

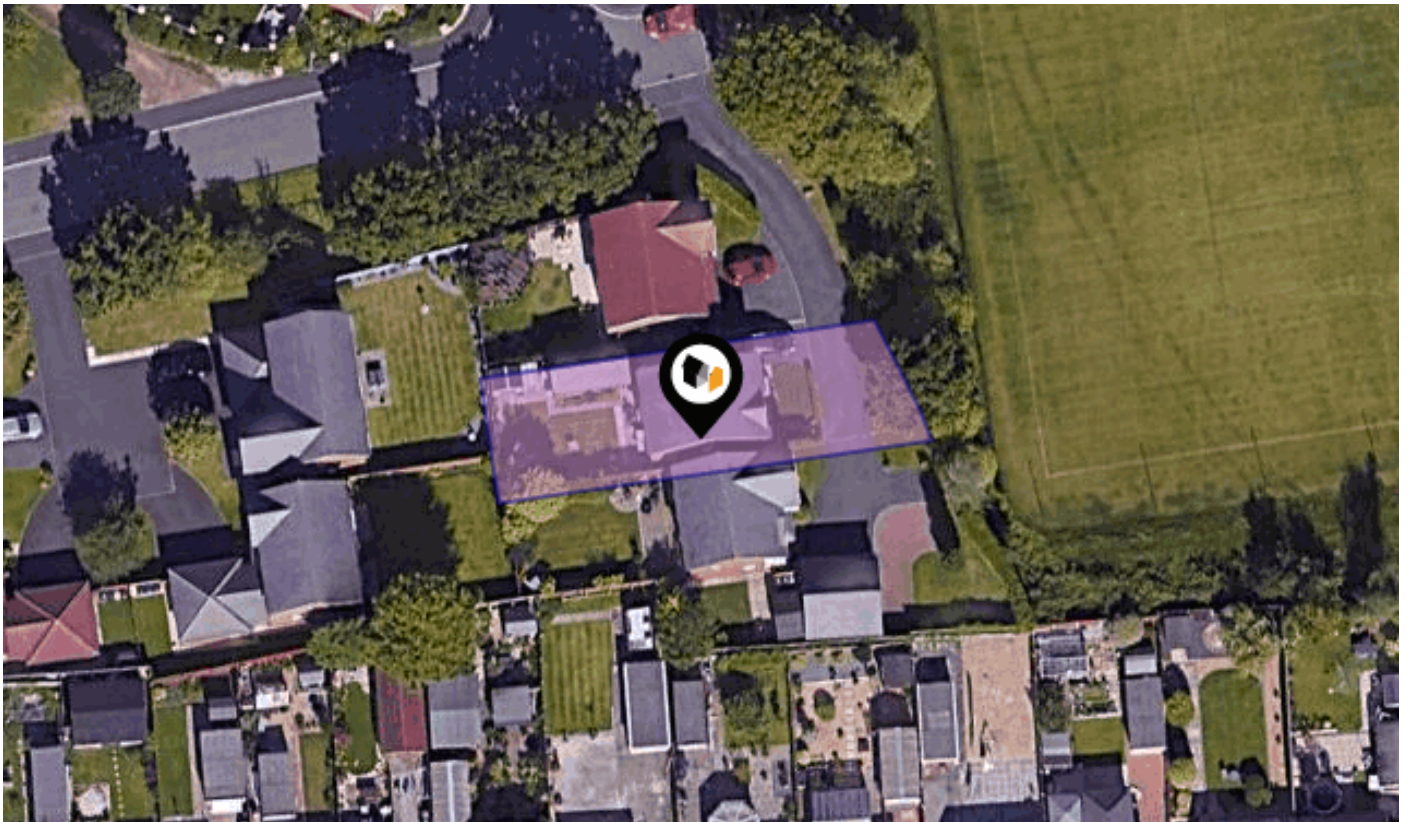


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd January 2024



CLAYTONGATE DRIVE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

Tucked in a quiet cul de sac at the bottom of Claytongate Drive, this family home, sits with just two other houses, epitomizes comfort and convenience. The detached residence features 4 generous size bedrooms and spacious living accommodation, catering to the needs of growing families.

