

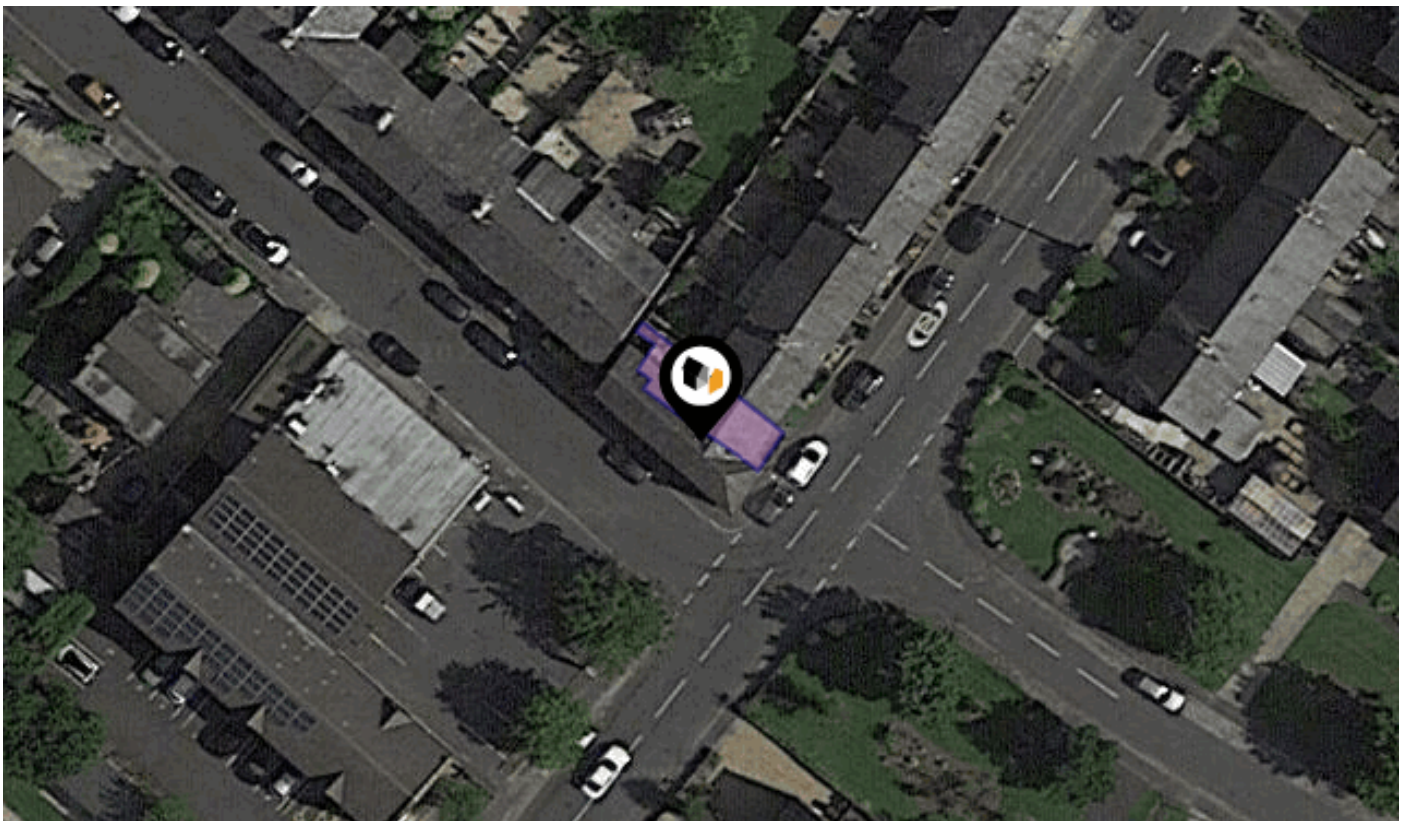


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 18<sup>th</sup> August 2023**



