

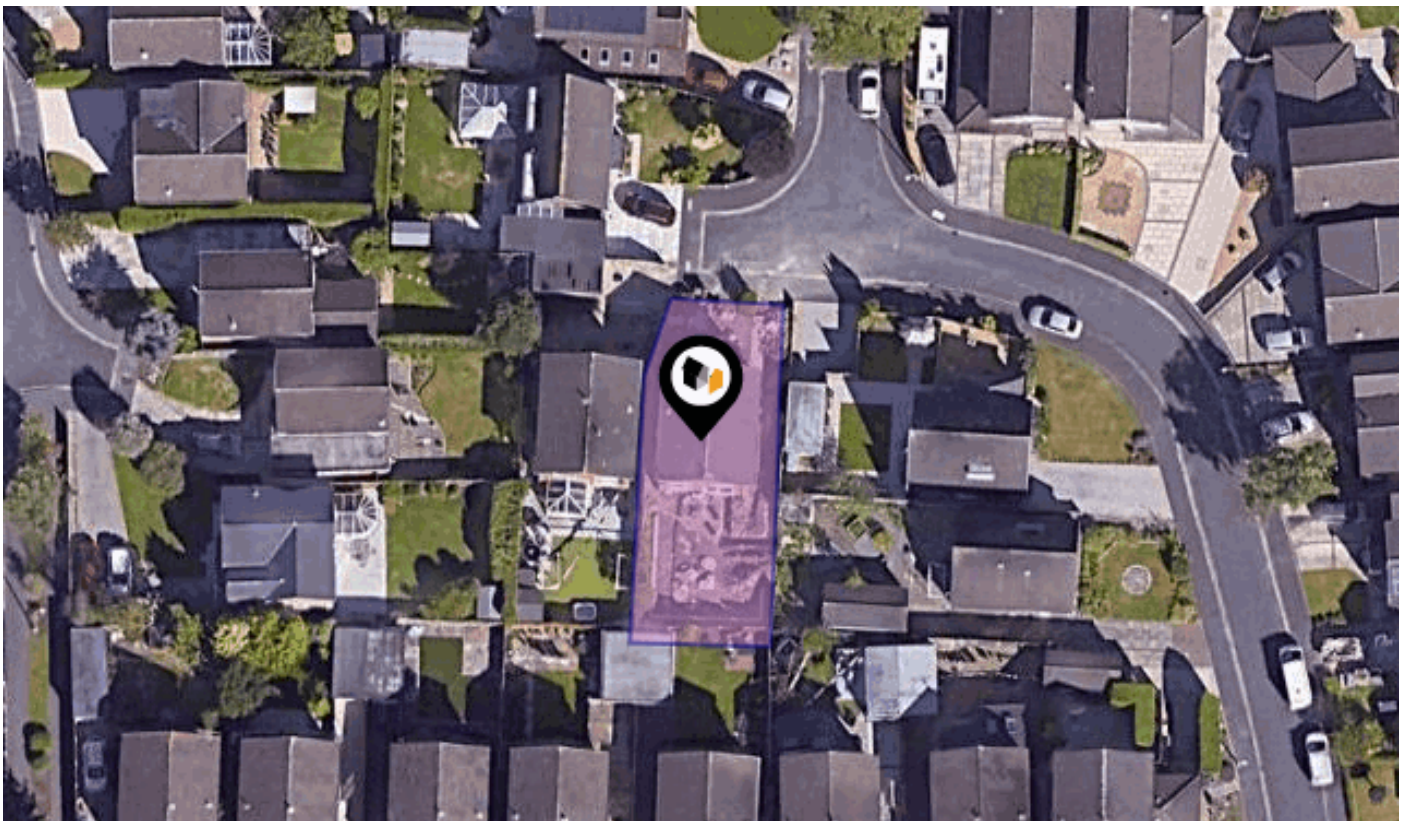


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19th March 2024



GRANGE PARK CLOSE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

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www.roberts-estates.co.uk



Property Overview

This presents a wonderful opportunity to acquire a spacious, extended four-bedroom detached family home situated in the highly sought-after area of Higher Penwortham. While the property has undergone partial renovation, there remains ample scope for the new owner to infuse their personal style and preferences, thanks to its extensive floor plan and versatile layout.

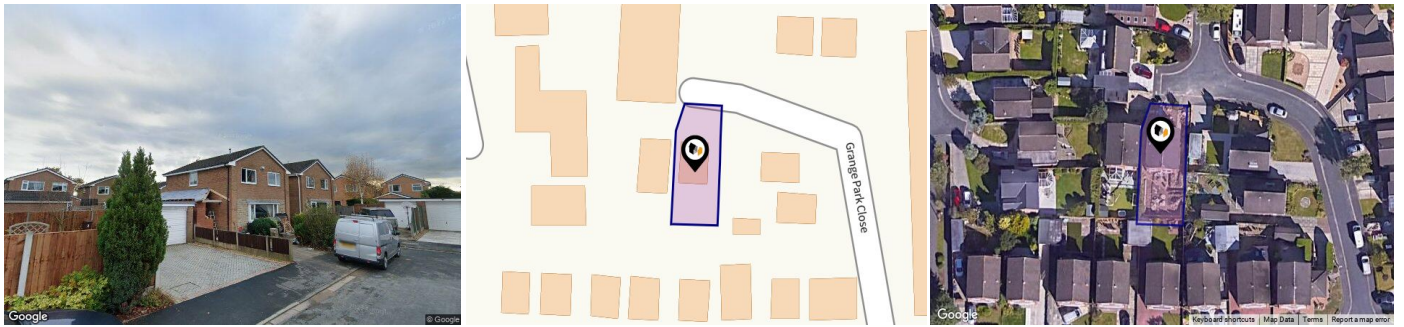
Ideally located, the residence boasts proximity to excellent primary and secondary schools, making it an ideal choice for families. Additionally, it offers the convenience of being within walking distance to Penwortham's vibrant district centre, providing easy access to various amenities and recreational facilities. Public transport links further enhance accessibility to surrounding areas.

