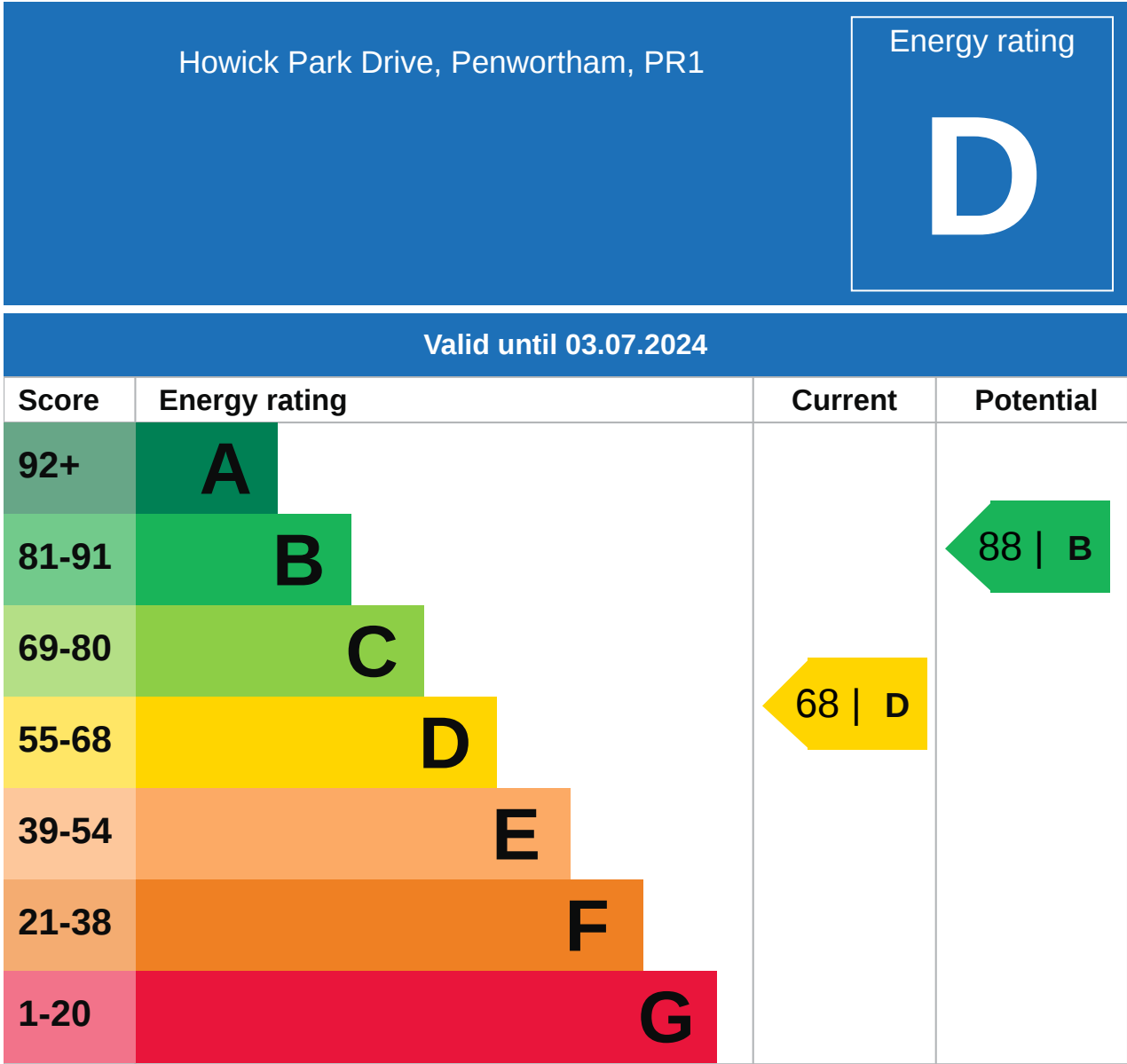
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HOWICK PARK DRIVE, PENWORTHAM, PRESTON, PR1