**LIVERPOOL OLD ROAD, WALMER BRIDGE, PRESTON, PR4**

## **Roberts & Co**

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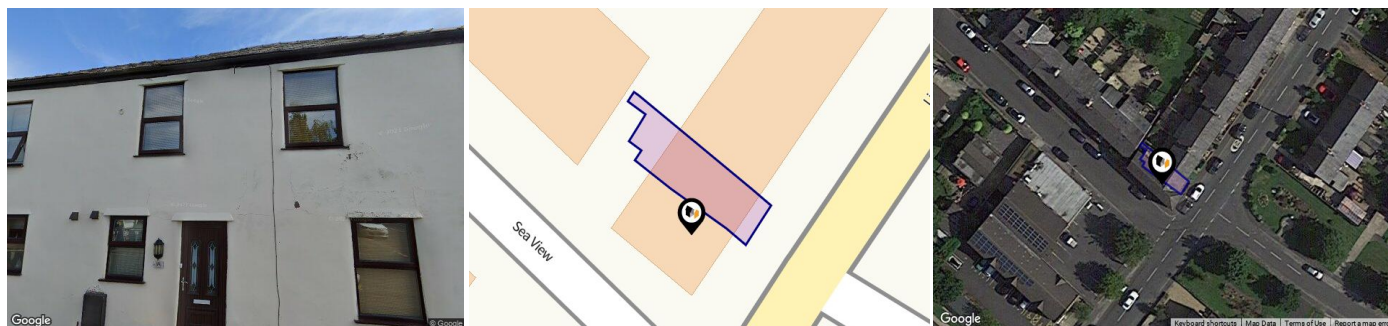
# Introduction

## Our Comments

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### Property Overview

Introducing 106, a charming terrace located in Walmer Bridge, offering a harmonious blend of traditional charm and contemporary style. As you step inside, you'll be greeted by a contemporary and stylish interior that exudes a sense of effortless elegance. The front living room features an electric stove, perfect for enjoying cosy evenings in. You'll find carpet flooring underfoot which adds a touch of sophistication, while the recent redecoration gives the space a fresh and modern feel. The kitchen offers a sociable kitchen-diner setup that is perfect for both cooking and entertaining. Modern style units and fitted appliances provide functionality and style, pleasing the keenest of home chefs. There is a handy rear porch that opens up to the private garden. Moving upstairs and you'll find two double bedrooms and family bathroom.



## Property

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£128
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	699 ft <sup>2</sup> / 65 m <sup>2</sup>	<b>Start Date:</b>	03/06/1855
<b>Plot Area:</b>	0.01 acres	<b>End Date:</b>	02/01/2854
<b>Year Built :</b>	1900-1929	<b>Lease Term:</b>	999 years from 2 January 1855
<b>Council Tax :</b>	Band B	<b>Term Remaining:</b>	830 years
<b>Annual Estimate:</b>	£1,605		
<b>Title Number:</b>	LA557899		
<b>UPRN:</b>	100010637730		

## Local Area

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

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

<b>11</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:









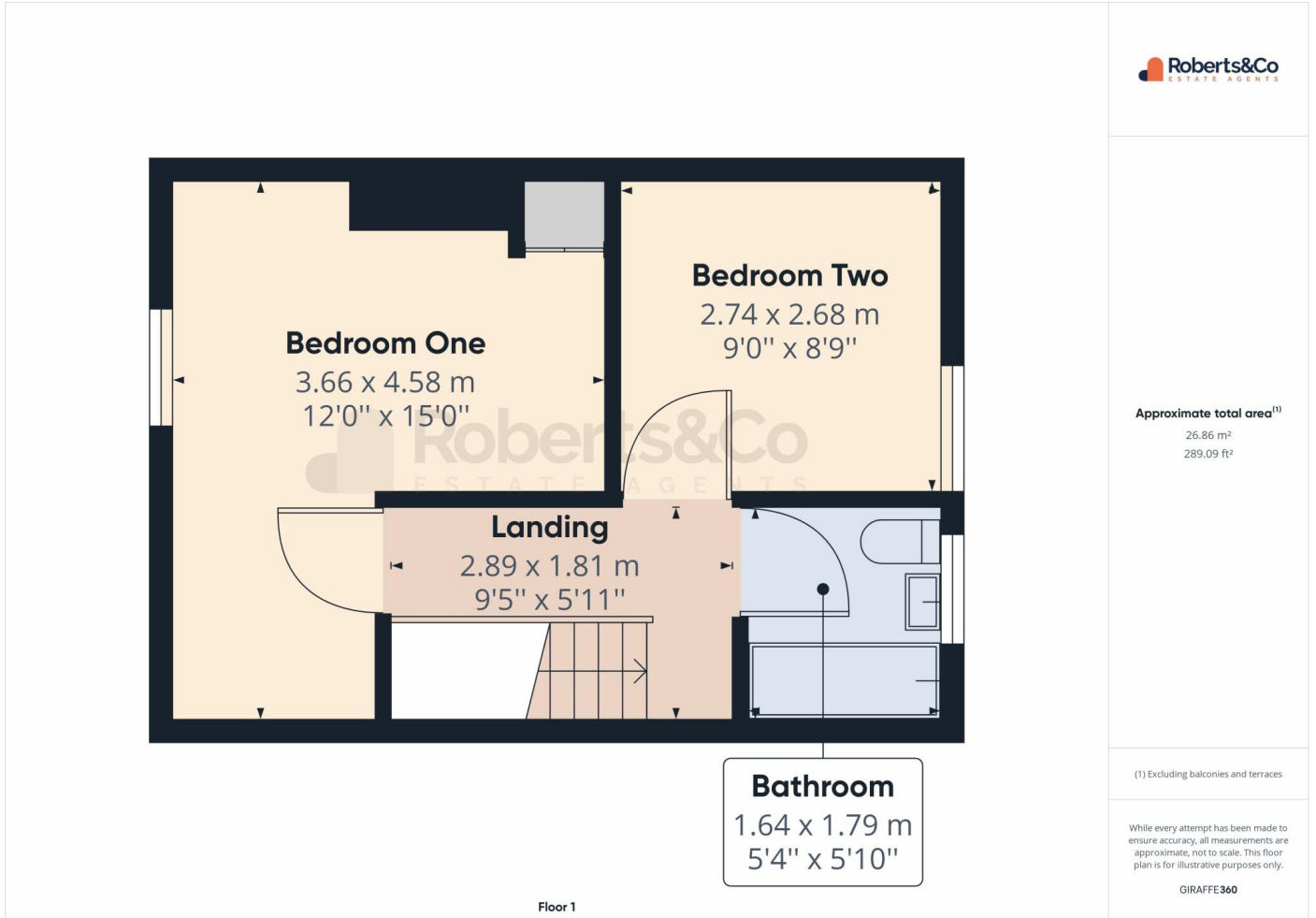
# LIVERPOOL OLD ROAD, WALMER BRIDGE, PRESTON, PR4



