

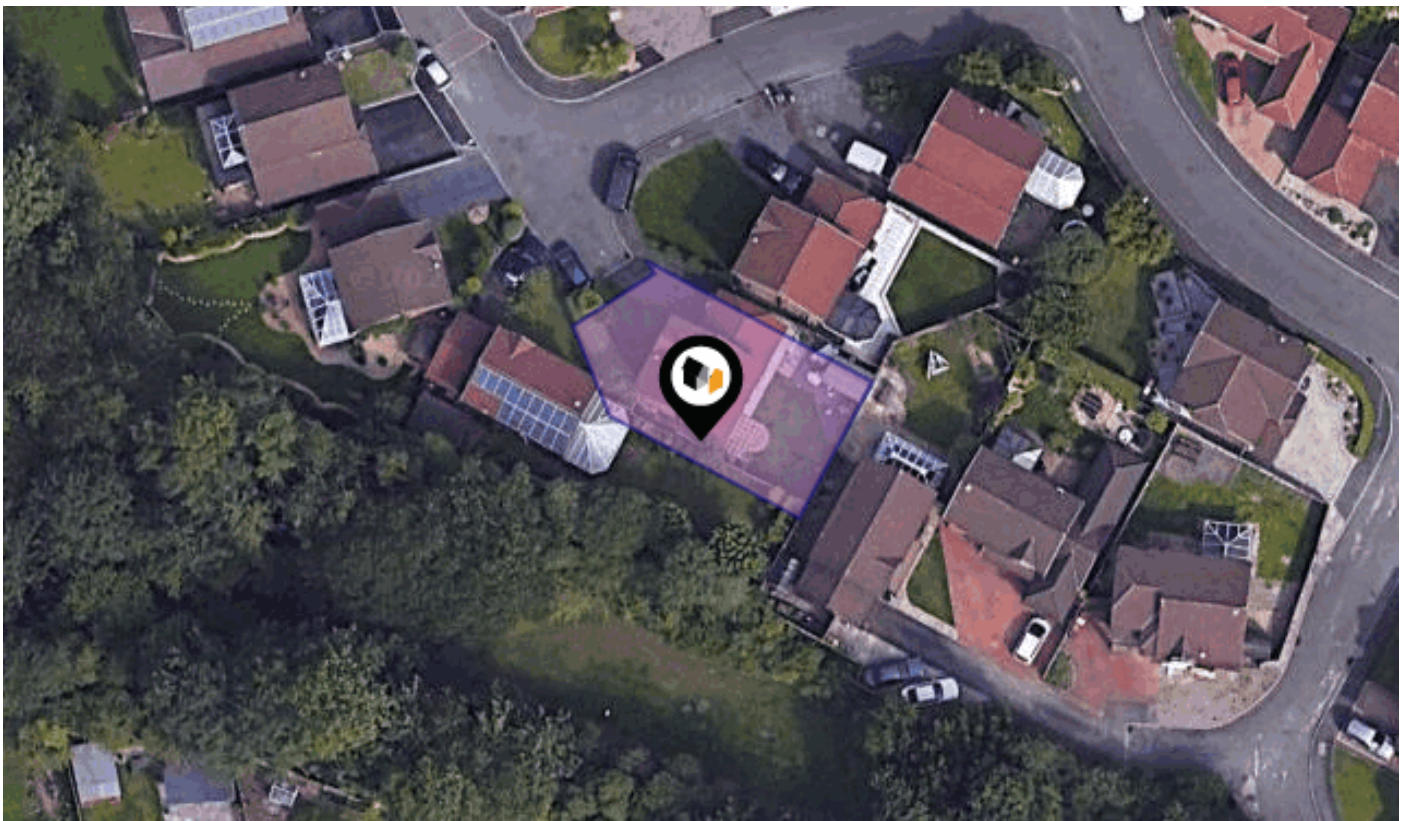


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 01st March 2024



MAGNOLIA CLOSE, FULWOOD, PRESTON, PR2

Roberts & Co

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Introduction

Our Comments

Property Overview

Set in a great location and on a fantastic plot, this family home provides everything you need for modern living.

