

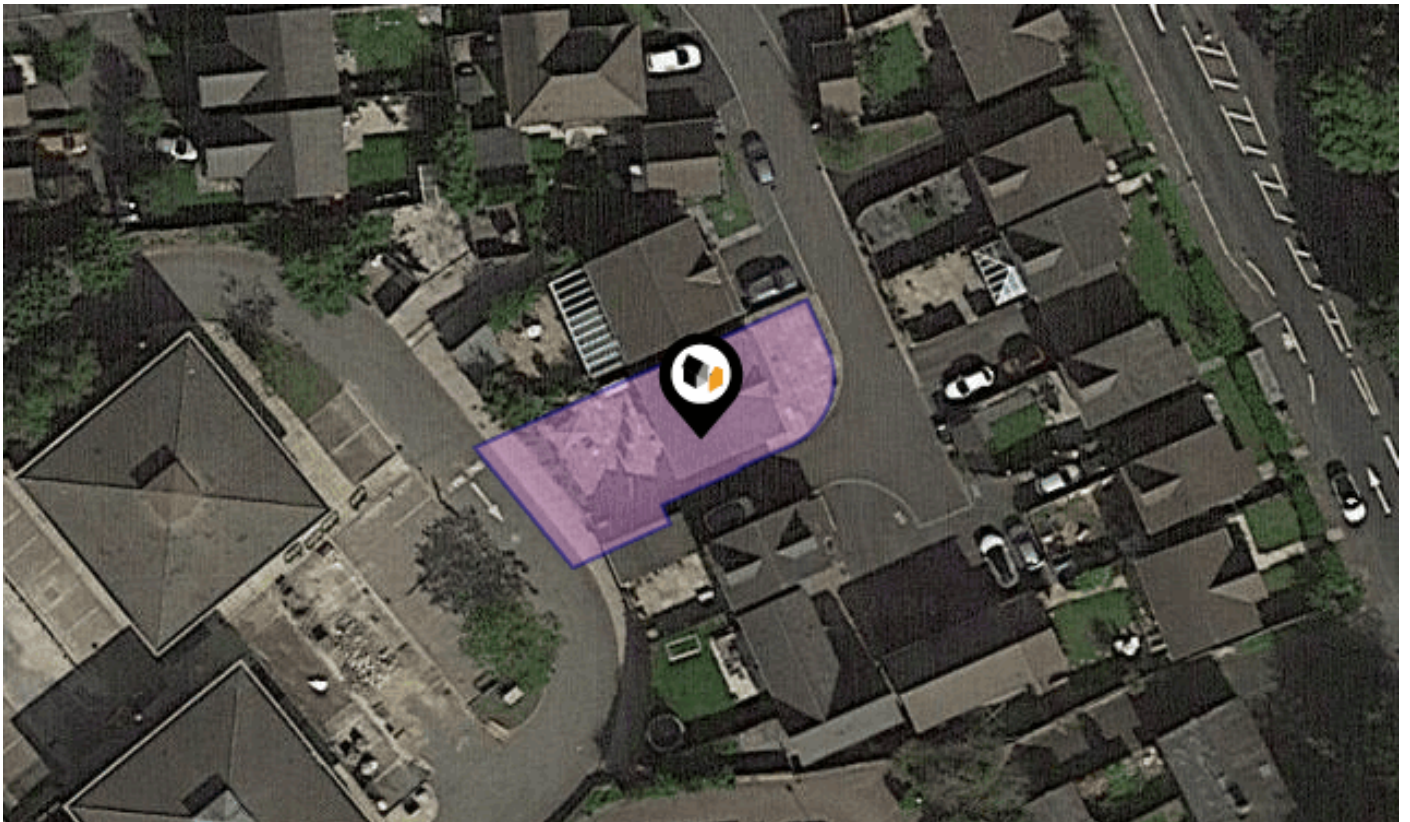


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 26<sup>th</sup> January 2024



**LIME TREE CLOSE, CLAYTON-LE-WOODS, CHORLEY, PR6**

## Roberts & Co

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# Introduction

## Our Comments

### Property Overview

Situated in the sought-after Clayton-le-Woods on a serene cul-de-sac, this contemporary four-bedroom detached family residence is ideally positioned near local amenities, motorway networks, reputable schools, and Cuerden Valley Park.

