

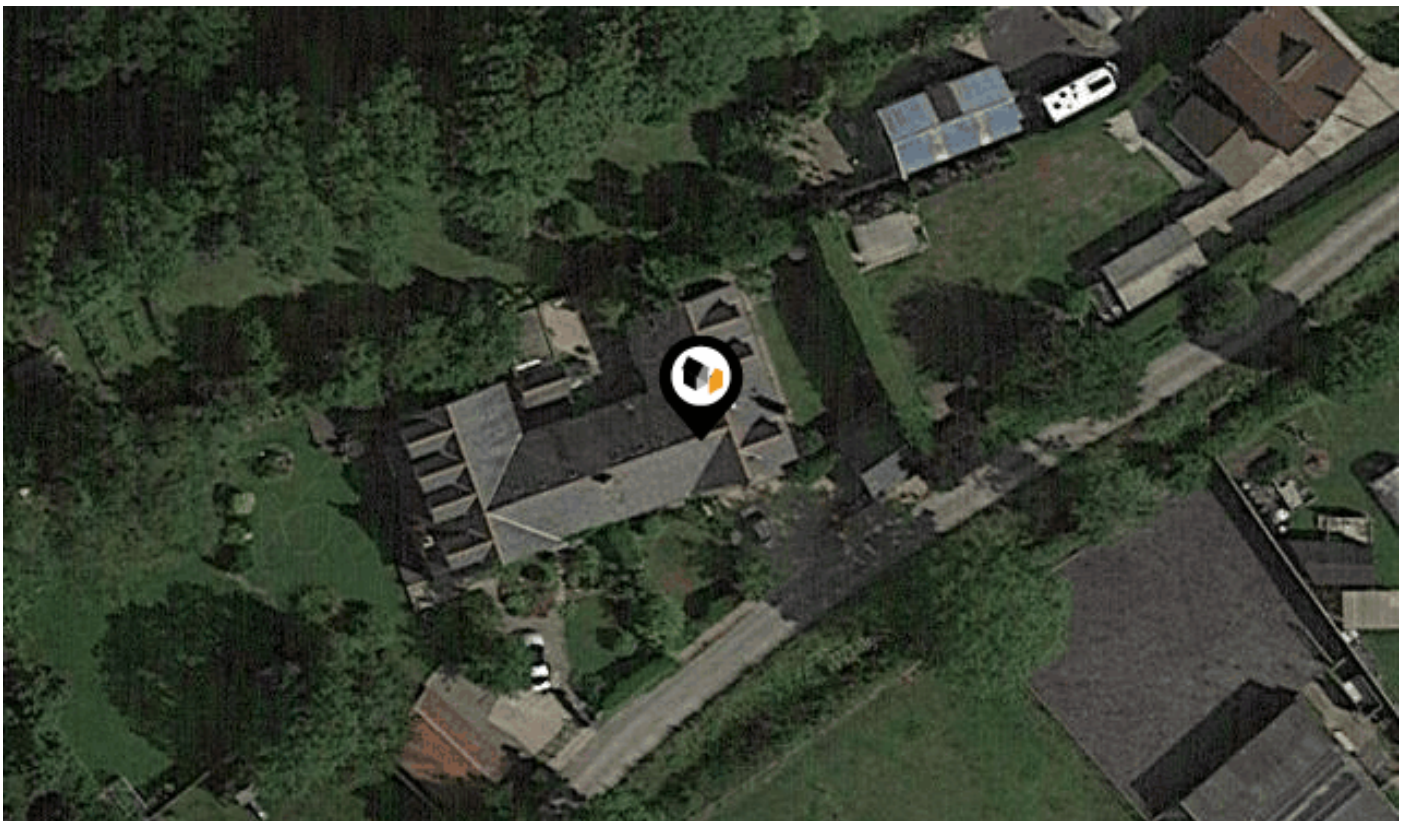


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th February 2023



SKIP LANE, HUTTON, PRESTON, PR4

Roberts & Co

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

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Property Overview

A semi-detached home with four bedrooms, three reception rooms and office.