As you approach the house, a double driveway at the front awaits, offering ample space for parking.

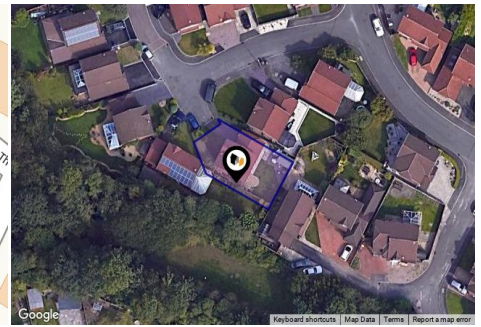
Step inside to find a well-appointed living space, complete with a generous living room, dining area, and fully-equipped kitchen, complemented by a convenient downstairs WC and an integrated garage with a utility area. The living room adds charm with its cozy fireplace, offering you warmth on those cooler days, and connects seamlessly with the dining area that can also be used as another room - making it perfect for family gatherings or hosting dinner parties.

Step into the kitchen, adorned with pristine white cabinets accented by sleek black handles and countertops, creating a modern and sophisticated aesthetic. Equipped with an electric oven and gas hob, this culinary haven offers both style and functionality, providing the perfect space to unleash your culinary creativity. Whether you're whipping up a quick meal or indulging in gourmet delights, the well-appointed kitchen is sure to inspire culinary excellence.

Upstairs, four tastefully decorated bedrooms await, alongside a family bathroom featuring an indulgent bathtub.

A fully enclosed garden, great for entertaining. Whether you're hosting a barbecue soirée or simply unwinding in the fresh air, the tranquil ambience of the garden provides the perfect backdrop for creating cherished moments with family and friends.

With its thoughtful layout and features, this house is ready to become your next home.



Property

Type:	Detached	Last Sold £/ft²:	£209
Bedrooms:	4	Tenure:	Freehold
Floor Area:	979 ft ² / 91 m ²		
Plot Area:	0.06 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,171		
Title Number:	LA586406		
UPRN:	100010556580		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	55 mb/s	1000 mb/s

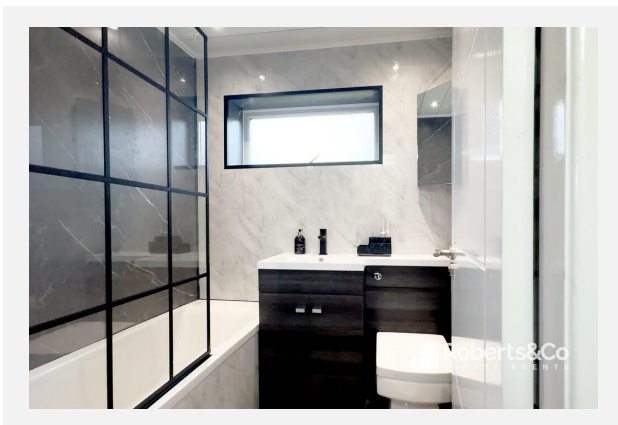
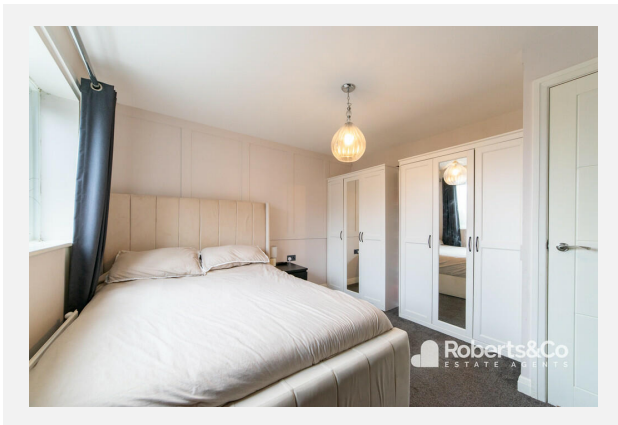
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