Impeccably presented, the home offers adaptable living spaces, including a welcoming entrance hallway with a convenient downstairs cloakroom WC, an open-plan family dining kitchen, and a cosy living room with French doors opening onto the secluded rear garden. The kitchen boasts cream gloss cupboards, complementary countertops, integrated appliances, and a sociable central island for family meals. There's even enough room for a sofa or two.

Moving to the first floor, a landing leads to four generously sized double bedrooms, with the main bedroom featuring a delightful ensuite, complemented by a beautiful three-piece family bathroom.

Externally, the outdoor areas are laid with Yorkshire block paving, creating a pathway and driveway accommodating at least four vehicles leading to the integral garage. The rear of the property boasts a spacious private garden, with raised beds, a great space for alfresco entertaining and BBQs, offering privacy with no direct overlook.



## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£178
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	1,248 ft <sup>2</sup> / 116 m <sup>2</sup>	<b>Start Date:</b>	29/06/2011
<b>Plot Area:</b>	0.07 acres	<b>End Date:</b>	01/01/3007
<b>Year Built :</b>	2011	<b>Lease Term:</b>	999 years from 1 January 2008
<b>Council Tax :</b>	Band E	<b>Term Remaining:</b>	983 years
<b>Annual Estimate:</b>	£2,504		
<b>Title Number:</b>	LAN118466		
<b>UPRN:</b>	10024426819		

