

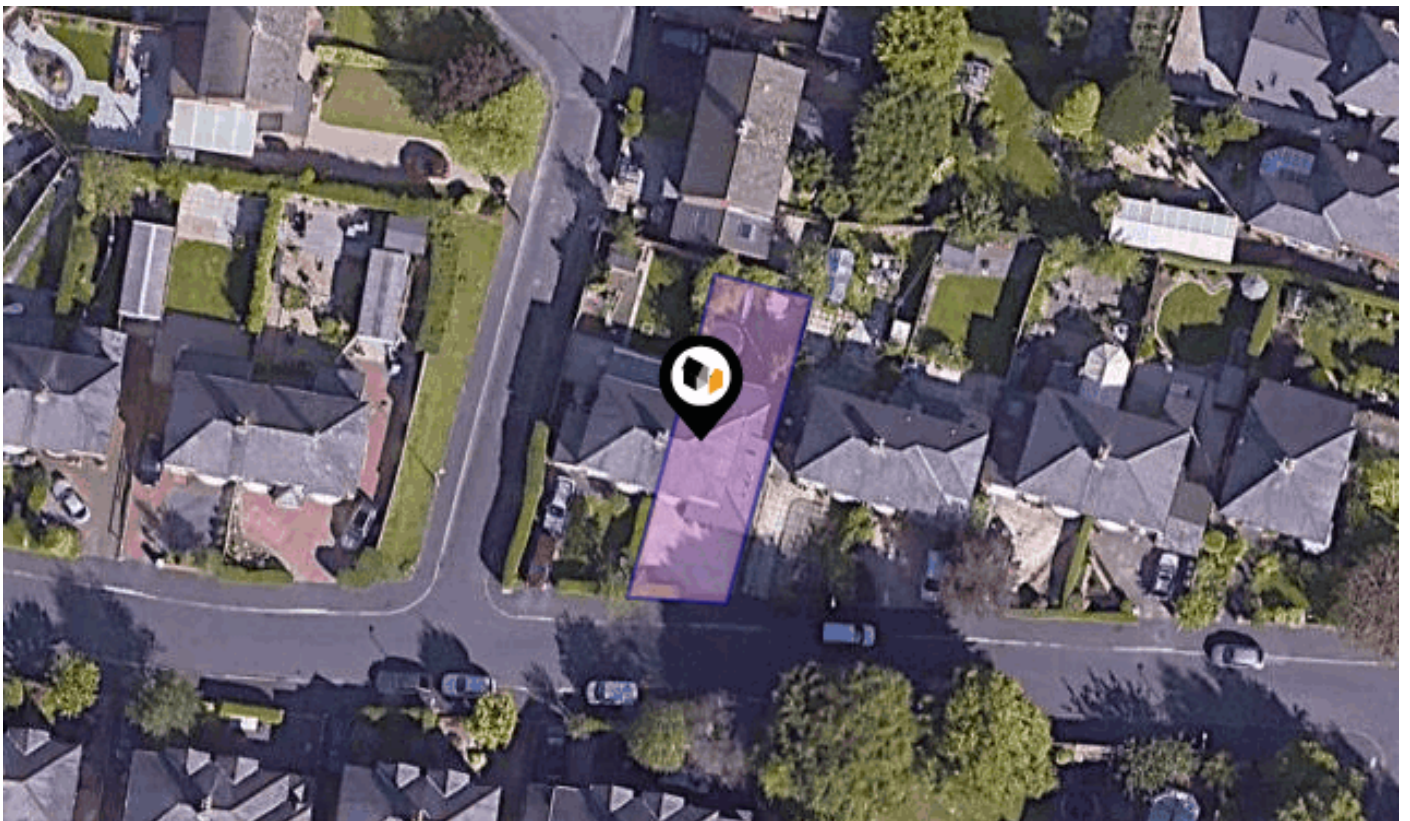


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th February 2024



PRIORY CRESCENT, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

Introducing Lomondside, a remarkable extended family home nestled in the heart of the highly sought-after Penwortham.

Step inside, and you'll be greeted by an inviting and spacious interior. The ground floor has been skilfully extended to the rear, and side, providing an abundance of room for the whole family to enjoy.