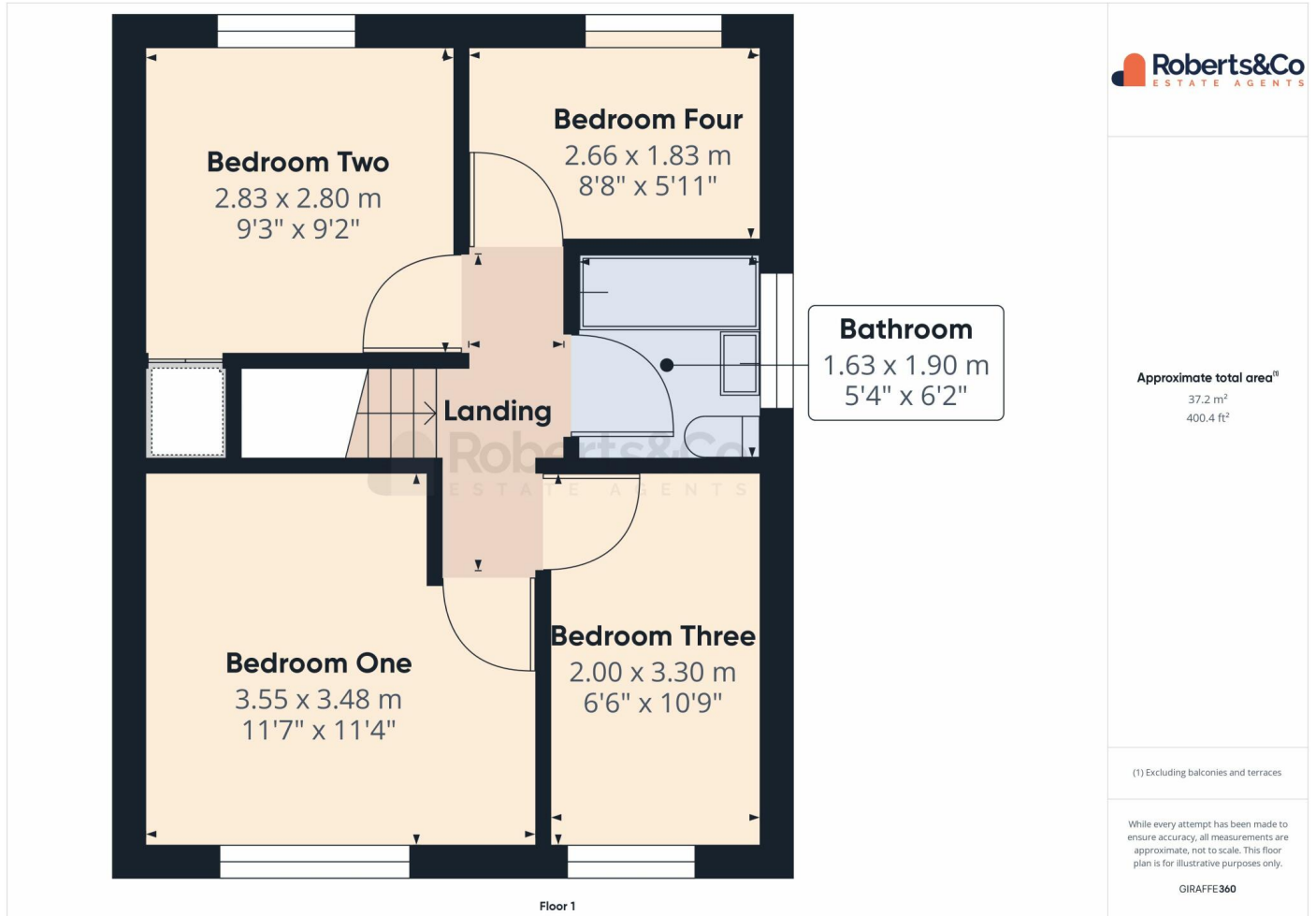
MAGNOLIA CLOSE, FULWOOD, PRESTON, PR2



MAGNOLIA CLOSE, FULWOOD, PRESTON, PR2



MAGNOLIA CLOSE, FULWOOD, PRESTON, PR2