Myrtle Cottage sits on Skip Lane, in Hutton. A welcoming quirky versatile home. Ideally positioned within many reputable school's catchment areas and having great access links into Preston and Southport.

Set back from the road thanks to its generous front garden, the stone driveway, accommodates four cars, for complete ease of parking, as well as a large detached garage.

Internally, there are three reception rooms, office, family dining kitchen, four bedrooms, two bathrooms and utility room.

The lounge features countryside views through it's windows, flooding the room with natural light. Slip off your shoes and relax. All you need here is a good book or favourite playlist to unwind from the day.

The rear reception is the perfect setting for gatherings with friends and family alike.

The smaller reception room would make a great snug or reading room.

The heart of this home is undoubtedly the family dining kitchen. The large kitchen island is a real stunner and features a stone effect worktop and inset Belfast sink and incorporates a breakfast bar.

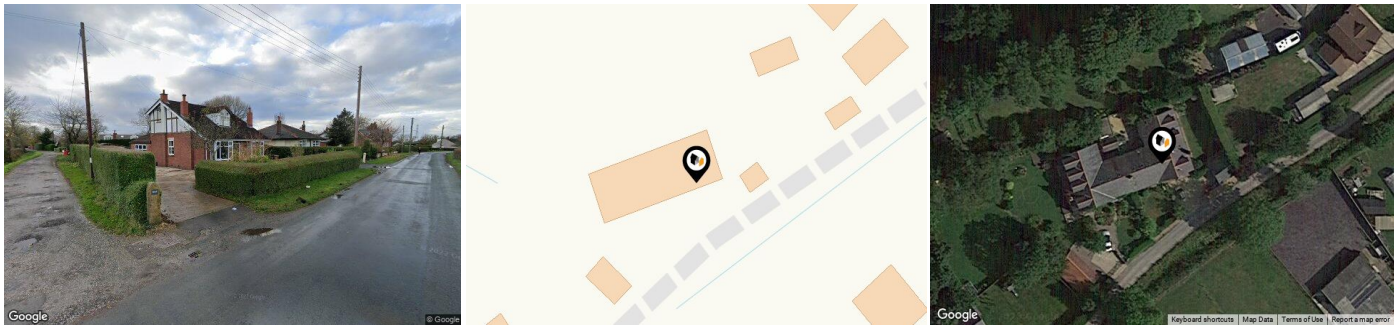
A utility room with space for your washing machine and dryer keeping all your laundry out of sight.

There are four bedrooms in total, three doubles and one single. Two the ground floor and two to the first floor. With a bathroom on each floor.

There is also a fantastic sized office room to the first floor. How great would home working be from here. Lots of storage and three velux windows, making it nice and bright.

Outside, to the front are open countryside views, access to the detached garage which is part boarded for loft storage, and mature gardens to the side and rear. There is a lovely courtyard area which offers a great entertaining space for you to enjoy with your family and friends. All in all, we think this is a wonderful family home.

There is so much flexibility to this home we can't wait to see what you do with the space.



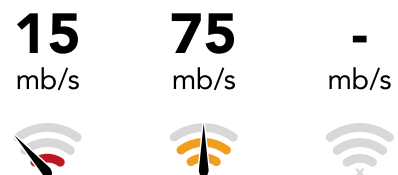
Property

Type:	Detached
Bedrooms:	4
Floor Area:	2,884 ft ² / 268 m ²
Year Built :	1930-1949
Council Tax :	Band E
Annual Estimate:	£2,523
UPRN:	100012755103

Local Area

Local Authority:	South Ribble
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