Situated away from through traffic, this property offers a serene and sunlit retreat in Penwortham while maintaining easy access to major motorways, reputable schools, and local amenities. A brief stroll leads to the old tram footpath network, providing safe access to Avenham Park, the Guild Wheel, Preston City Centre, Lostock Hall, and Walton le Dale Capitol Centre.

Upon entering, you are welcomed by an inviting entrance hall, a convenient downstairs WC and a cloakroom under the stairs help maintain tidiness.

The spacious living room, positioned at the front and overlooks the garden.

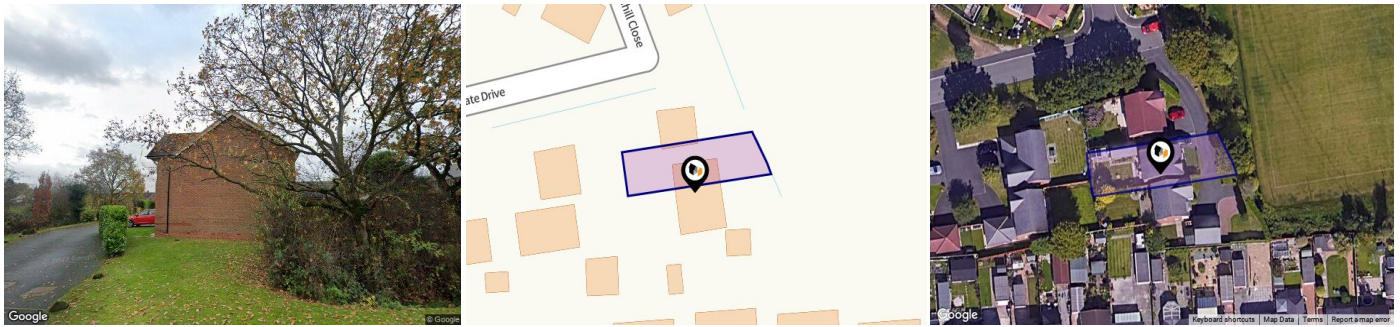
The dining kitchen is well-equipped and includes a handy utility cupboard with space for a washing machine and dryer, with a door leading to the garden.

Upstairs, four generously sized bedrooms, a family bathroom, and an ensuite to bedroom one await.

The rear garden offers ample space for kids to play and for the family to enjoy BBQs and drinks on the patio.

Parking is effortless with a driveway accommodating two vehicles. The detached garage not only provides space for another car but also offers additional storage.

Additionally, the property includes an additional parcel of land at the front, where the current owners have set up bird feeders and take pleasure in sitting back and observing the local wildlife.



Property

Type:	Detached	Last Sold £/ft²:	£196
Bedrooms:	4	Tenure:	Leasehold
Floor Area:	1,097 ft ² / 102 m ²	Start Date:	11/10/2012
Plot Area:	0.09 acres	End Date:	01/01/3010
Year Built :	2012	Lease Term:	999 years from 1 January 2011
Council Tax :	Band D	Term Remaining:	986 years
Annual Estimate:	£2,064		
Title Number:	LAN134388		
UPRN:	10013245451		

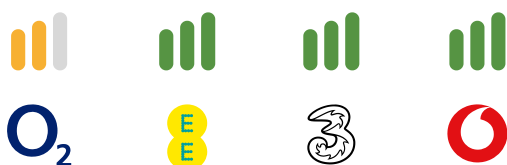
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	63 mb/s	9000 mb/s

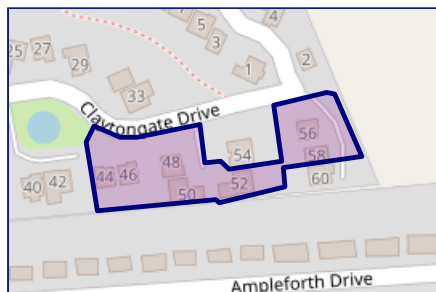
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