Magnolia Close, Fulwood, PR2

Energy rating

C

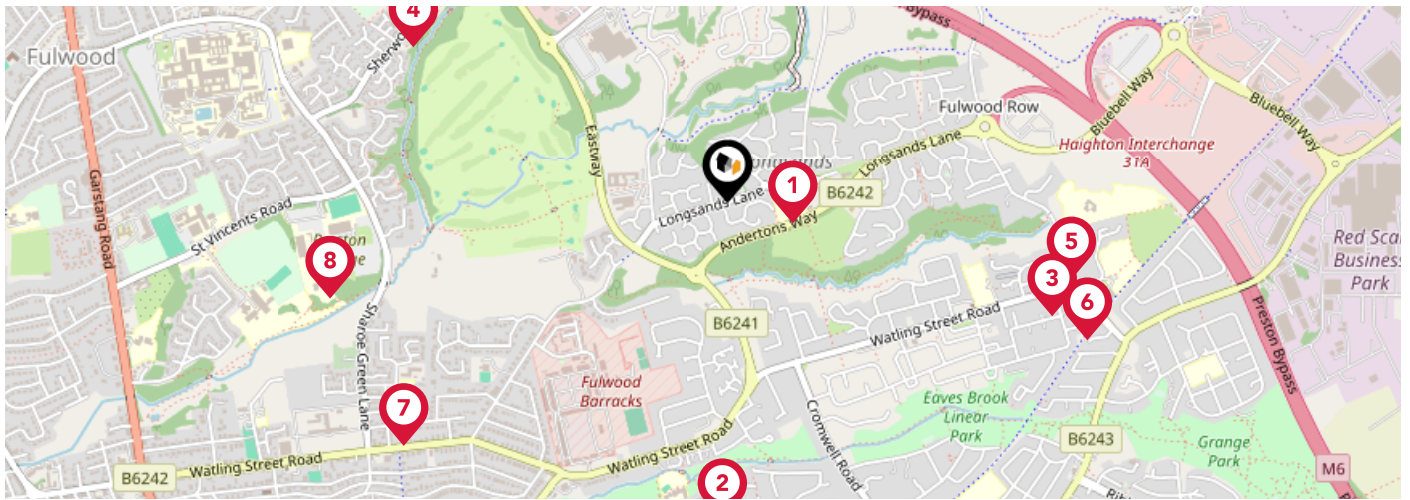
Valid until 23.01.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