The fitted kitchen is a culinary enthusiast's dream, featuring top-of-the-line integrated appliances such as a dishwasher, double oven, and induction hob ensuring seamless cooking experiences. The sleek white worktops exude sophistication, while the large island becomes a focal point for both meal preparation and social gatherings. Storage is abundant, the space is beautifully illuminated with pendant lights above the island, spotlights, and five velux windows, filling the kitchen with natural light.

The kitchen seamlessly transitions into the dining and living area, creating a spacious and inviting open-plan environment. This large, light-filled space accommodates a 6-seater dining table, a comfortable seating area complete with a generous corner sofa, and even a designated study area, making it a true hub for family activities and entertaining guests.

While the bi fold doors open up to the inviting garden, creating a seamless indoor-outdoor connection.

There is also a separate living room, bright and welcoming with its large window, inviting in plenty of natural light. The living room boasts an open fire, adding warmth and a cosy ambiance in the cooler months. Complete with a TV aerial point, this space is designed for relaxation and entertainment, offering the perfect retreat to unwind and enjoy your favourite shows.

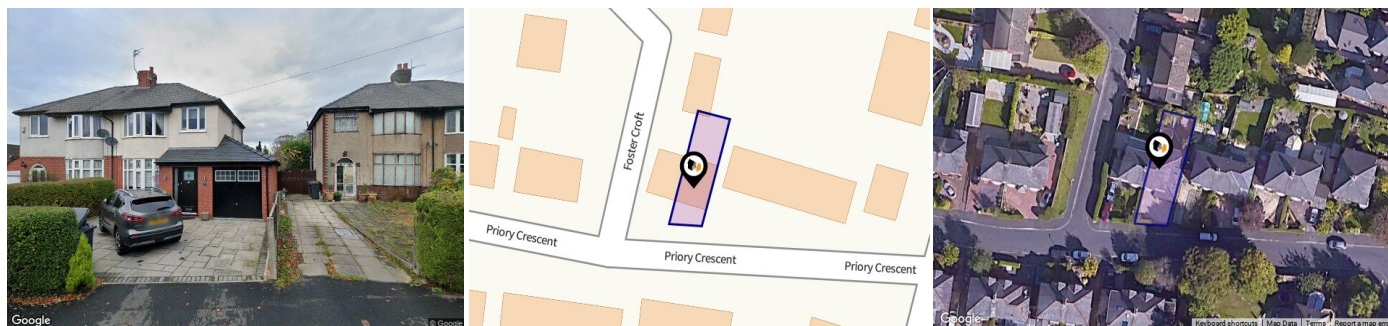
A downstairs WC completes this floor.

Venturing upstairs, the high standard of presentation continues throughout the three well-proportioned bedrooms. Each room exudes warmth and comfort, providing a serene retreat for every family member. The bathroom is a true haven of relaxation, featuring a bath with a shower over, a pedestal sink, and a modern WC. Stylish wall tiling complements the bathroom's aesthetic, while a heated chrome towel rail adds a touch of luxury.

The delights of this family home extend outdoors, where a fantastic garden plot awaits you. A lush lawn for outdoor play, and a convenient hardstanding area for a shed, providing ample storage space for all your gardening tools and equipment.

As you arrive at the property, you'll be pleased to find a sizeable driveway that provides convenient off-road parking, ensuring that you and your guests are always well accommodated.

This exceptional family home offers a harmonious blend of modern elegance and practicality, making it an absolute must-see. Embrace the opportunity to live in the heart of Penwortham, where a peaceful village lifestyle meets convenient access to essential amenities and well-regarded schools



Property

Type:	Semi-Detached	Last Sold £/ft²:	£191
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,259 ft ² / 117 m ²		
Plot Area:	0.05 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£1,835		
Title Number:	LAN127710		
UPRN:	100010644354		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	49 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