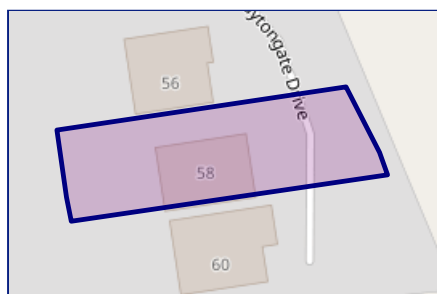


Freehold Title Plan



LAN141878

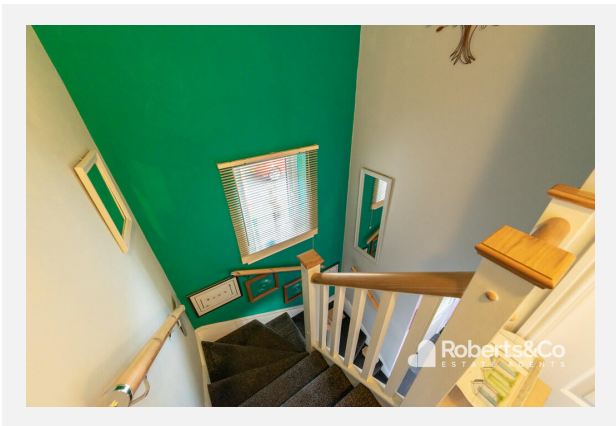
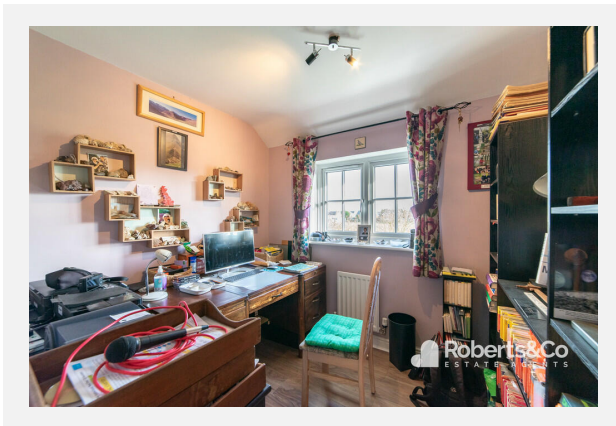
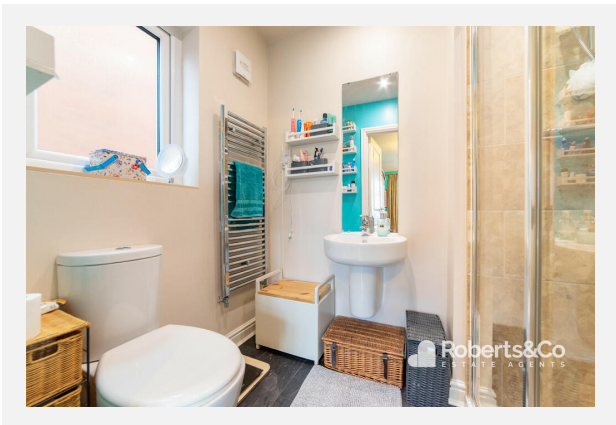
Leasehold Title Plan



LAN134388

Start Date: 11/10/2012
End Date: 01/01/3010
Lease Term: 999 years from 1 January 2011
Term Remaining: 986 years