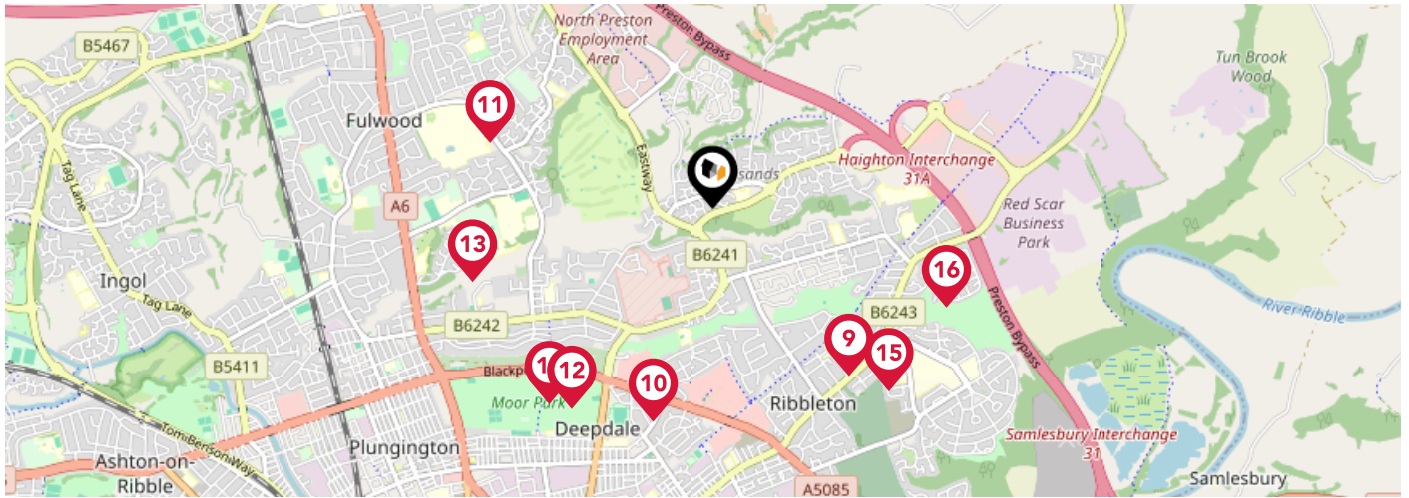
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 87% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	91 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
	Longsands Community Primary School Ofsted Rating: Good Pupils: 207 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holme Slack Community Primary School Ofsted Rating: Good Pupils: 212 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brookfield Community Primary School Ofsted Rating: Good Pupils: 179 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sherwood Primary School Ofsted Rating: Outstanding Pupils: 423 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highfield Priory School Ofsted Rating: Not Rated Pupils: 252 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Maria Goretti Catholic Primary School, Preston Ofsted Rating: Good Pupils: 215 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kennington Primary School Ofsted Rating: Good Pupils: 245 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preston College Ofsted Rating: Good Pupils:0 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

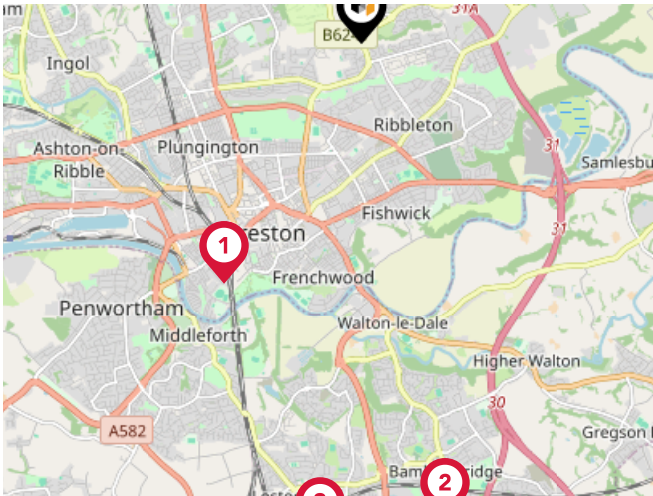
Area Schools



	Nursery	Primary	Secondary	College	Private
Preston Greenlands Community Primary School Ofsted Rating: Good Pupils: 206 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Gregory's Catholic Primary School, Preston Ofsted Rating: Outstanding Pupils: 210 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Clare's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 252 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larches High School Ofsted Rating: Good Pupils: 92 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Archbishop Temple School, A Church of England Specialist College Ofsted Rating: Outstanding Pupils: 774 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acorns Primary School Ofsted Rating: Good Pupils: 74 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Blessed Sacrament Catholic Primary School Ofsted Rating: Good Pupils: 415 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preston Grange Primary School Ofsted Rating: Good Pupils: 190 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