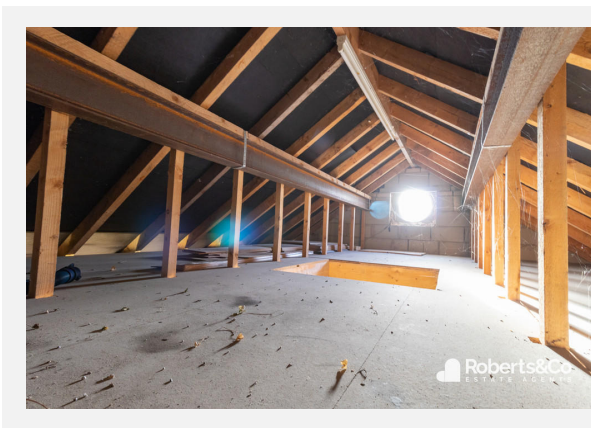
Mobile Coverage: (based on calls indoors)

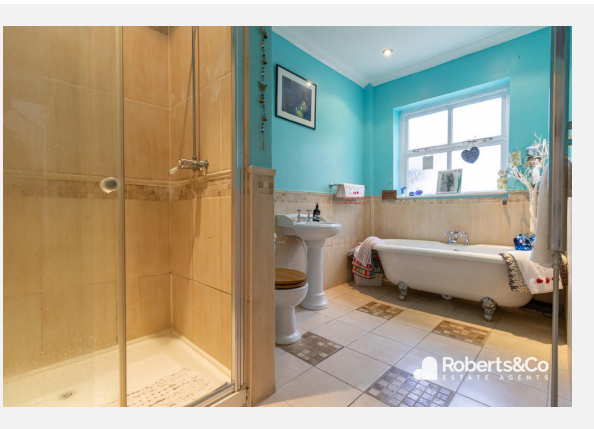


Satellite/Fibre TV Availability:



Gallery Photos



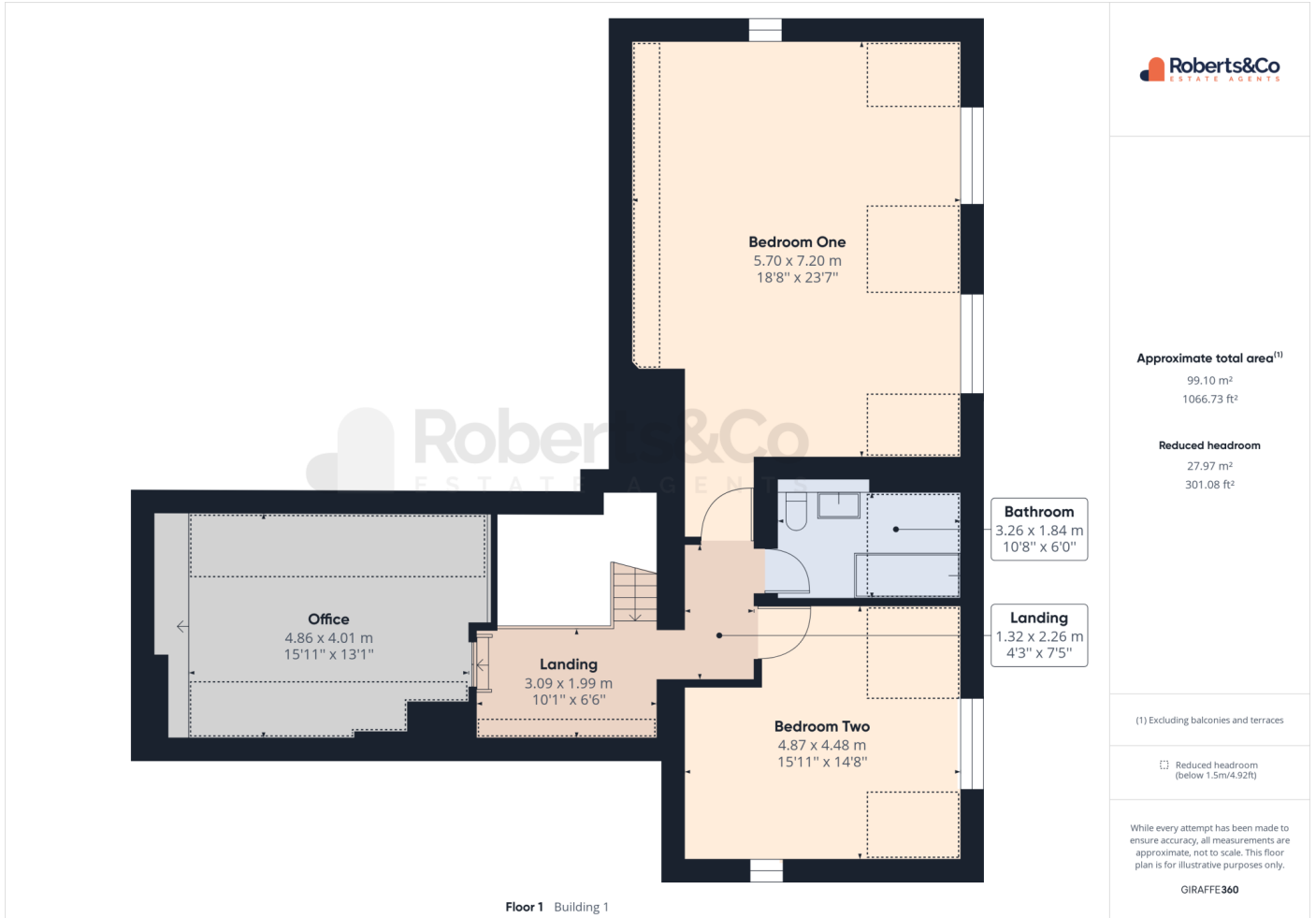




SKIP LANE, HUTTON, PRESTON, PR4



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Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