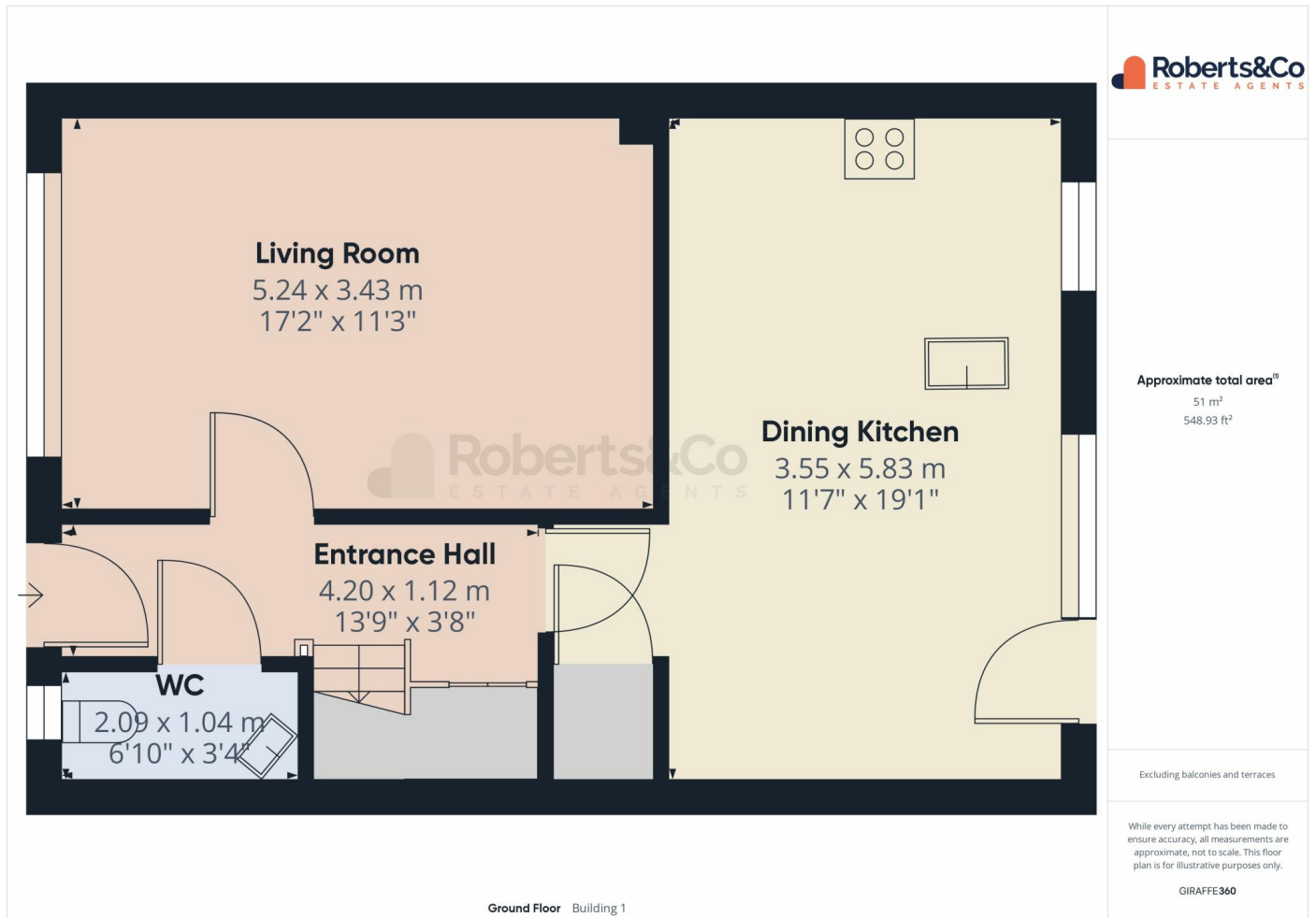




CLAYTONGATE DRIVE, PENWORTHAM, PRESTON, PR1



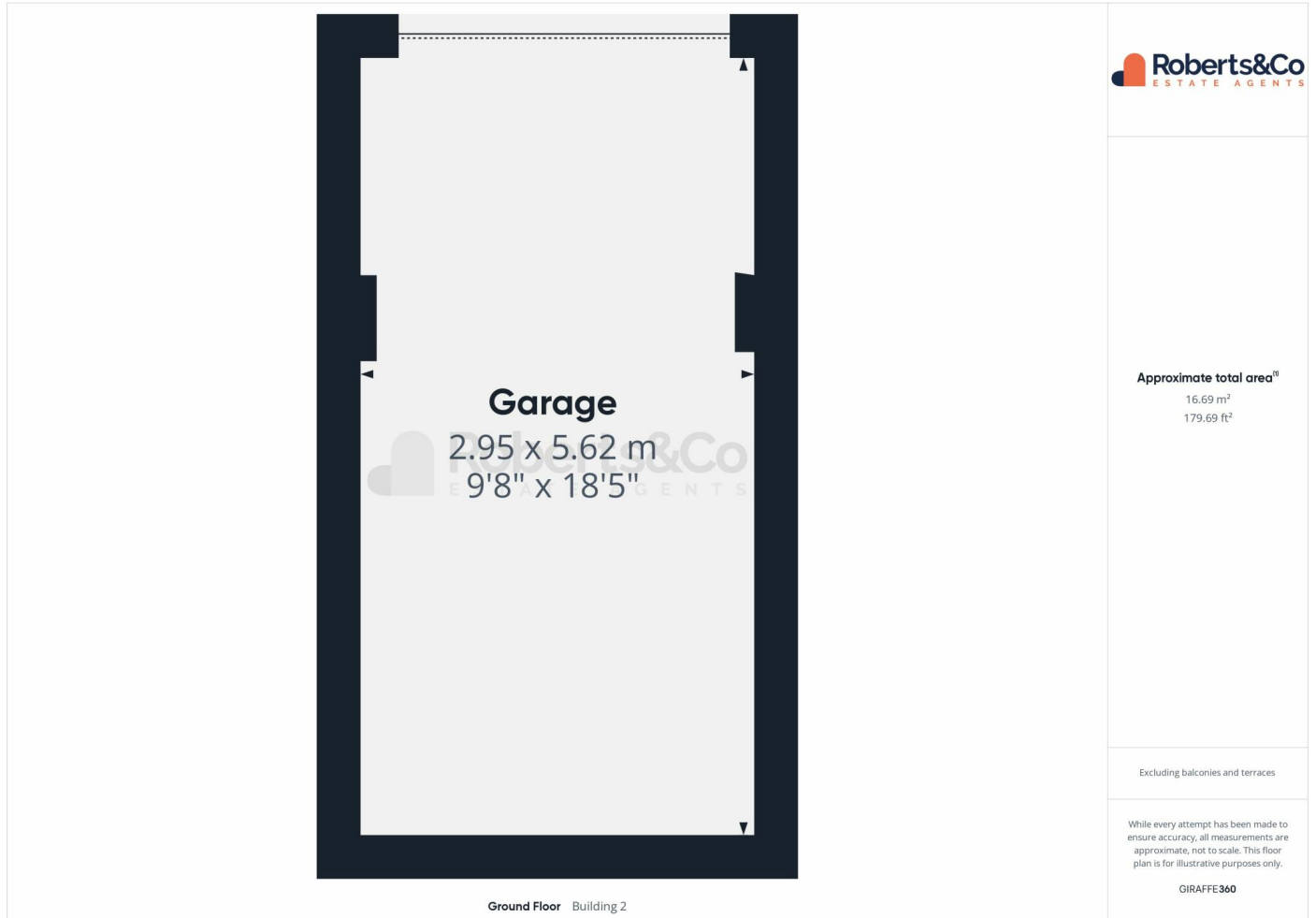
CLAYTONGATE DRIVE, PENWORTHAM, PRESTON, PR1



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CLAYTONGATE