## Local Area

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

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

<b>4</b> mb/s	<b>79</b> mb/s	<b>-</b> mb/s

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

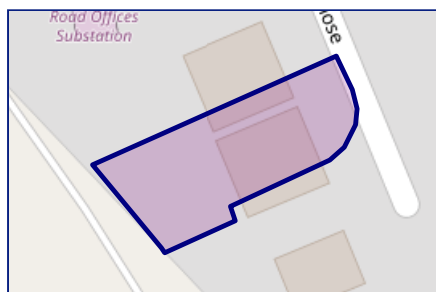


### Satellite/Fibre TV Availability:



### Freehold Title Plan

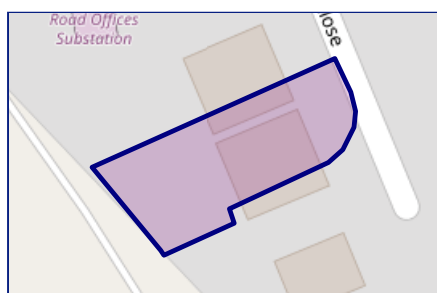
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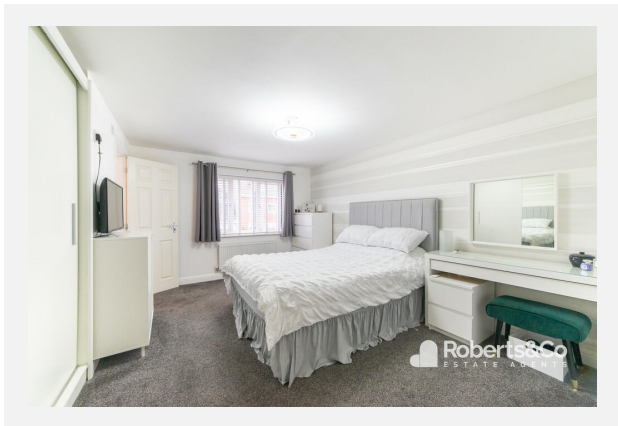
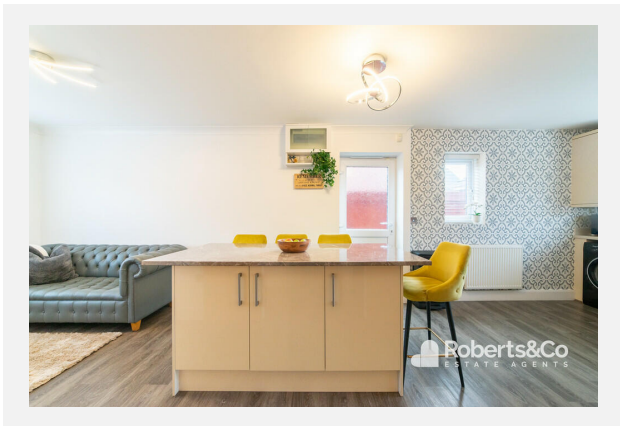
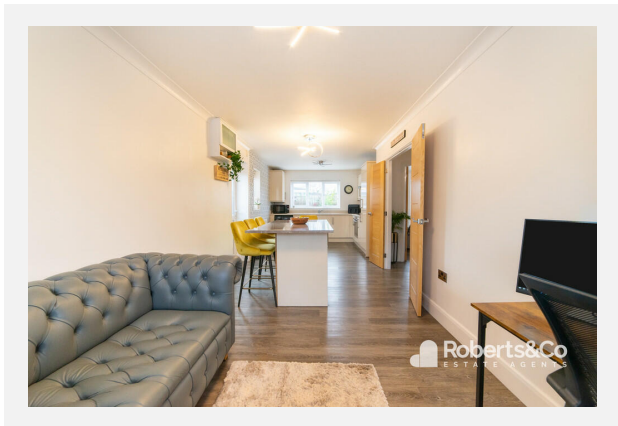
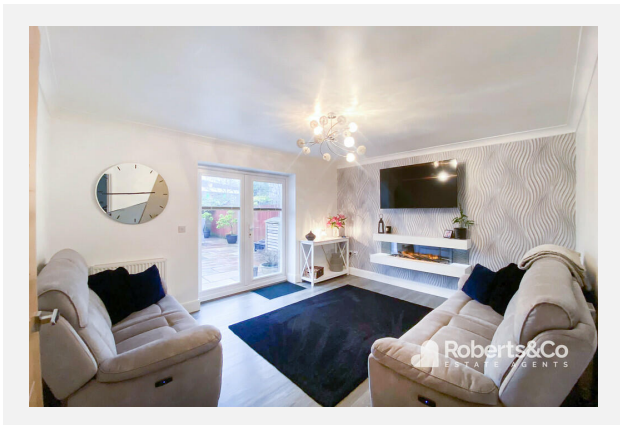
### Leasehold Title Plan

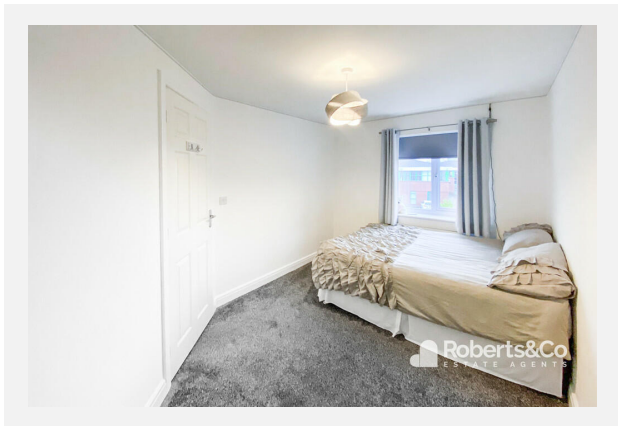
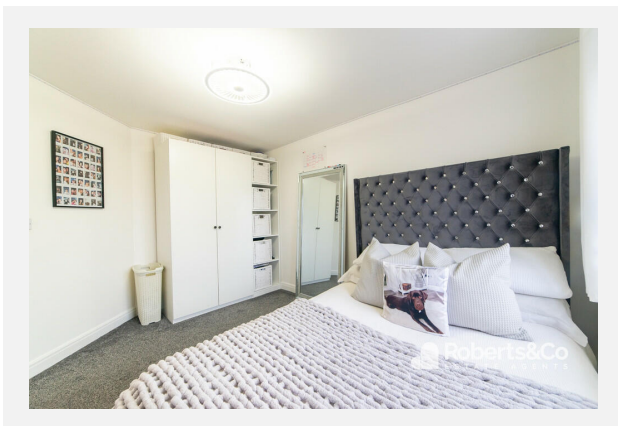
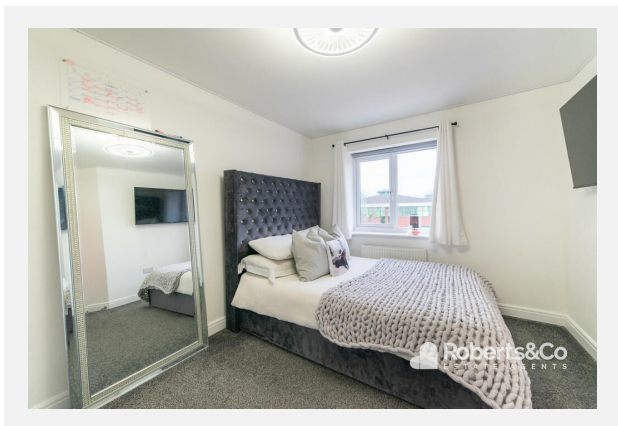
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**LAN118466**