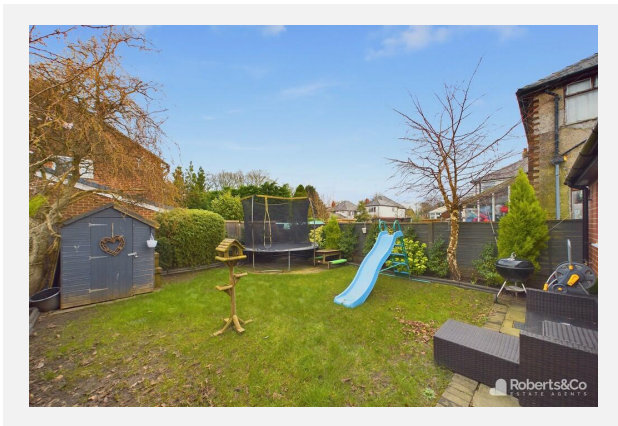
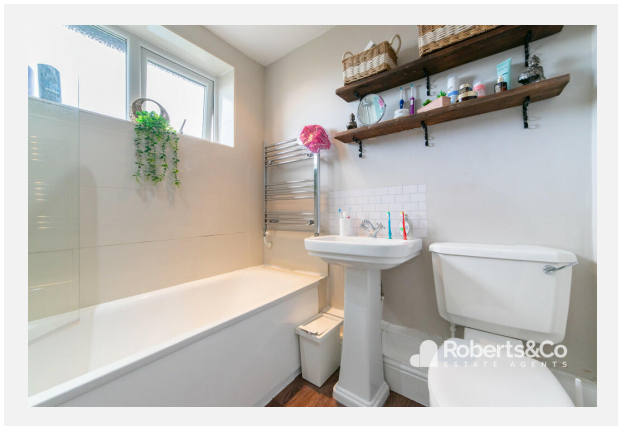
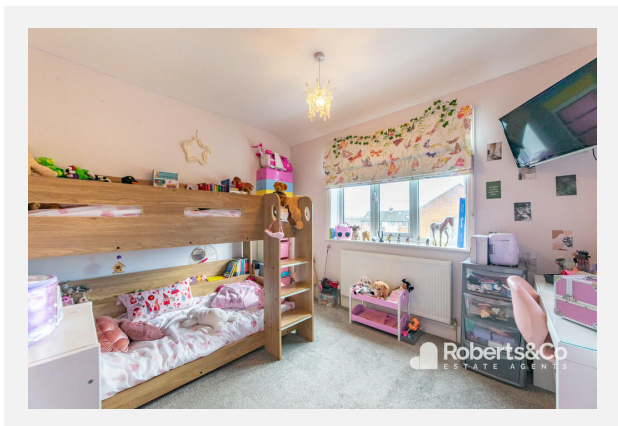
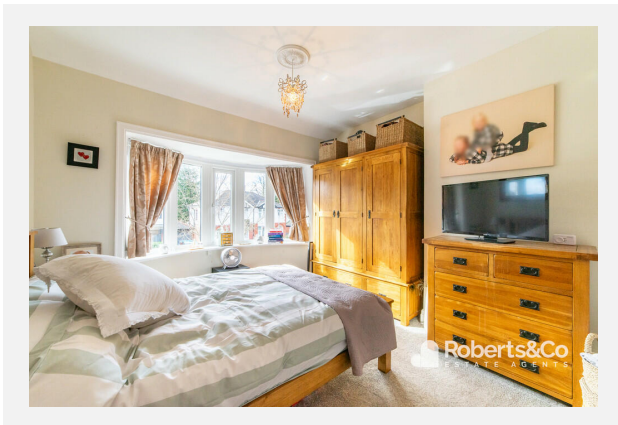
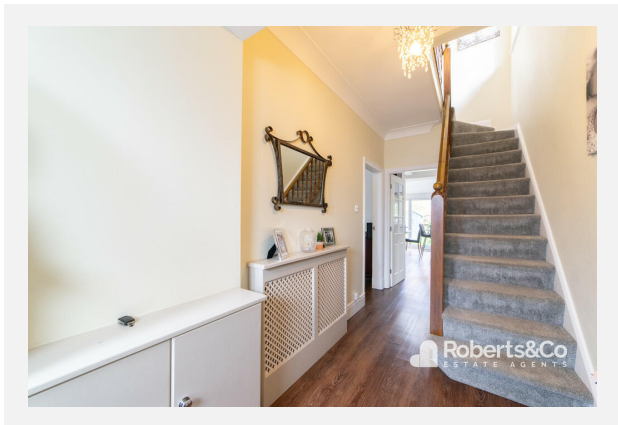
Planning History

This Address

Planning records for: *12, Priory Crescent, Penwortham, Preston, PR1 0AL*

Reference - SouthRibble/07/2016/0712/HOH	
Decision:	Decided
Date:	02nd September 2016
Description:	Single storey rear, side and front extension