DRIVE, PENWORTHAM, PRESTON, PR1



PENWORTHAM, PR1

Energy rating

C

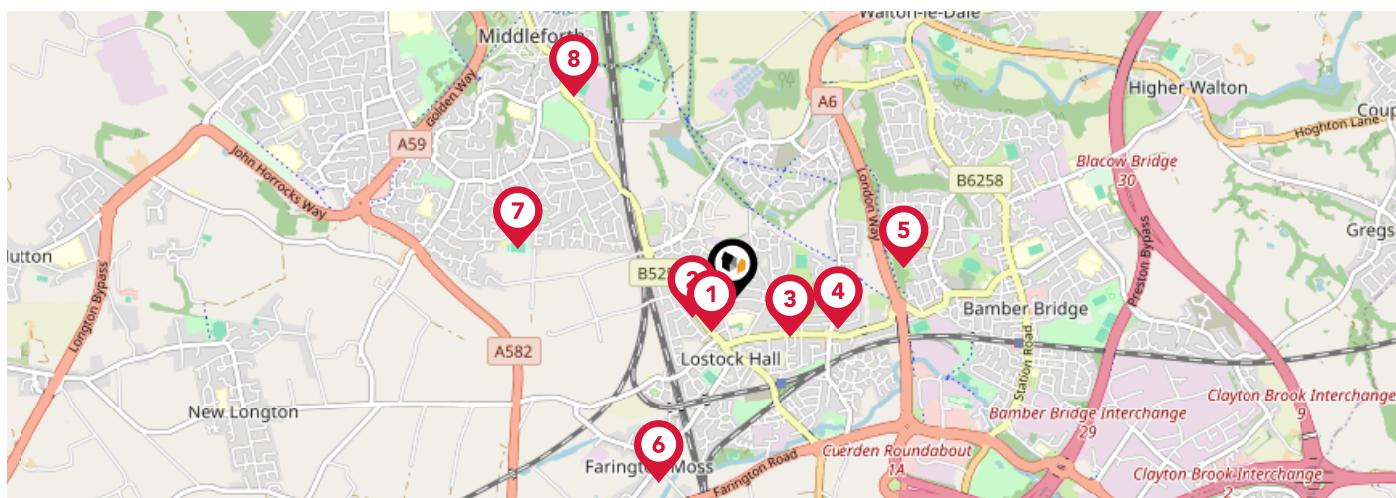
Valid until 16.01.2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