Start Date: 29/06/2011  
End Date: 01/01/3007  
Lease Term: 999 years from 1 January 2008  
Term Remaining: 983 years





## LIME TREE CLOSE, CLAYTON-LE-WOODS, CHORLEY, PR6

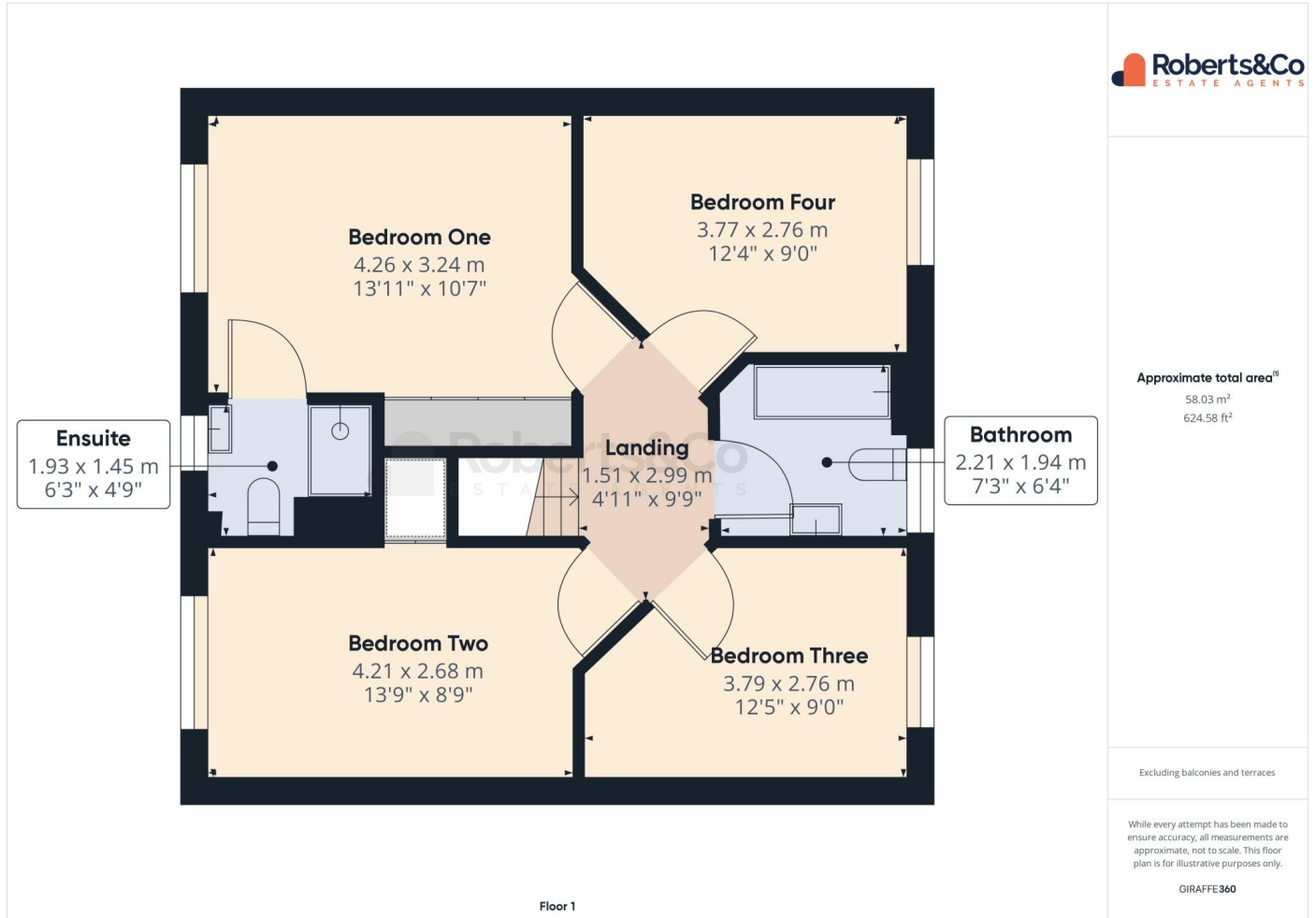


LIME TREE CLOSE, CLAYTON-LE-WOODS, CHORLEY, PR6





LIME TREE CLOSE, CLAYTON-LE-WOODS, CHORLEY, PR6



# Property EPC - Certificate

Clayton-le-Woods, CHORLEY, PR6

Energy rating

**C**

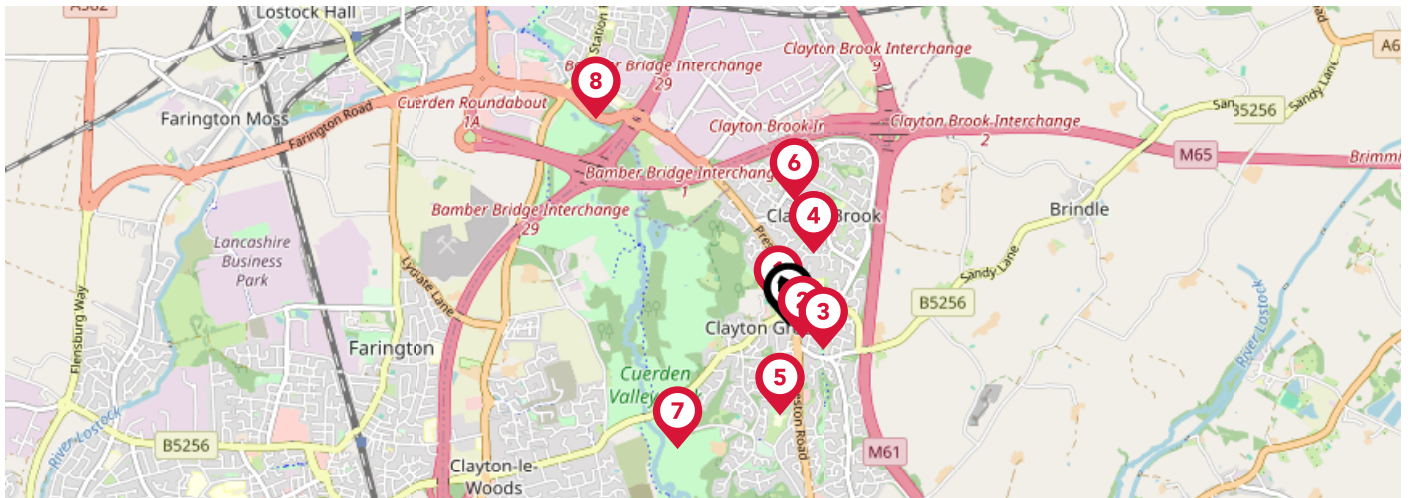
Valid until 21.01.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>	77   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