LIVERPOOL OLD ROAD, WALMER BRIDGE, PRESTON, PR4



# LIVERPOOL OLD ROAD, WALMER BRIDGE, PRESTON, PR4





Liverpool Old Road, Walmer Bridge, PR4

Energy rating

**D**

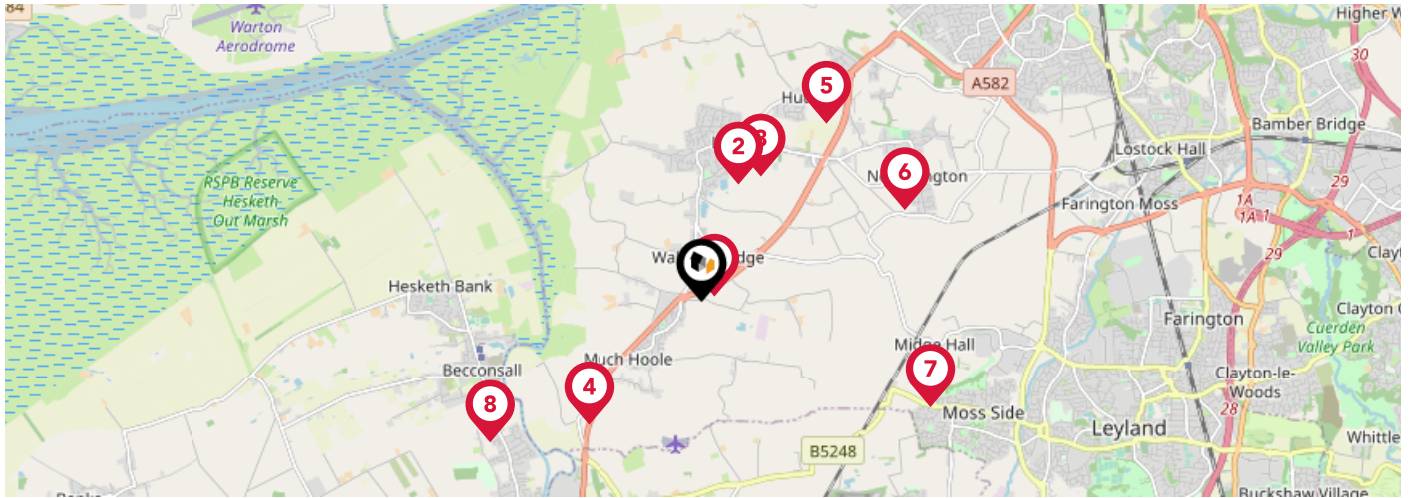
Valid until 23.08.2030

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

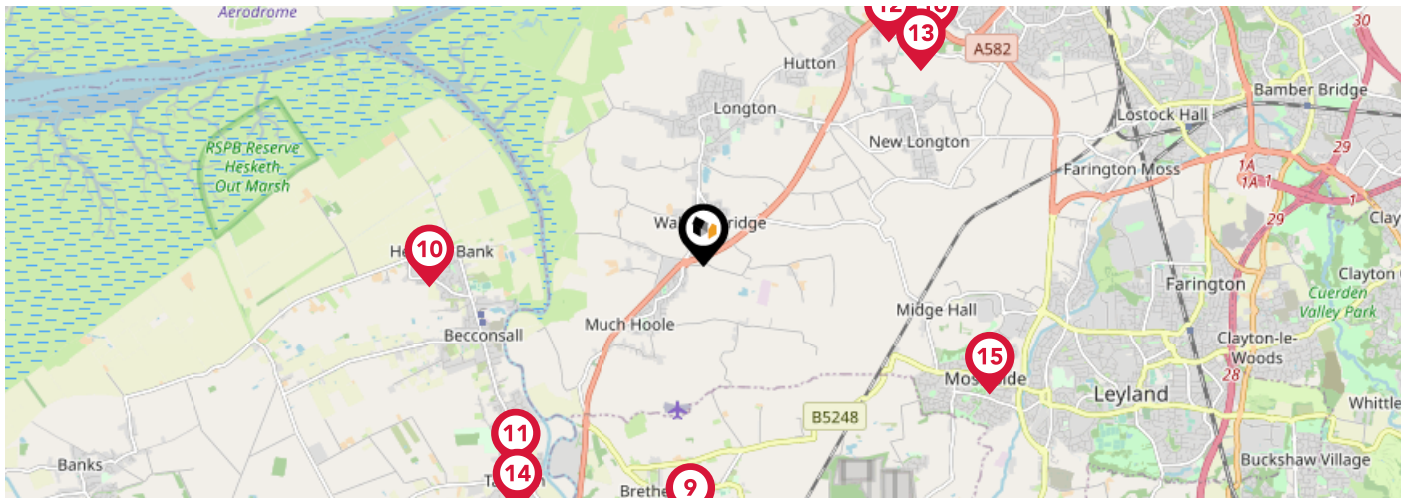
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<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>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	65 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Little Hoole Primary School</b> Ofsted Rating: Good   Pupils: 192   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Longton Primary School</b> Ofsted Rating: Outstanding   Pupils: 211   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Oswald's Catholic Primary School, Longton</b> Ofsted Rating: Good   Pupils: 244   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hoole St Michael CofE Primary School</b> Ofsted Rating: Good   Pupils: 105   Distance:1.48	<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:1.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>New Longton All Saints CofE Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aurora Brambles School</b> Ofsted Rating: Requires improvement   Pupils: 65   Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tarleton Community Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