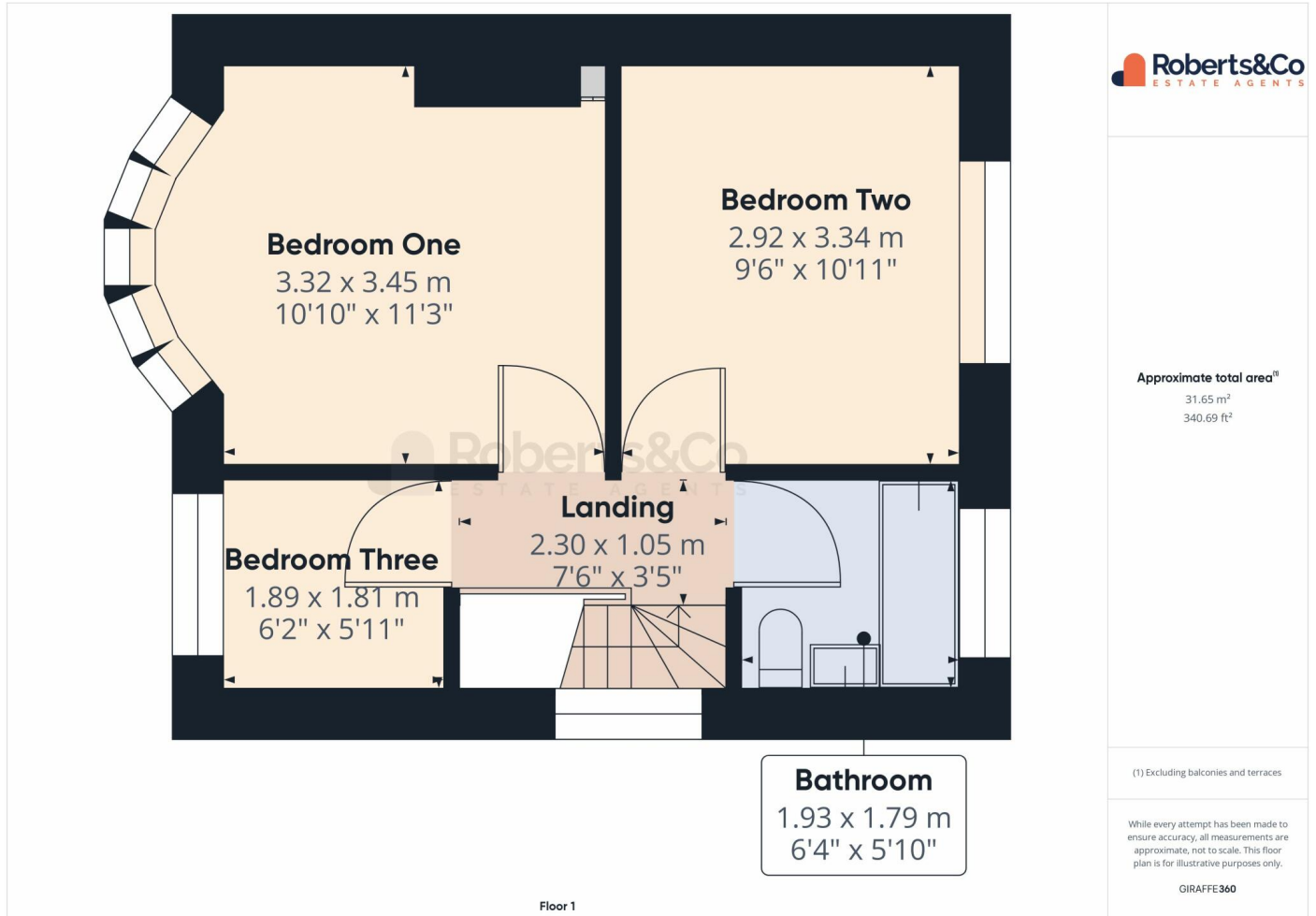
PRIORY CRESCENT, PENWORTHAM, PRESTON, PR1



