

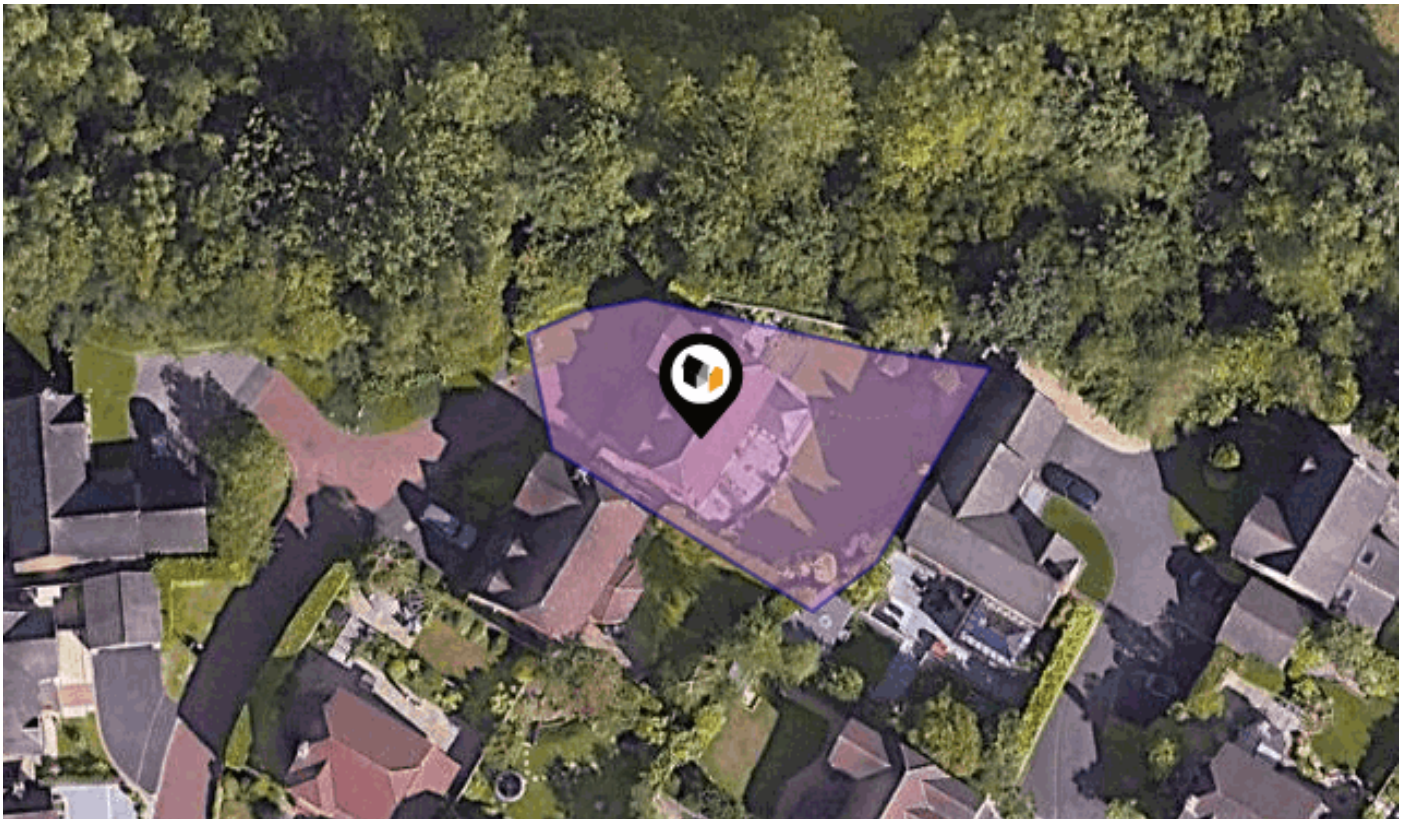


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 19th February 2024



ROUND WOOD, PENWORTHAM, PRESTON, PR1

Roberts & Co

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www.roberts-estates.co.uk



Property Overview

This 4 bedroom detached house is situated in a quiet cul-de-sac location and offers the perfect blend of space, comfort, and modern convenience.

Upon entering, you are greeted by a spacious and inviting living area, flooded with natural light streaming through large windows, creating an airy ambiance that welcomes you home.

Along the rear of the property are a spacious dining room which opens out into a conservatory, a study, downstairs WC and a useful utility room. The heart of the home lies in the well-appointed breakfast kitchen, complete with ample counter space and patio doors leading onto the garden.