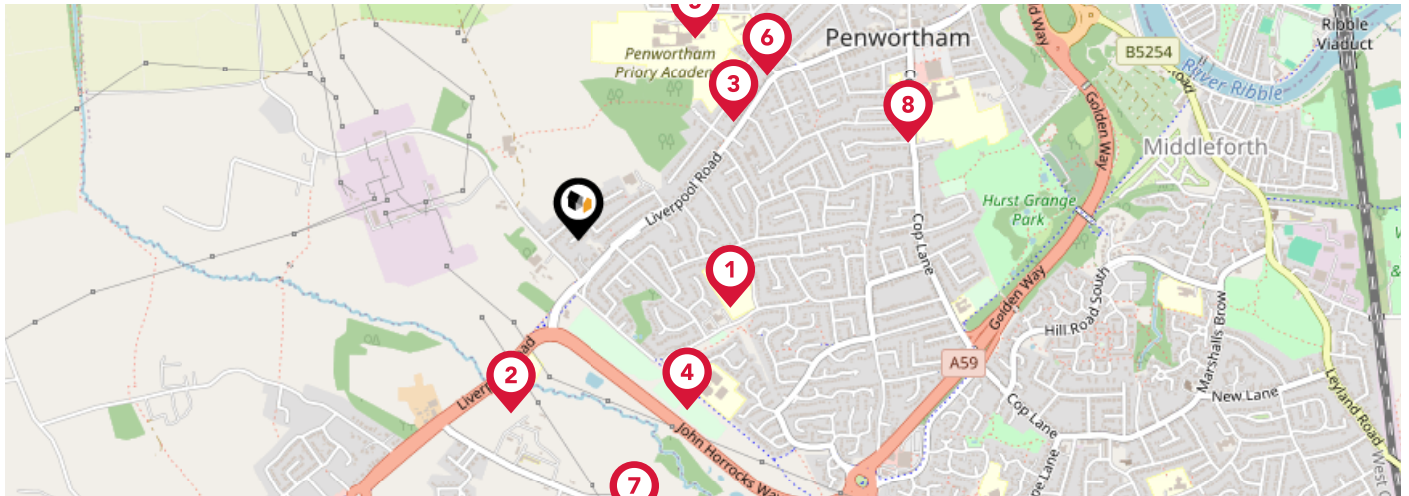
HOWICK PARK DRIVE, PENWORTHAM, PRESTON, PR1



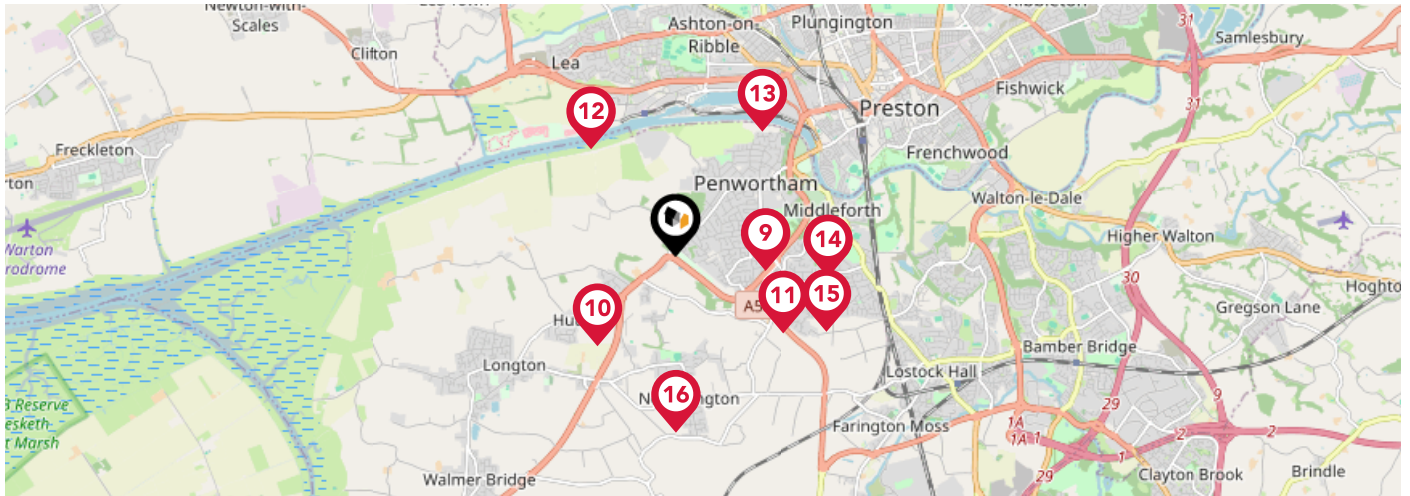







Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Non 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 before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	55 m ²