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PENWORTHAM, PR1

Energy rating

C

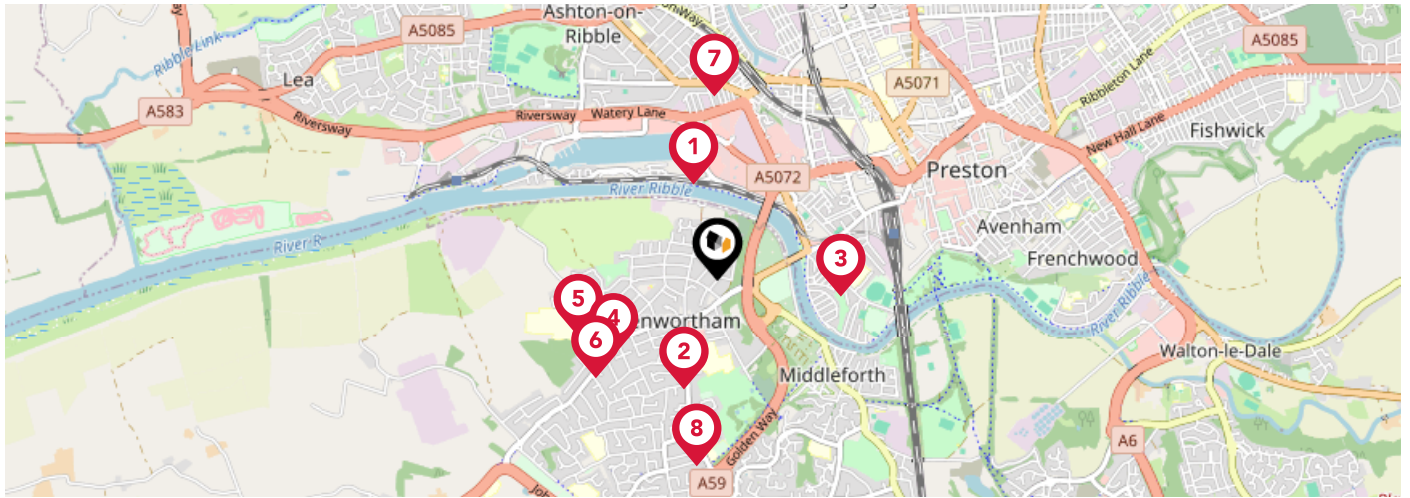
Valid until 25.02.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

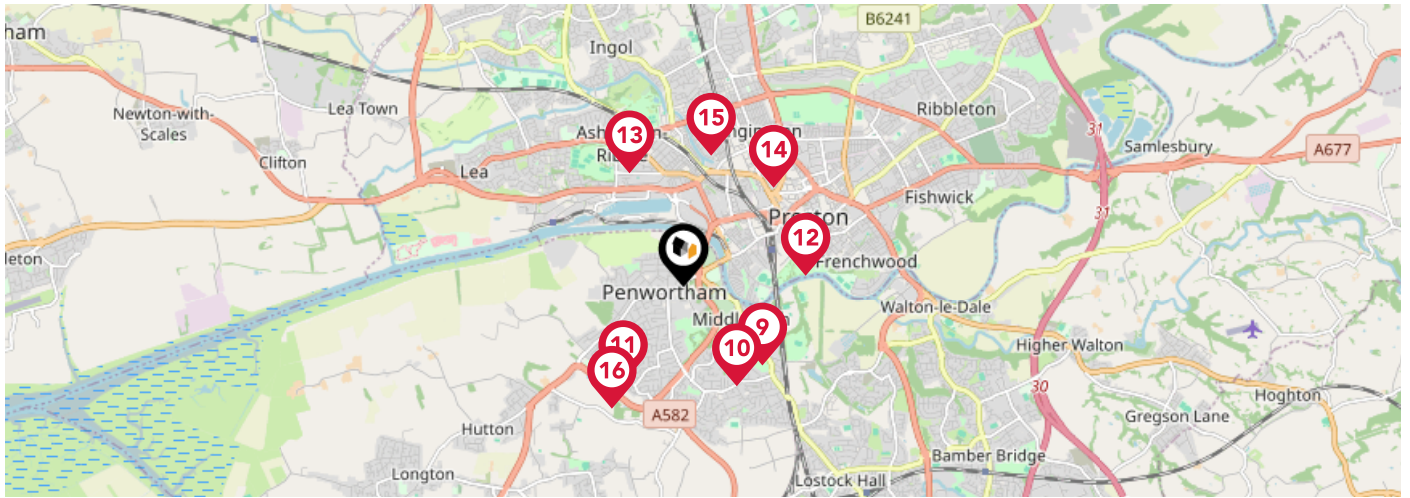
Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, 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 all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Portable electric heaters (assumed)
Total Floor Area:	117 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:0.43	<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:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:0.57	<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:0.66	<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:0.69	<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:0.8	<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:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