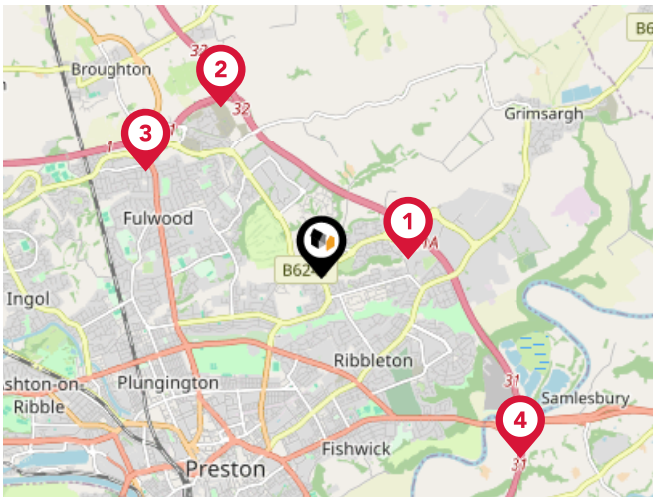
Area

Transport (National)



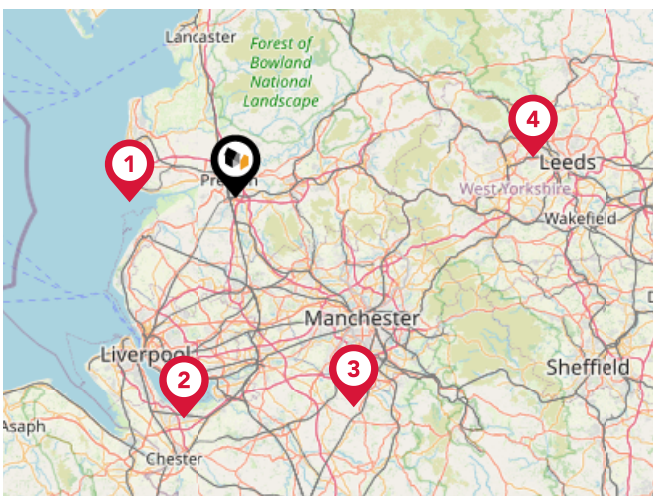
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.43 miles
2	Bamber Bridge Rail Station	4.25 miles
3	Lostock Hall Rail Station	4.38 miles



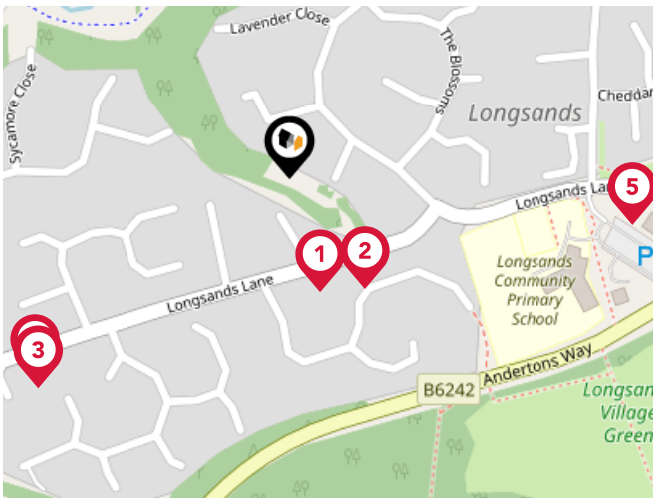
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	0.77 miles
2	M6 J32	1.74 miles
3	M55 J1	1.81 miles
4	M6 J31	2.35 miles
5	M6 J30	3.5 miles