Retreat to the tranquility of the four generously sized bedrooms, each offering a comfortable haven for relaxation and rest. The main bedroom boasts an en-suite bathroom, providing a private sanctuary where you can unwind after a long day.

Step outside to discover your own private oasis – a fantastic-sized rear garden offering a peaceful escape from the hustle and bustle of everyday life. Whether enjoying a morning coffee on the patio or hosting summer barbecues with friends and family, this outdoor space is perfect for both relaxation and entertainment.

For those with a penchant for cars or in need of additional storage space, the property features a double garage, providing ample room for parking and storage. Additionally, a driveway offers further parking space for your convenience.

Conveniently located within close proximity to local amenities, schools, and transport links, this property offers the perfect balance of suburban tranquility and urban convenience.



Property

Type:	Detached	Last Sold £/ft²:	£103
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,442 ft ² / 134 m ²		
Plot Area:	0.14 acres		
Council Tax :	Band F		
Annual Estimate:	£2,981		
Title Number:	LA737583		
UPRN:	10033051452		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

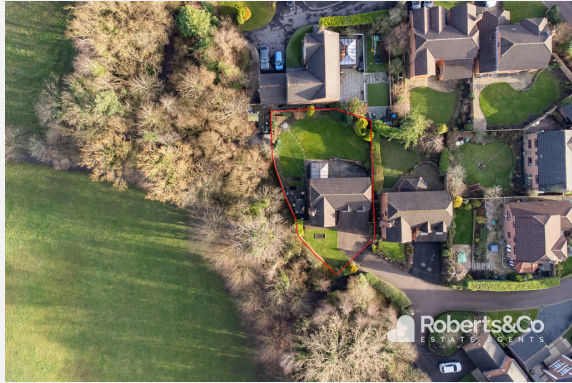
17 mb/s	65 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

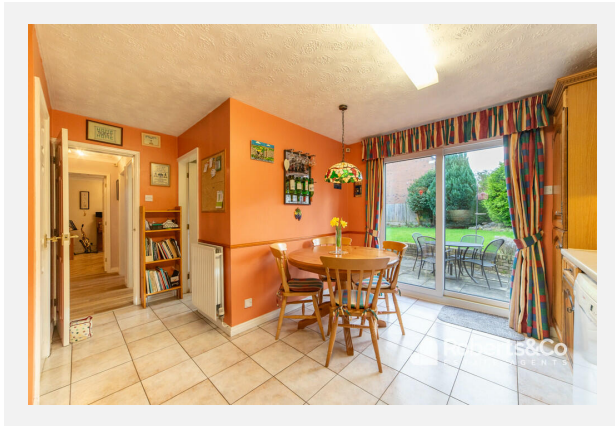


Satellite/Fibre TV Availability:

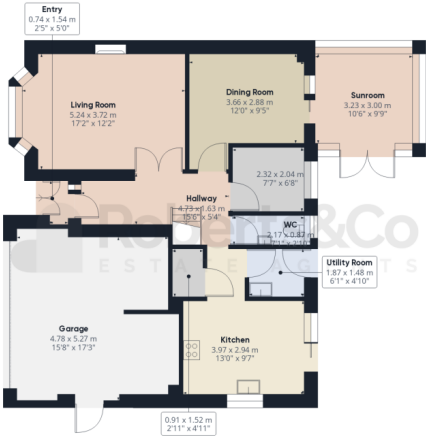




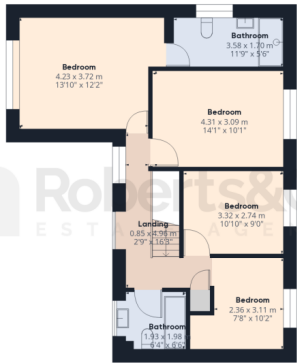




ROUND WOOD, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 171.37 m²
 1844.59 ft²