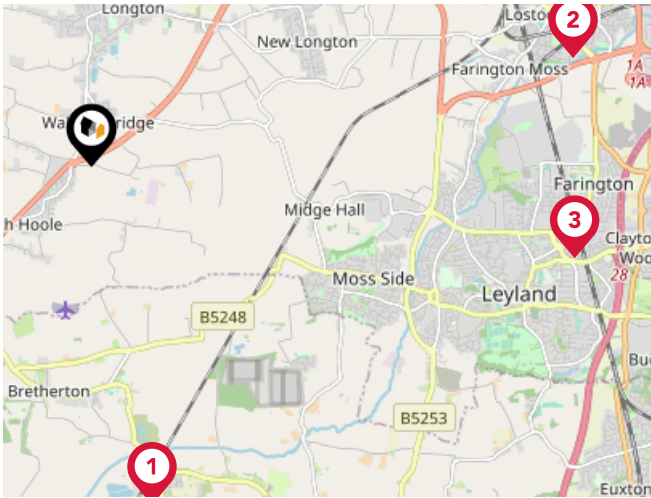


	Nursery	Primary	Secondary	College	Private
<b>Bretherton Endowed Church of England Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hesketh-with-Beconsall All Saints CofE School</b> Ofsted Rating: Good   Pupils: 207   Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Tarleton Academy</b> Ofsted Rating: Good   Pupils: 649   Distance:2.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Howick Church Endowed Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ashbridge Independent School</b> Ofsted Rating: Not Rated   Pupils: 528   Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Tarleton Holy Trinity CofE Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Moss Side Primary School</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All Hallows Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 900   Distance:2.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



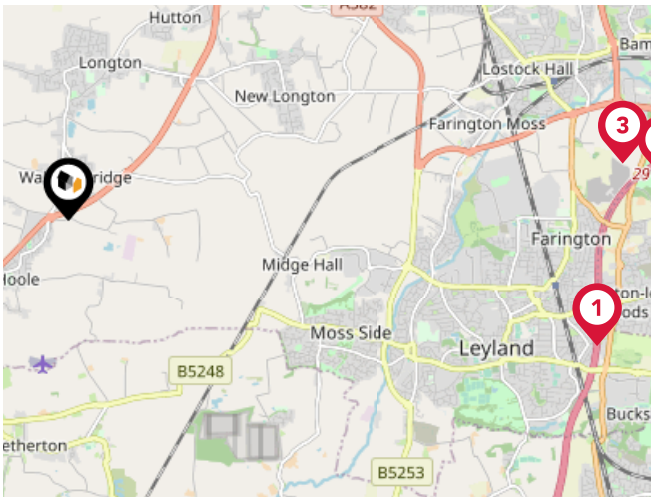
# Area

## Transport (National)



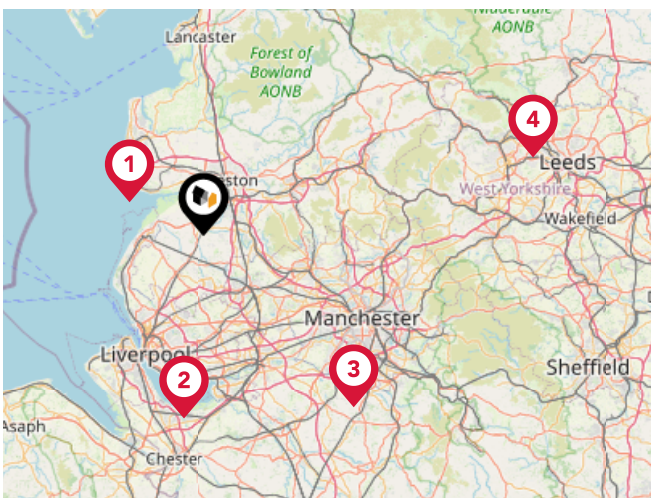
### National Rail Stations

Pin	Name	Distance
1	Croston Rail Station	3.03 miles
2	Lostock Hall Rail Station	4.33 miles
3	Leyland Rail Station	4.32 miles



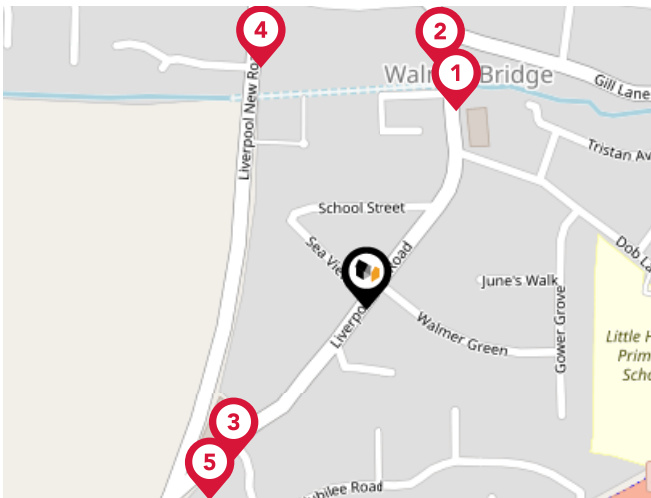
### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	4.76 miles
2	M55 J1	6.95 miles
3	M65 J1A	4.88 miles
4	M65 J1	5.22 miles
5	M6 J29	5.41 miles