265.01 m²
2852.59 ft²

Reduced headroom

27.97 m²
301.08 ft²

(1) 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

SKIP LANE, HUTTON, PR4

Energy rating

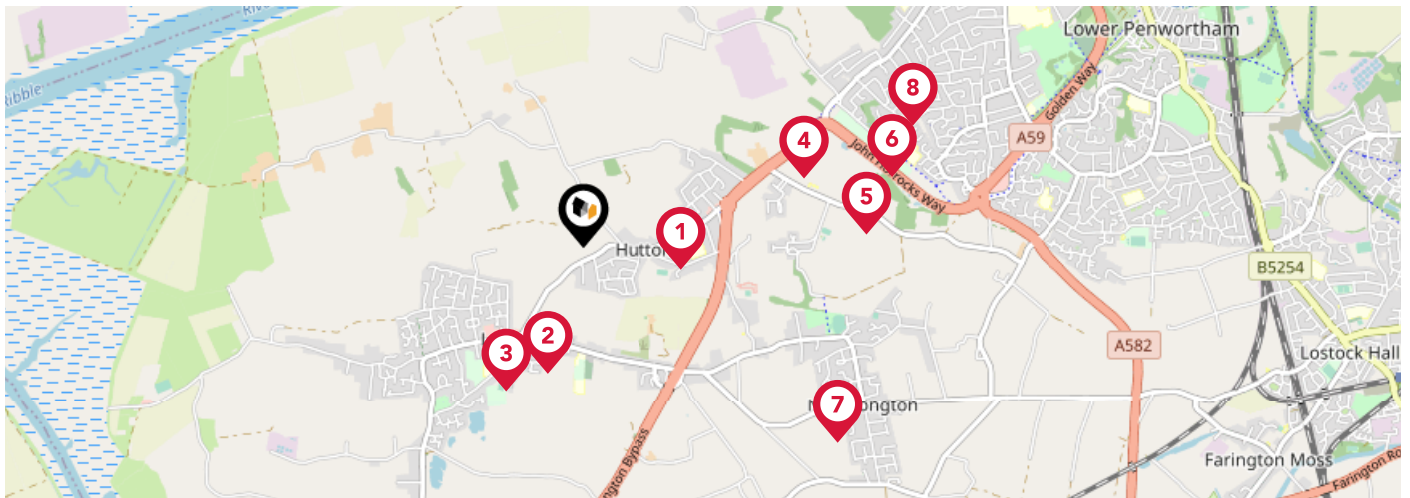
D

Valid until 11.10.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

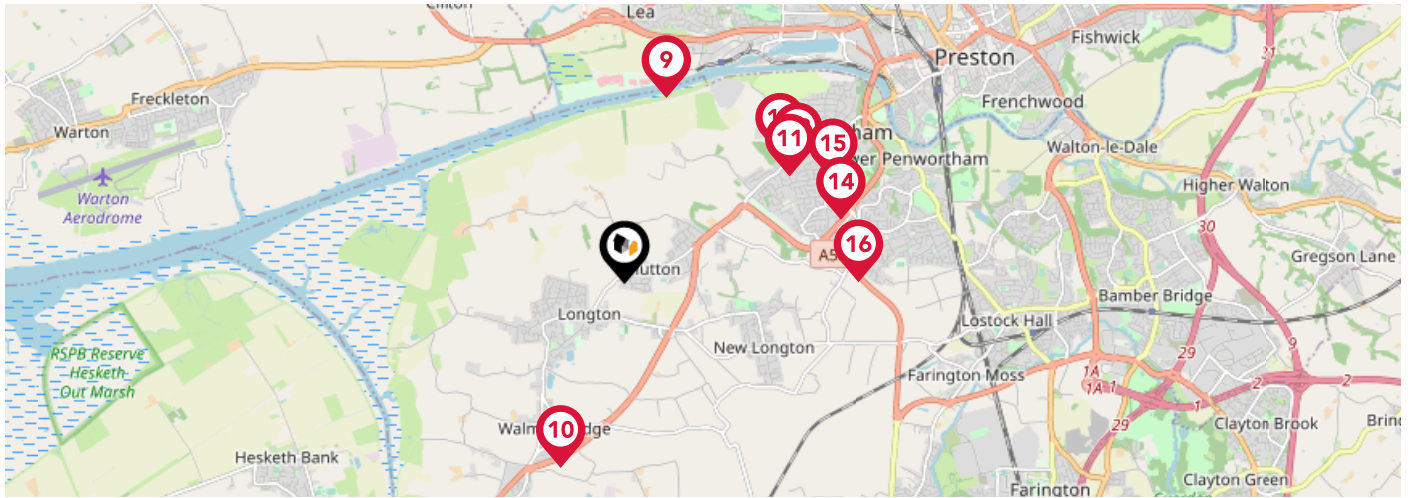
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	268 m ²



		Nursery	Primary	Secondary	College	Private
	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 869 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 244 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 213 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

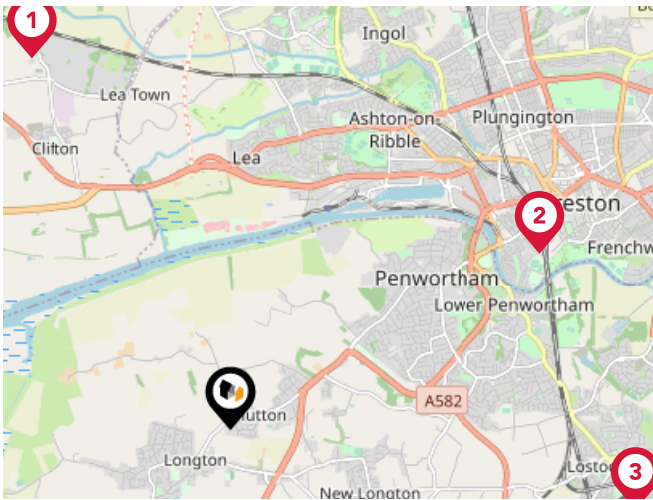
Area Schools



		Nursery	Primary	Secondary	College	Private
	Pioneer TEC Ofsted Rating: Not Rated Pupils:0 Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Little Hoole Primary School Ofsted Rating: Good Pupils: 192 Distance:1.71	<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:1.73	<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:1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:2.04	<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:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