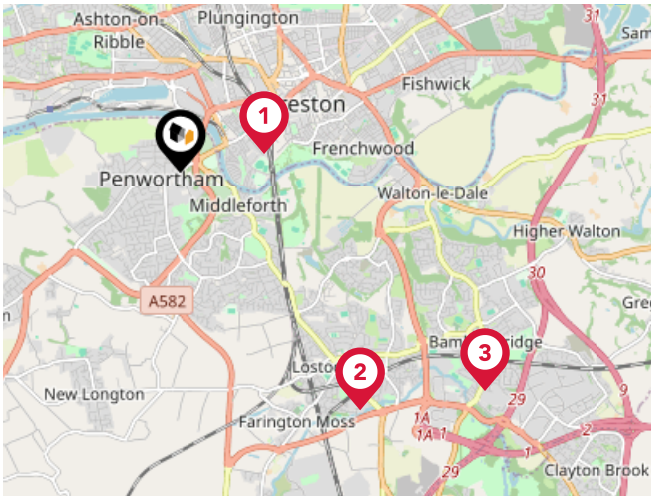
Area Schools



	Nursery	Primary	Secondary	College	Private
St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.99	<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	<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:1.07	<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:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 215 Distance:1.17	<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:1.18	<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:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

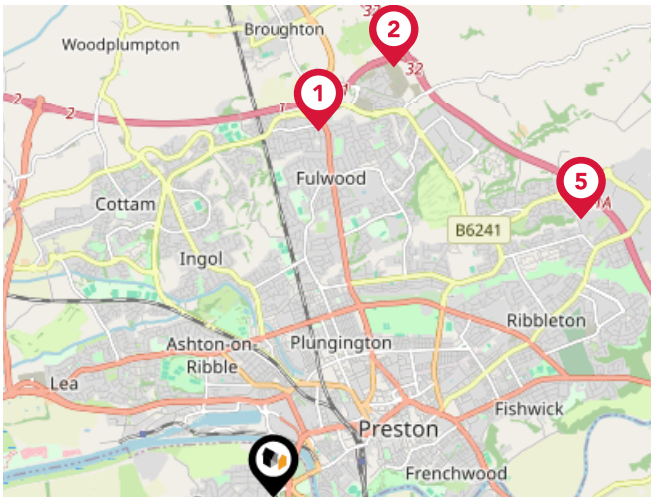
Area

Transport (National)



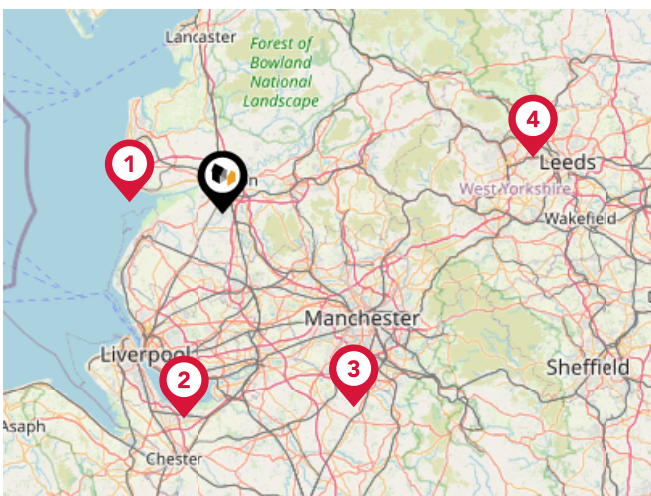
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.75 miles
2	Lostock Hall Rail Station	2.61 miles
3	Bamber Bridge Rail Station	3.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.25 miles
2	M6 J32	3.91 miles
3	M65 J1A	3.35 miles
4	M65 J1	3.68 miles
5	M6 J31A	3.64 miles

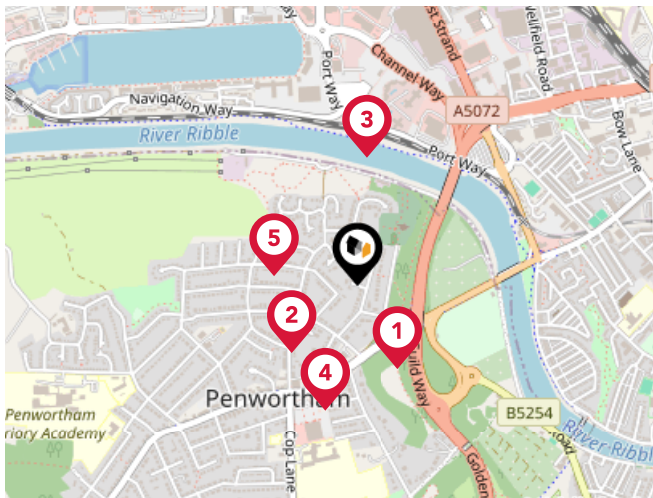


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.01 miles
2	Liverpool John Lennon Airport	29.3 miles
3	Manchester Airport	32.96 miles
4	Leeds Bradford International Airport	44.24 miles