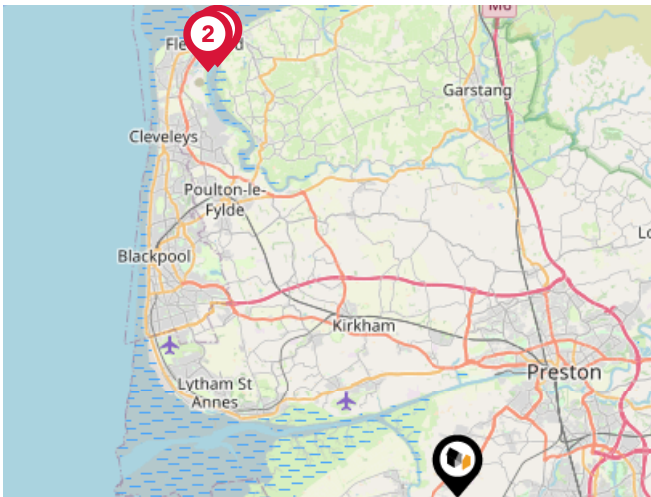
### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	11.28 miles
2	Liverpool John Lennon Airport	25.92 miles
3	Manchester Airport	32.22 miles
4	Leeds Bradford International Airport	47.48 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Walmer Bridge Inn	0.12 miles
2	Walmer Bridge Inn	0.14 miles
3	Star Garage	0.11 miles
4	Liverpool New Road	0.14 miles
5	Star Garage	0.14 miles



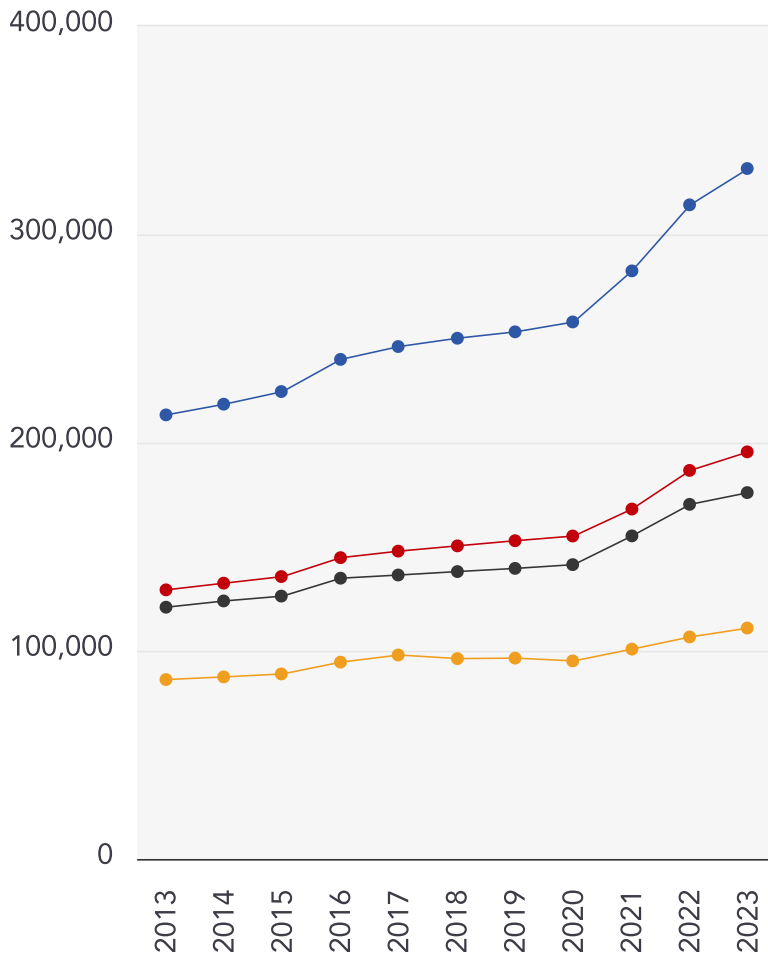
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.26 miles
2	Fleetwood for Ireland Ferry Terminal	17.26 miles

# Market

## House Price Statistics

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



Detached

**+55.47%**

Semi-Detached

**+51.27%**

Terraced

**+45.52%**

Flat

**+28.73%**



### 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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