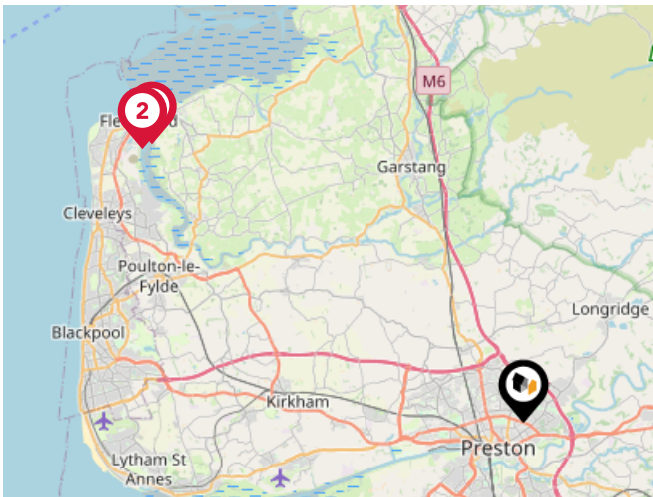
Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.86 miles
2	Liverpool John Lennon Airport	31.93 miles
3	Manchester Airport	33.87 miles
4	Leeds Bradford International Airport	41.96 miles



Bus Stops/Stations

Pin	Name	Distance
1	Bowlers Close	0.06 miles
2	Bowlers Close	0.07 miles
3	Longsands Lane	0.18 miles
4	Waterford Close	0.18 miles
5	Anderton Arms	0.19 miles



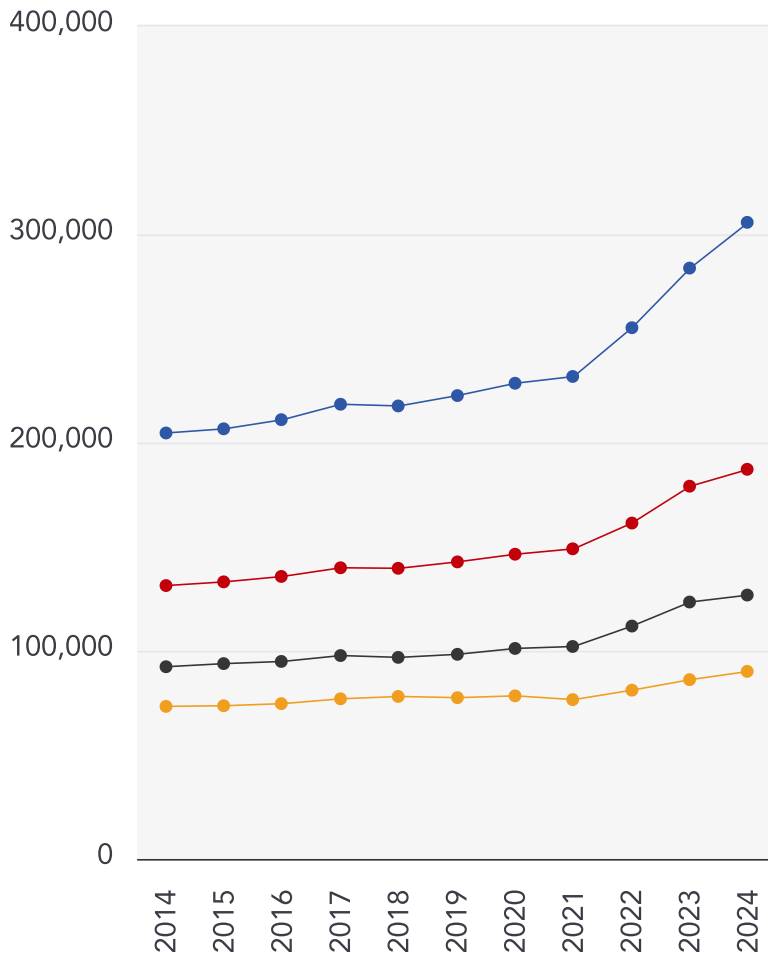
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.25 miles
2	Fleetwood for Ireland Ferry Terminal	16.4 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

+49.45%

Semi-Detached

+42.52%

Terraced

+37.28%

Flat

+22.94%



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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