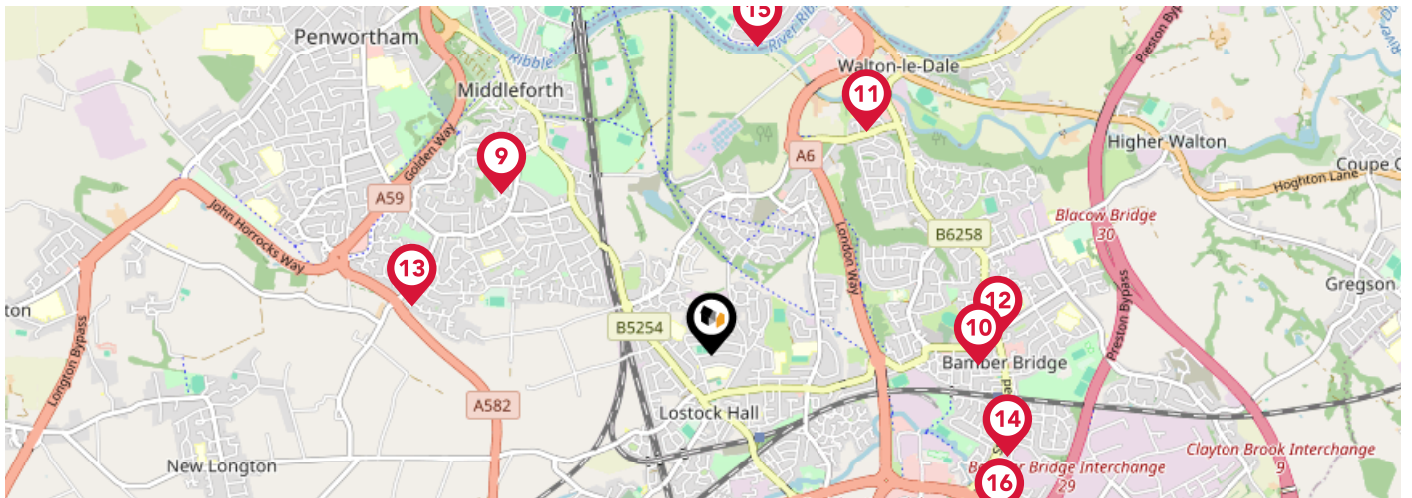
Property Type:	Detached house
Walls:	Average thermal transmittance 0.34 W/m ² K
Walls Energy:	Good
Roof:	Average thermal transmittance 0.24 W/m ² K
Roof Energy:	Good
Window:	High performance glazing
Window Energy:	Very good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 42% of fixed outlets
Lighting Energy:	Average
Floors:	Average thermal transmittance 0.20 W/m ² K
Floors Energy:	Very good
Secondary Heating:	None
Air Tightness:	Air permeability 7.5 m ³ /h.m ² (as tested)
Air Tightness Energy:	Average
Total Floor Area:	102 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</p> <p>Ofsted Rating: Good Pupils: 357 Distance:0.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Lostock Hall Moor Hey School</p> <p>Ofsted Rating: Good Pupils: 110 Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Lostock Hall Community Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 425 Distance:0.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Lostock Hall Academy</p> <p>Ofsted Rating: Good Pupils: 612 Distance:0.47</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Walton-le-Dale Community Primary School</p> <p>Ofsted Rating: Good Pupils: 443 Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Farington Moss St. Paul's C.E. Primary School</p> <p>Ofsted Rating: Good Pupils: 194 Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Kingsfold Primary School</p> <p>Ofsted Rating: Good Pupils: 120 Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Mary Magdalen's Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 206 Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