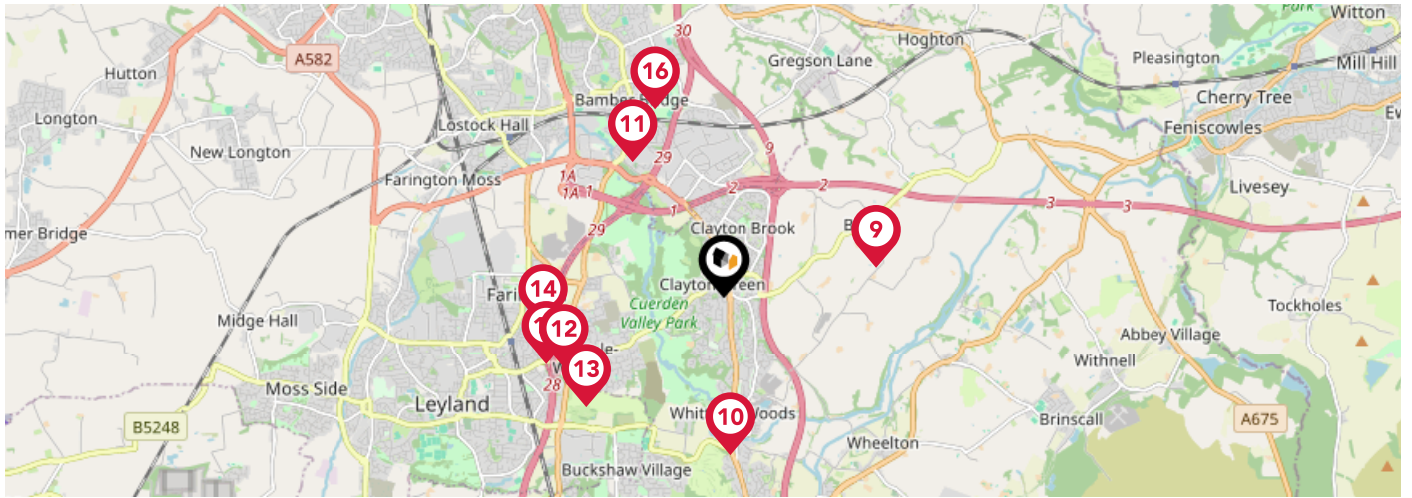
<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains 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, insulated (assumed)
<b>Secondary Heating:</b>	Portable electric heaters (assumed)
<b>Total Floor Area:</b>	129 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cambian Red Rose School</b> Ofsted Rating: Good   Pupils: 27   Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Bede's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Westwood Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Clayton Brook Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Clayton-le-Woods Manor Road Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Progress School</b> Ofsted Rating: Outstanding   Pupils: 12   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Clayton-le-Woods Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Bridgeway School</b> Ofsted Rating: Not Rated   Pupils: 50   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

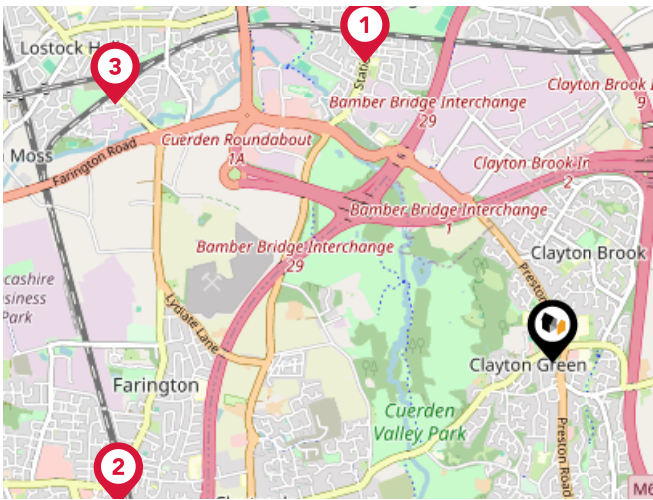
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Brindle St James' Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance: 1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whittle-le-Woods Church of England Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance: 1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cuerden Church School, Bamber Bridge</b> Ofsted Rating: Good   Pupils: 197   Distance: 1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Roselyn House School</b> Ofsted Rating: Good   Pupils: 45   Distance: 1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lancaster Lane Community Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance: 1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lever House Primary School</b> Ofsted Rating: Good   Pupils: 301   Distance: 1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Catherine's RC Primary School</b> Ofsted Rating: Good   Pupils: 225   Distance: 1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bamber Bridge St Aidan's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 131   Distance: 1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