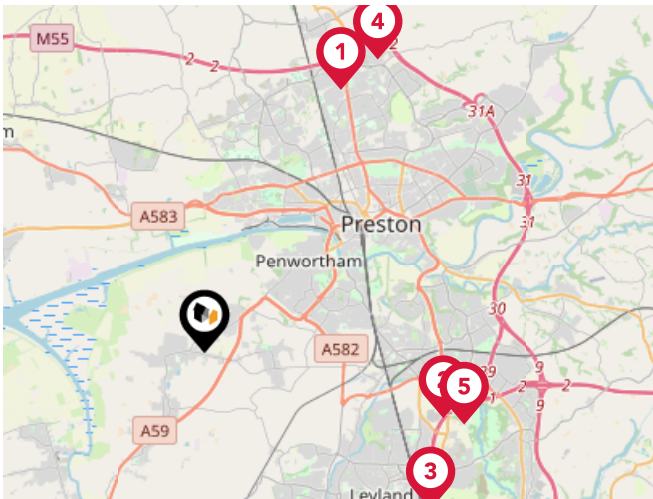
Area

Transport (National)



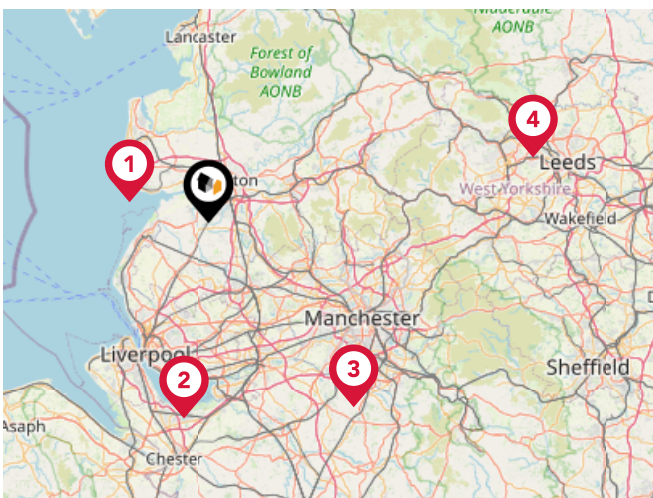
National Rail Stations

Pin	Name	Distance
1	Salwick Rail Station	3.69 miles
2	Preston Rail Station	3.12 miles
3	Lostock Hall Rail Station	3.63 miles



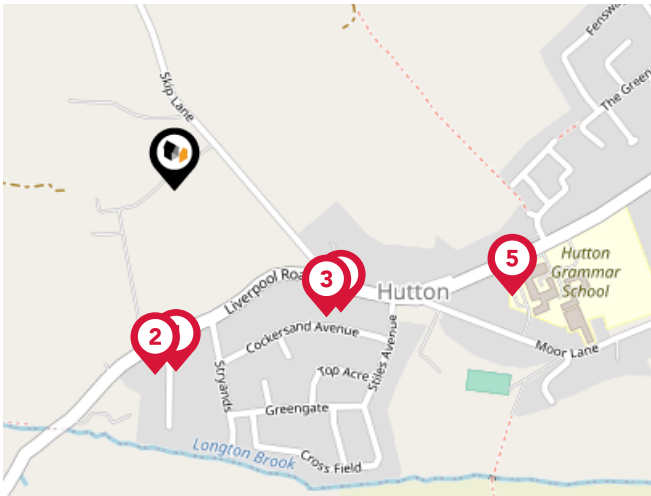
Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	5.17 miles
2	M65 J1A	4.34 miles
3	M6 J28	4.83 miles
4	M6 J32	5.97 miles
5	M65 J1	4.72 miles