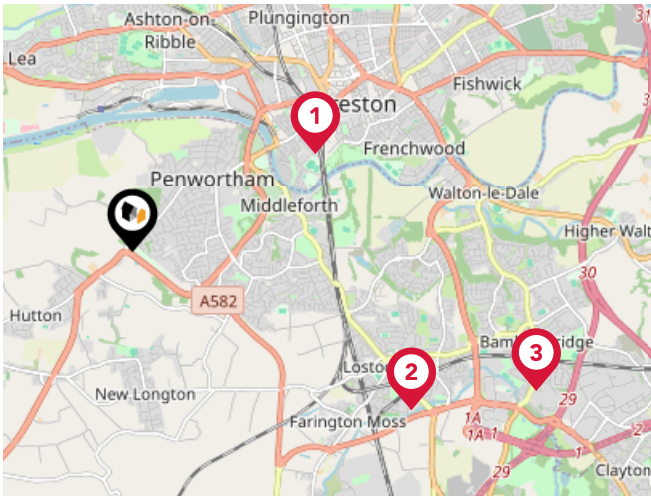
		Nursery	Primary	Secondary	College	Private
1	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Penwortham Priory Academy Ofsted Rating: Good Pupils: 747 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 869 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pioneer TEC Ofsted Rating: Not Rated Pupils:0 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Middlefirth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 213 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

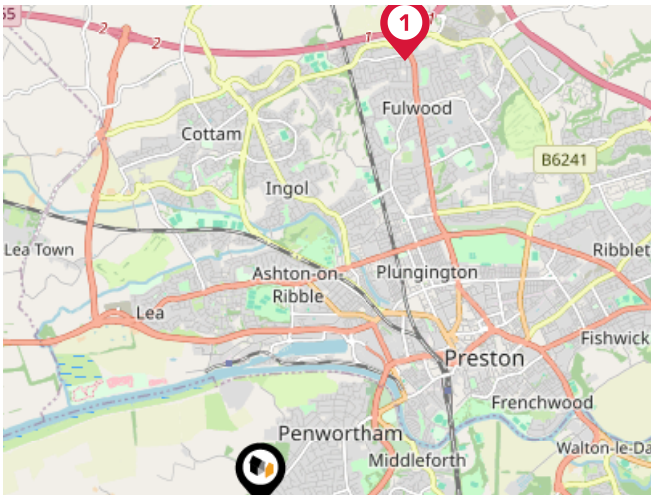
Area

Transport (National)



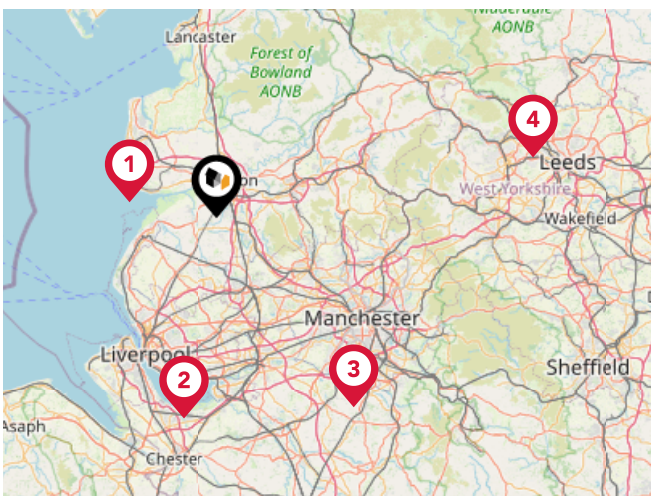
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.82 miles
2	Lostock Hall Rail Station	2.81 miles
3	Bamber Bridge Rail Station	3.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	4.11 miles
2	M65 J1A	3.58 miles
3	M6 J32	4.86 miles
4	M6 J28	4.46 miles
5	M65 J1	3.95 miles

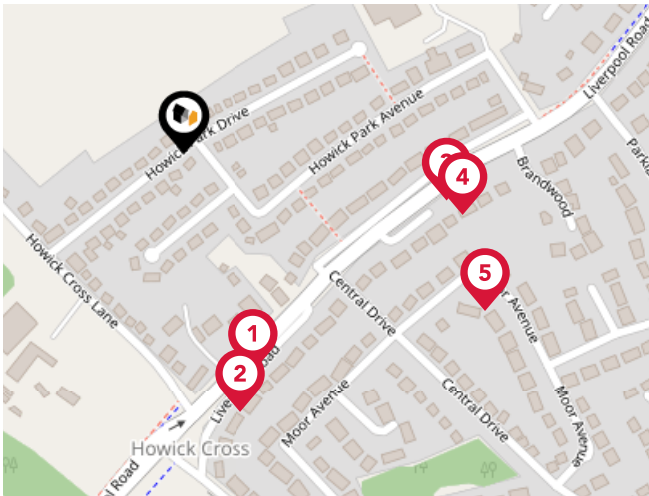


Airports/Helipads






Pin	Name	Distance
1	Blackpool International Airport	12.26 miles
2	Liverpool John Lennon Airport	28.47 miles
3	Manchester Airport	32.91 miles
4	Leeds Bradford International Airport	45.23 miles