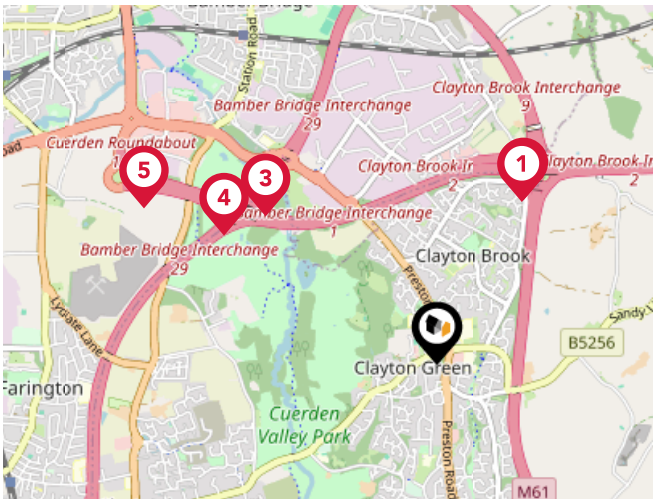
# Area

## Transport (National)



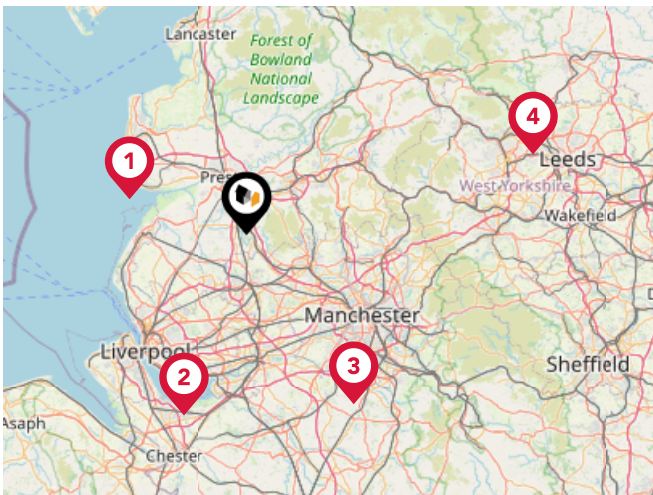
### National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	1.55 miles
2	Leyland Rail Station	2 miles
3	Lostock Hall Rail Station	2.22 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M61 J9	0.81 miles
2	M65 J2	0.82 miles
3	M6 J29	0.99 miles
4	M65 J1	1.09 miles
5	M65 J1A	1.46 miles

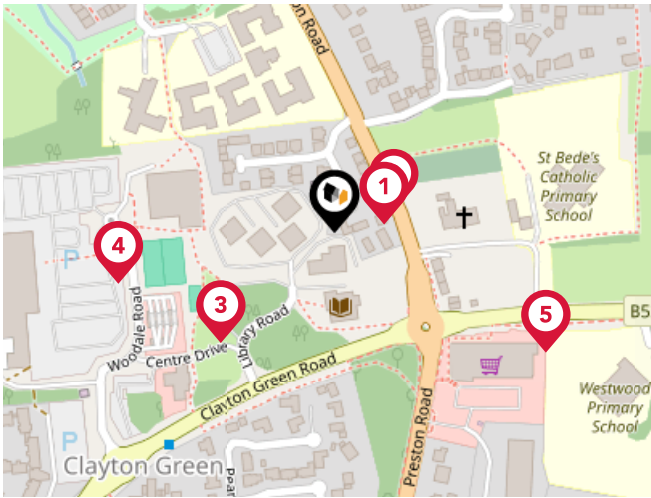


### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	17.1 miles
2	Liverpool John Lennon Airport	27.08 miles
3	Manchester Airport	28.36 miles
4	Leeds Bradford International Airport	41.59 miles