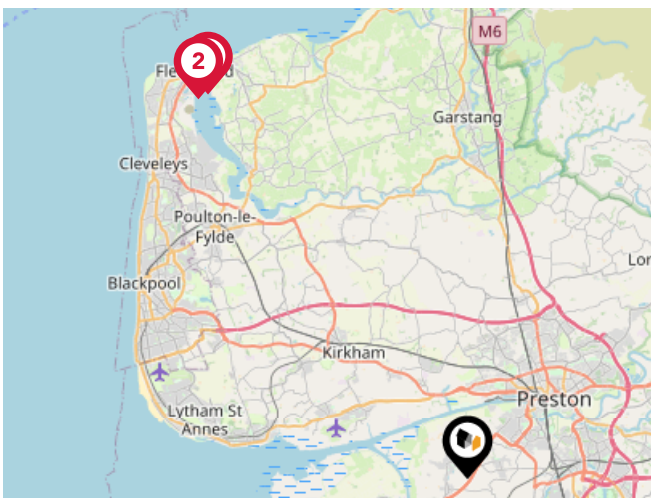
Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	11.34 miles
2	Liverpool John Lennon Airport	27.64 miles
3	Manchester Airport	33.05 miles
4	Leeds Bradford International Airport	46.46 miles



Bus Stops/Stations

Pin	Name	Distance
1	Birchwood Avenue	0.2 miles
2	Birchwood Avenue	0.2 miles
3	Skip Lane	0.22 miles
4	Skip Lane	0.23 miles
5	Grammar School	0.39 miles



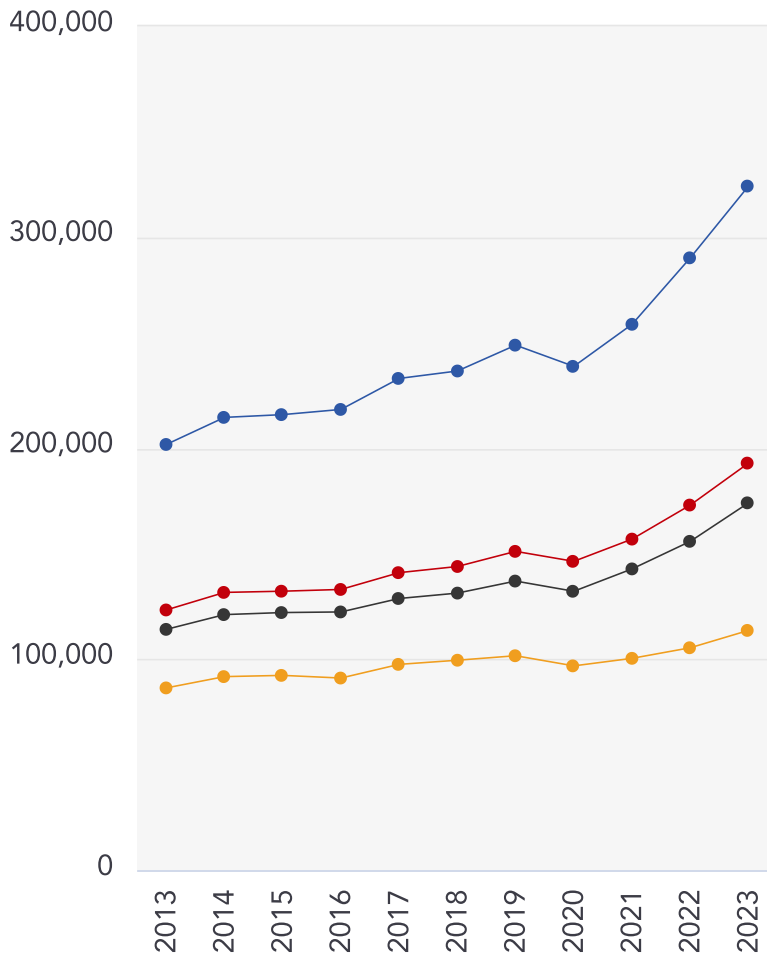
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.2 miles
2	Fleetwood for Ireland Ferry Terminal	16.23 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR4



Detached

+60.69%

Semi-Detached

+56.43%

Terraced

+52.54%

Flat

+31.54%



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



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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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Roberts & Co

36e Liverpool Road, Penwortham, Preston,
PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