(1) Excluding balconies and terraces

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

ROUND WOOD, PENWORTHAM, PRESTON, PR1



ROUND WOOD, PENWORTHAM, PRESTON, PR1



Penwortham, PRESTON, PR1

Energy rating

C

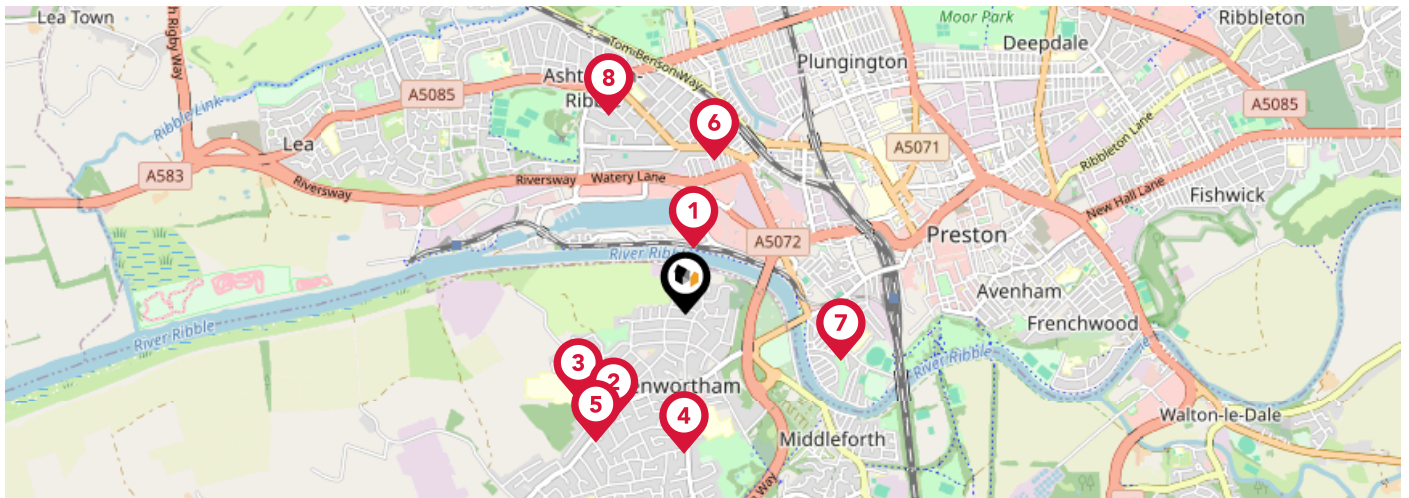
Valid until 11.02.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

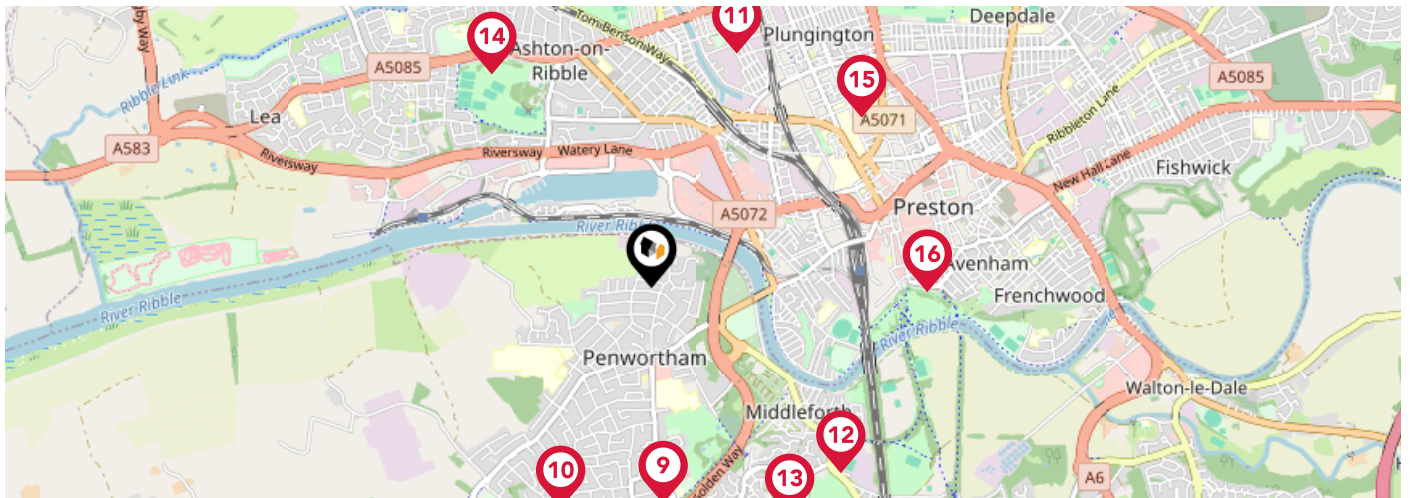
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	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 76% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	134 m ²