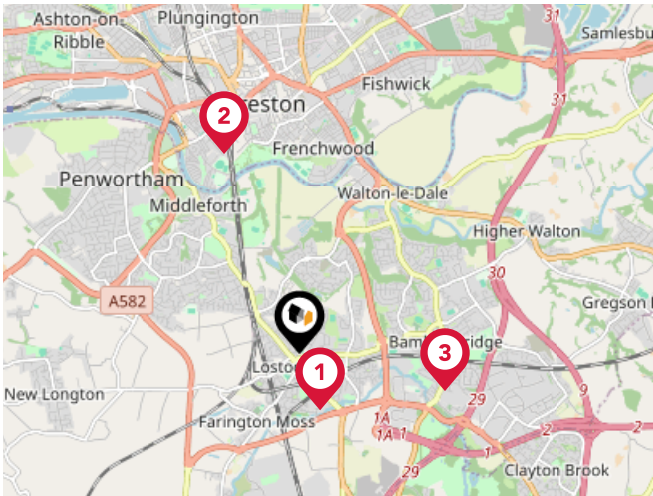
Area Schools



	Nursery	Primary	Secondary	College	Private
Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 275 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance:1.26	<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:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 197 Distance:1.37	<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:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bridgeway School Ofsted Rating: Not Rated Pupils: 50 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

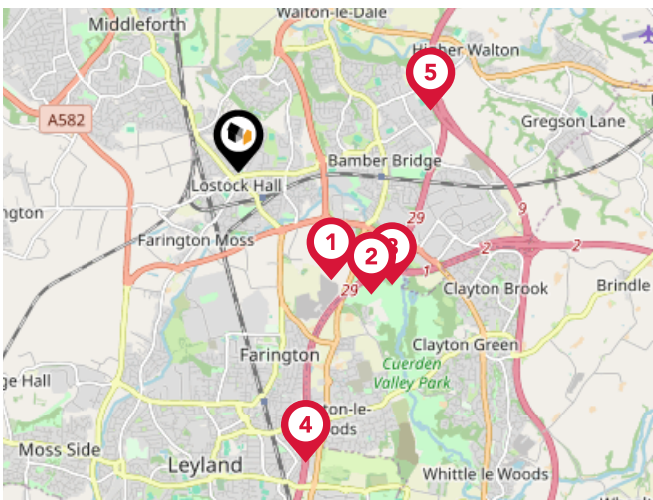
Area

Transport (National)



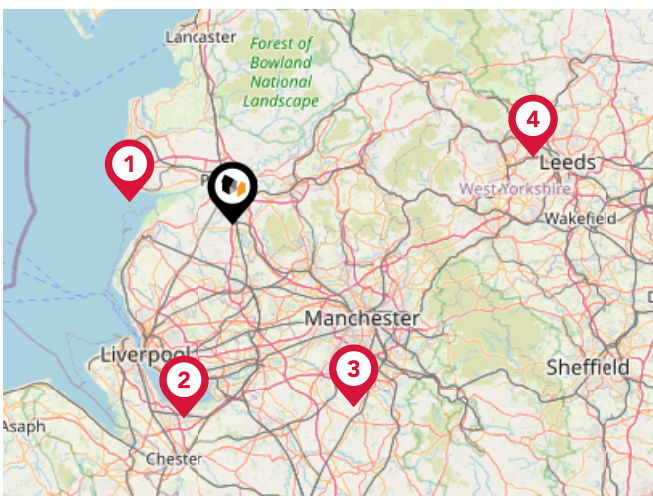
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.53 miles
2	Preston Rail Station	1.88 miles
3	Bamber Bridge Rail Station	1.32 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.24 miles
2	M65 J1	1.58 miles
3	M6 J29	1.67 miles
4	M6 J28	2.61 miles
5	M6 J30	1.78 miles

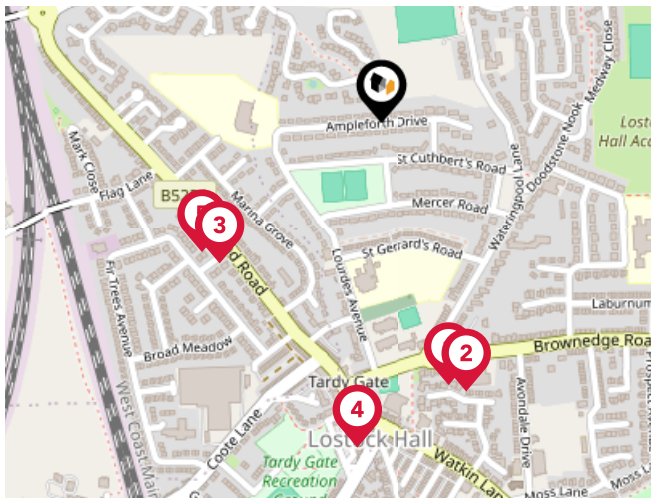


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.66 miles
2	Liverpool John Lennon Airport	28.04 miles
3	Manchester Airport	30.87 miles
4	Leeds Bradford International Airport	43.22 miles