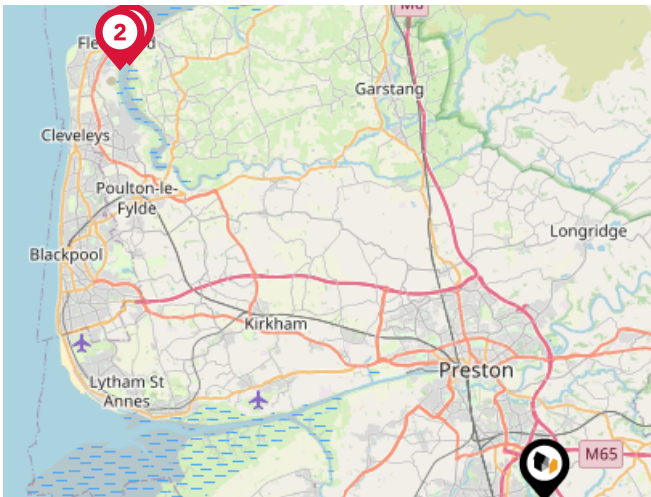
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	St Bedes Church	0.03 miles
2	St Bedes Church	0.03 miles
3	Library	0.09 miles
4	Asda	0.12 miles
5	St Bedes RCPS	0.13 miles



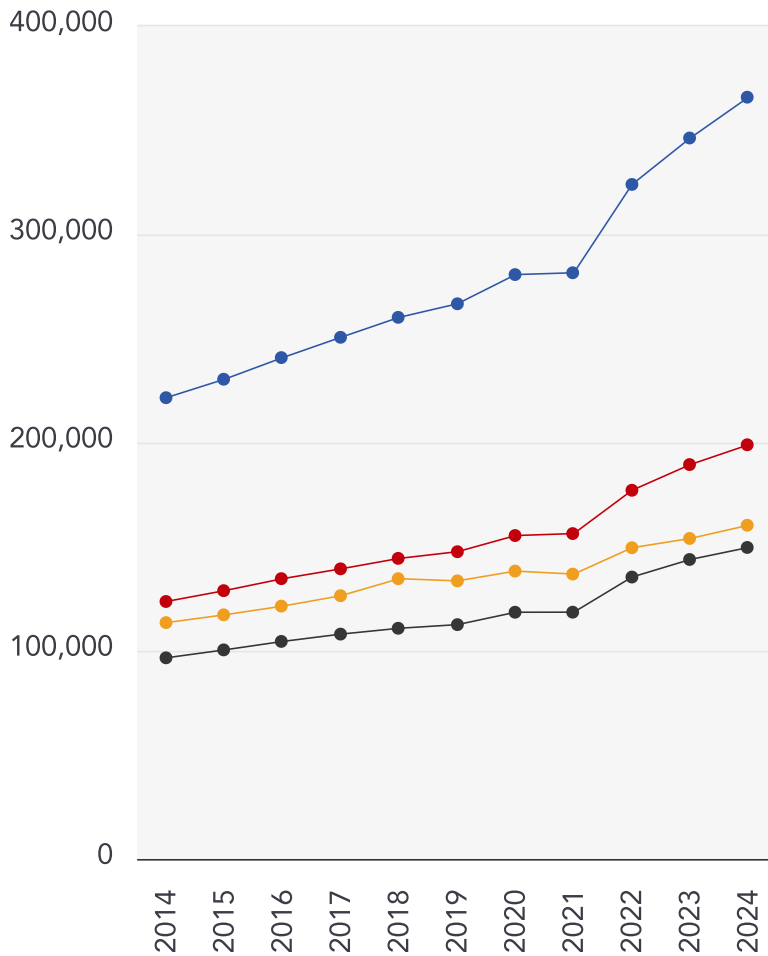
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	21.08 miles
2	Fleetwood for Ireland Ferry Terminal	21.17 miles

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in PR6



Detached

**+65.15%**

Semi-Detached

**+60.86%**

Flat

**+41.19%**

Terraced

**+54.85%**





### 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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