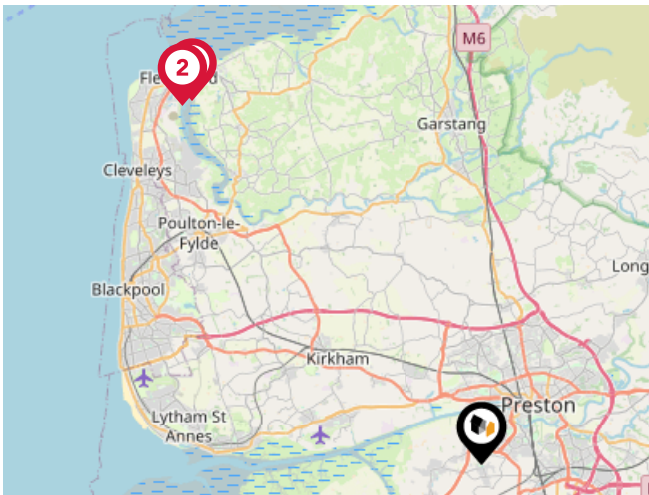
Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
	Howick Cross Lane	0.13 miles
	Howick Cross Lane	0.14 miles
	Howick Shops	0.15 miles
	Howick Shops	0.16 miles
	Moor Avenue	0.19 miles



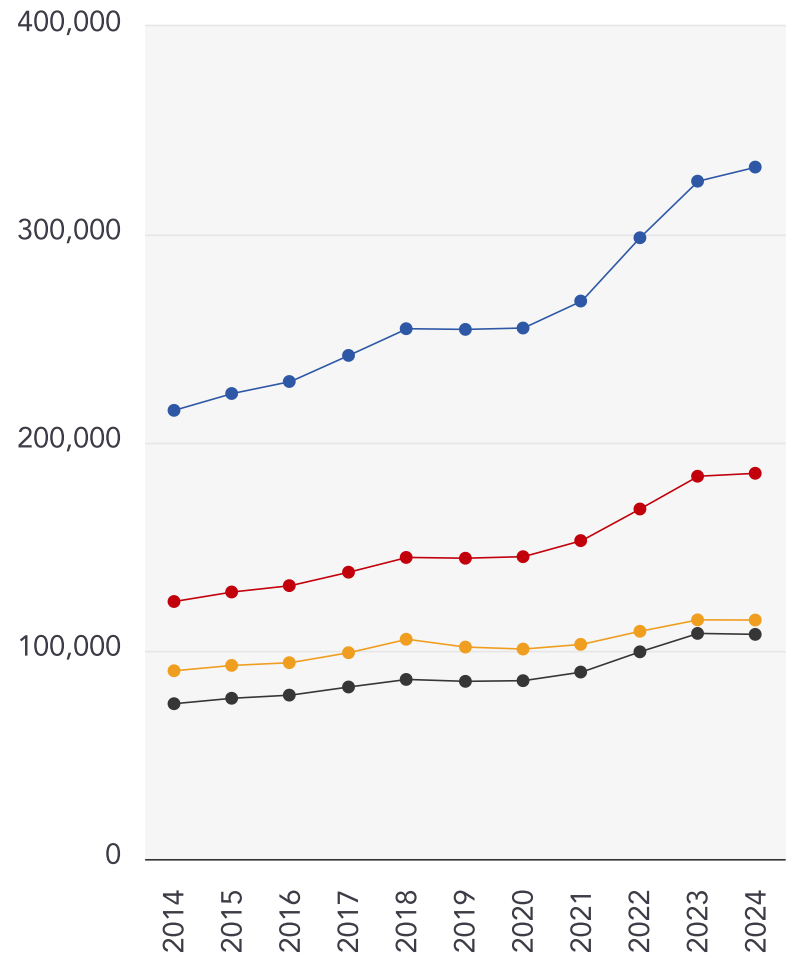
Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	16.31 miles
	Fleetwood for Ireland Ferry Terminal	16.37 miles

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

+49.8%

Flat

+26.94%

Terraced

+44.66%



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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