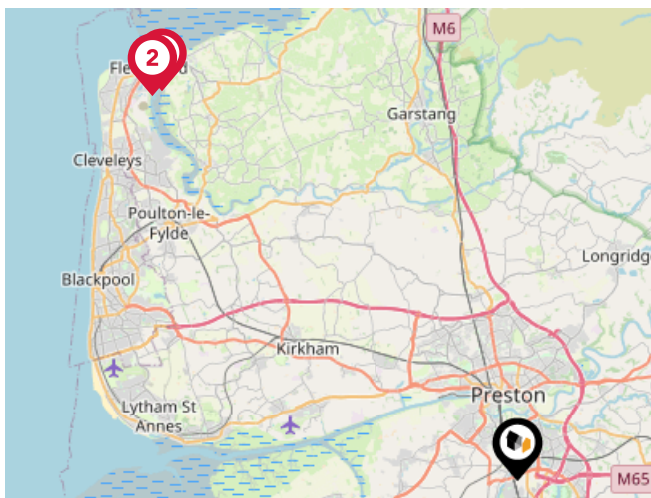
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wateringpool Lane	0.3 miles
2	British Legion	0.31 miles
3	Firtrees Ave	0.24 miles
4	Pleasant Retreat	0.36 miles
5	Fir Trees Road	0.24 miles



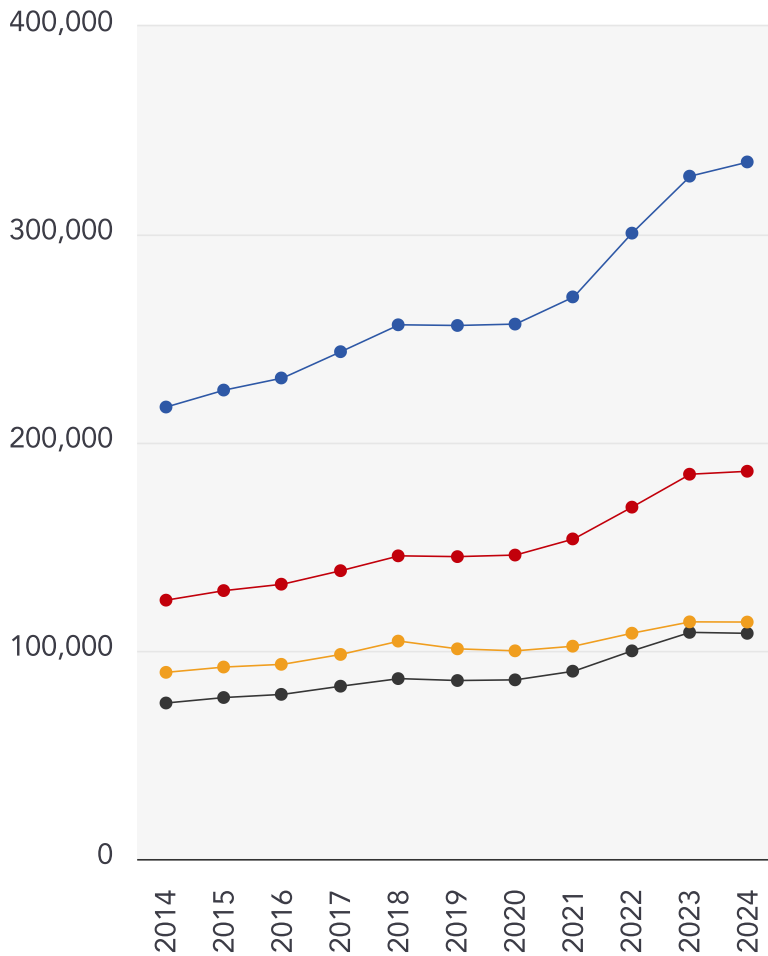
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.46 miles
2	Fleetwood for Ireland Ferry Terminal	18.54 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

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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.



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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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