Area Schools



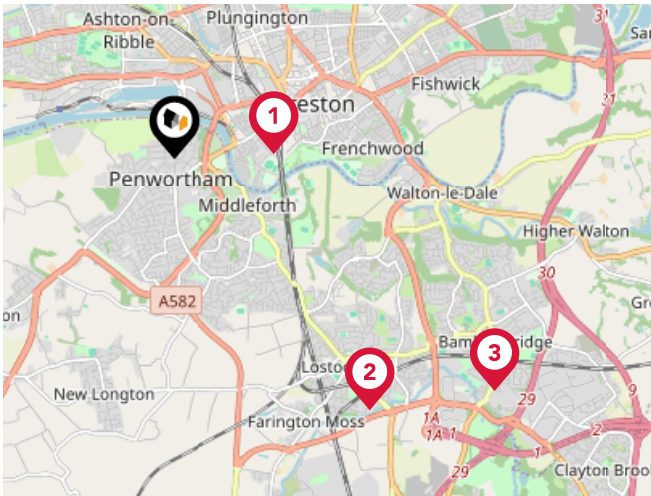
		Nursery	Primary	Secondary	College	Private
Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:0.56	<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:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sacred Heart Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 173 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:0.94	<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:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Roebuck School Ofsted Rating: Good Pupils: 292 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Middlefirth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashton Community Science College Ofsted Rating: Good Pupils: 755 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 215 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 67 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

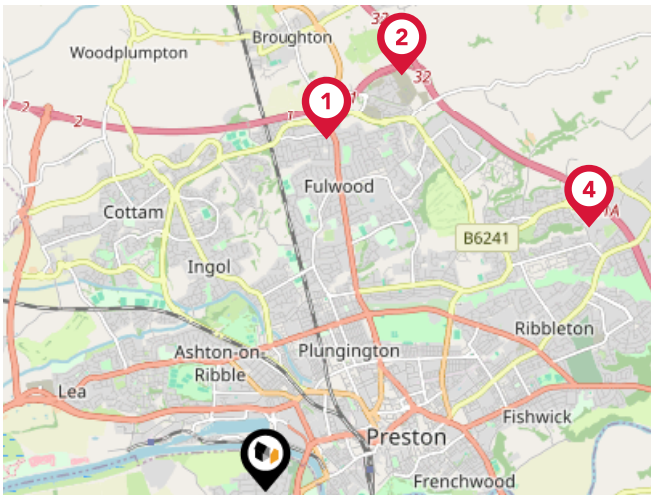
Area

Transport (National)



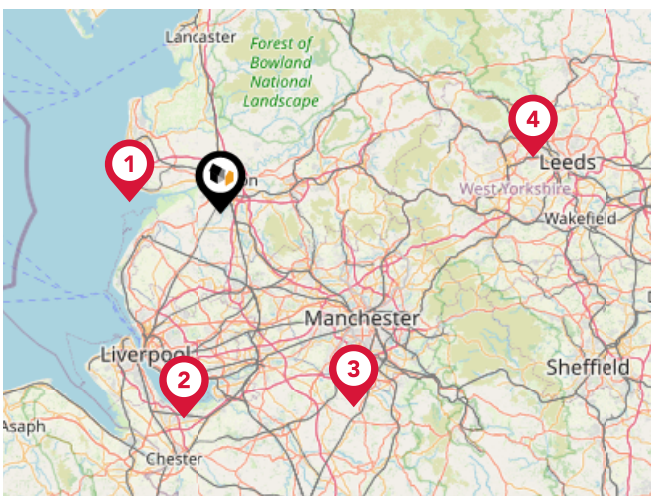
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.87 miles
2	Lostock Hall Rail Station	2.8 miles
3	Bamber Bridge Rail Station	3.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.14 miles
2	M6 J32	3.83 miles
3	M65 J1A	3.54 miles
4	M6 J31A	3.67 miles
5	M65 J1	3.87 miles

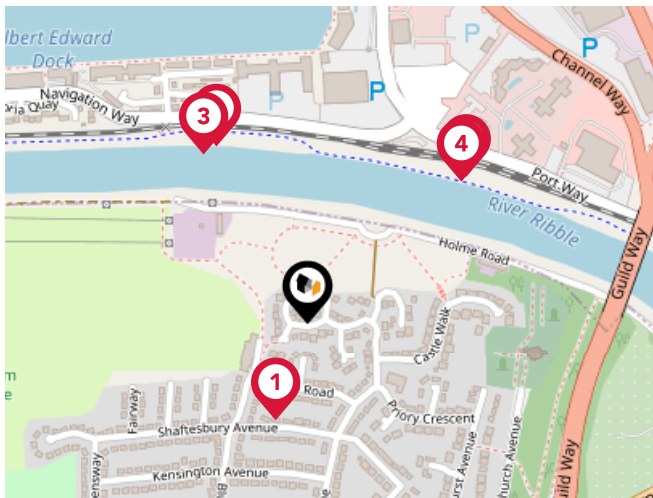


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.85 miles
2	Liverpool John Lennon Airport	29.4 miles
3	Manchester Airport	33.15 miles
4	Leeds Bradford International Airport	44.36 miles