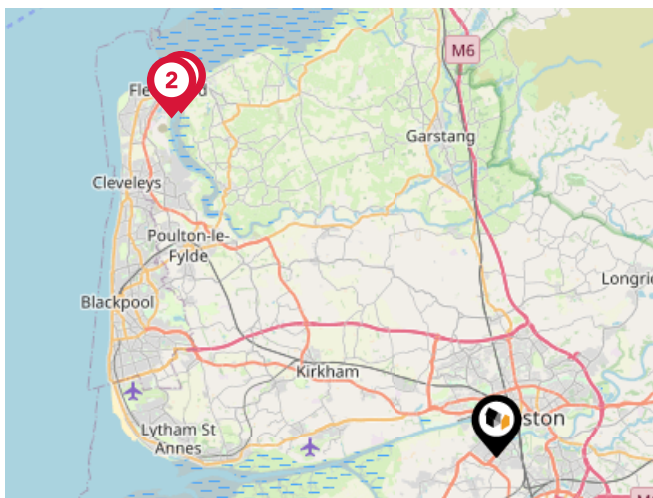
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Flyover	0.2 miles
2	Priory Lane	0.21 miles
3	The Pavilions	0.28 miles
4	Library	0.28 miles
5	Clive Road	0.18 miles



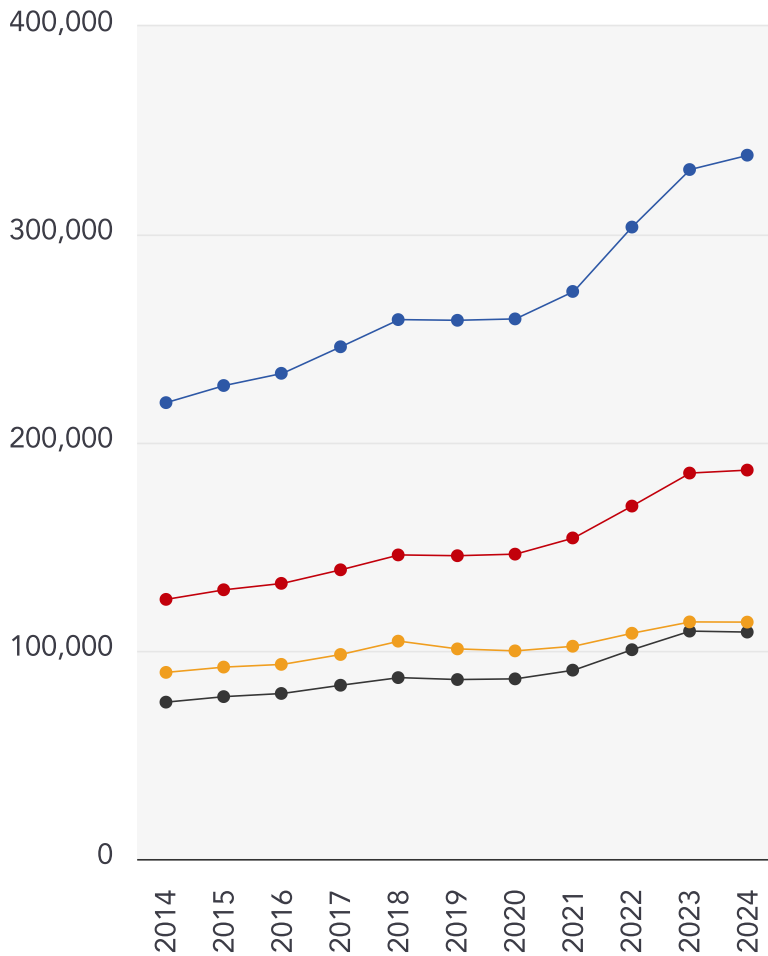
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.35 miles
2	Fleetwood for Ireland Ferry Terminal	16.44 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



@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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