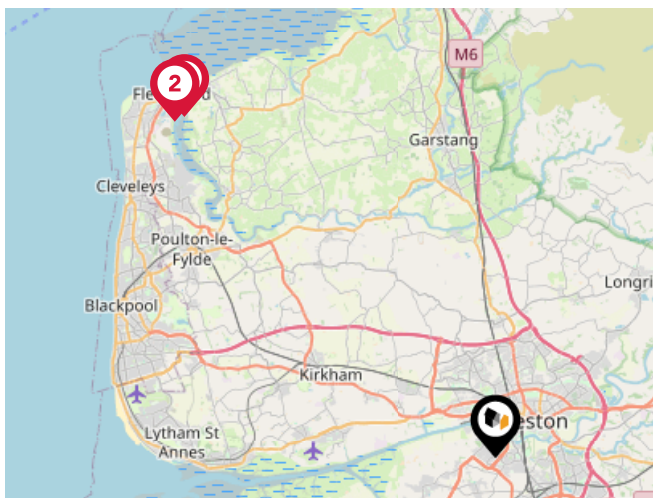
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Clive Road	0.11 miles
2	Britannia Drive	0.22 miles
3	Britannia Drive	0.22 miles
4	The Pavilions	0.23 miles
5	The Pavilions	0.24 miles



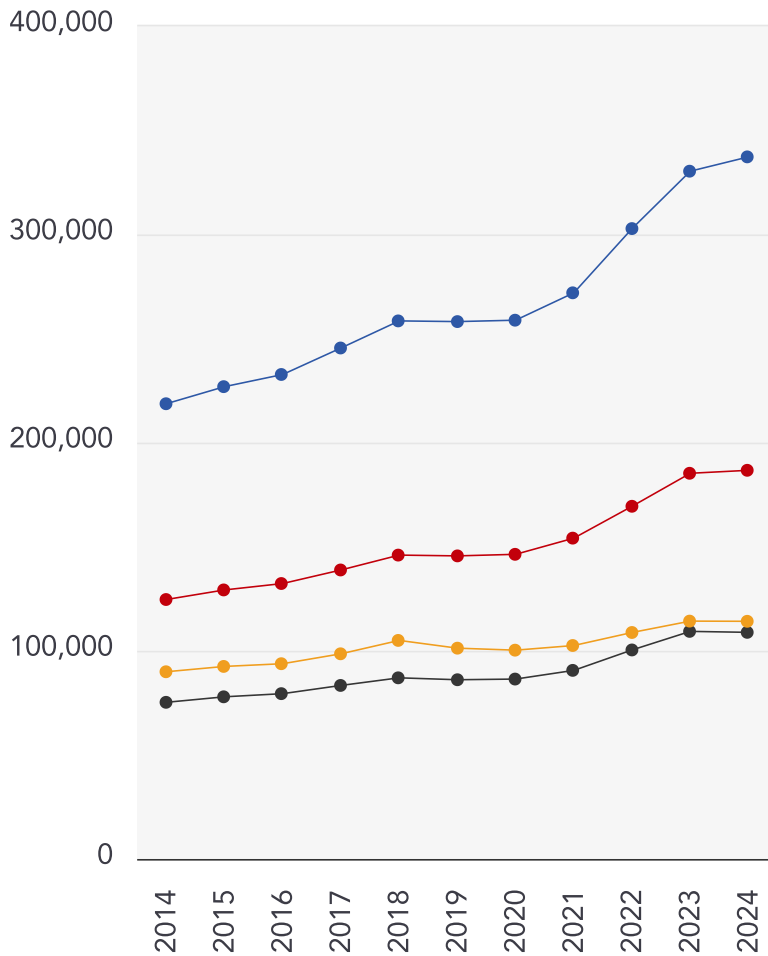
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.16 miles
2	Fleetwood for Ireland Ferry Terminal	16.24 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



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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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