The property features a comfortable living room, a newly fitted dining kitchen, a utility room, and an additional reception room, offering versatile living spaces to suit various needs. Recent upgrades include a new boiler and rewiring throughout, ensuring modern comfort and safety.

Upstairs, four well-proportioned bedrooms and a family bathroom provide comfortable accommodation for the entire family.

Externally, this property offers an array of appealing features. At the front, the driveway provides convenient parking space for multiple vehicles, ensuring hassle-free arrivals and departures. Meanwhile, the presence of an outbuilding at the rear of the property opens up exciting possibilities for diverse uses, enhancing the overall value and versatility of this exceptional home.

Beyond the practicalities, the rear garden serves as a secluded outdoor sanctuary, perfect for unwinding and entertaining amidst tranquil surroundings. Whether it's enjoying alfresco dining with loved ones or simply basking in the serenity of nature, this private retreat offers endless opportunities for relaxation and enjoyment, truly enriching the lifestyle experience offered by this remarkable property.



Property

Type:	Detached	Last Sold £/ft²:	£204
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,270 ft ² / 118 m ²		
Plot Area:	0.08 acres		
Year Built :	1976-1982		
Council Tax :	Band D		
Annual Estimate:	£2,064		
Title Number:	LAN135519		
UPRN:	100010631186		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	63 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



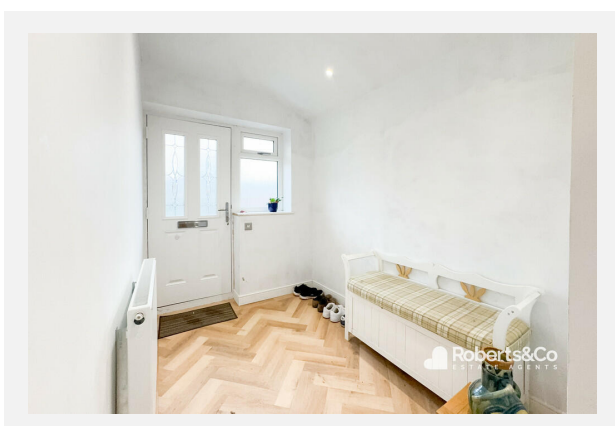
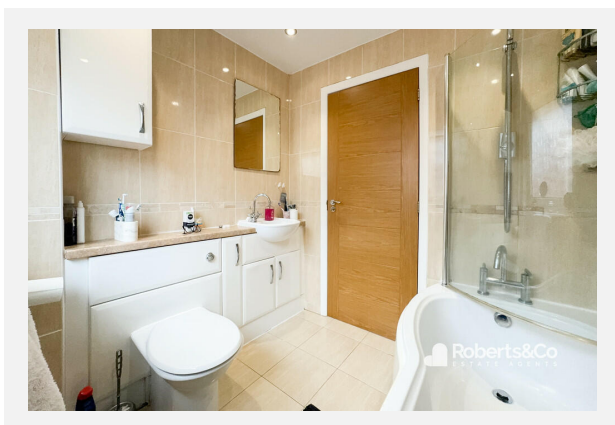
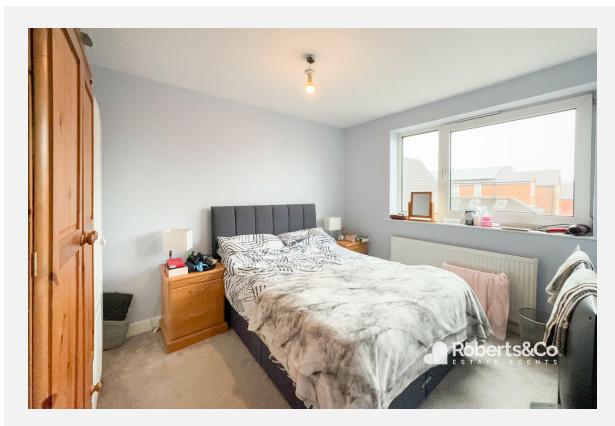
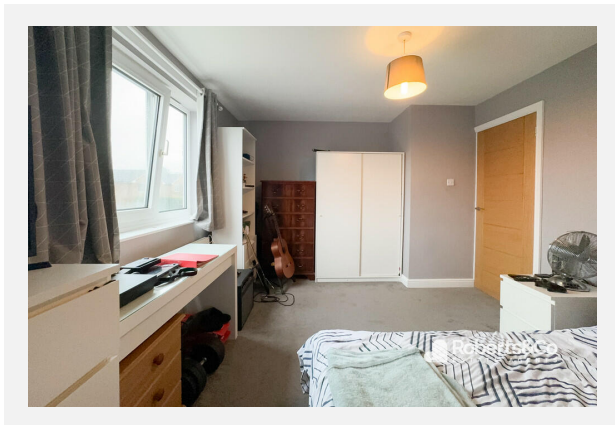
Planning History

This Address

Planning records for: *3, Grange Park Close, Penwortham, Preston, PR1 0JS*

Reference - 07/2022/00302/HOH	
Decision:	Conditions
Date:	05th May 2022
Description:	Single storey side and rear extension





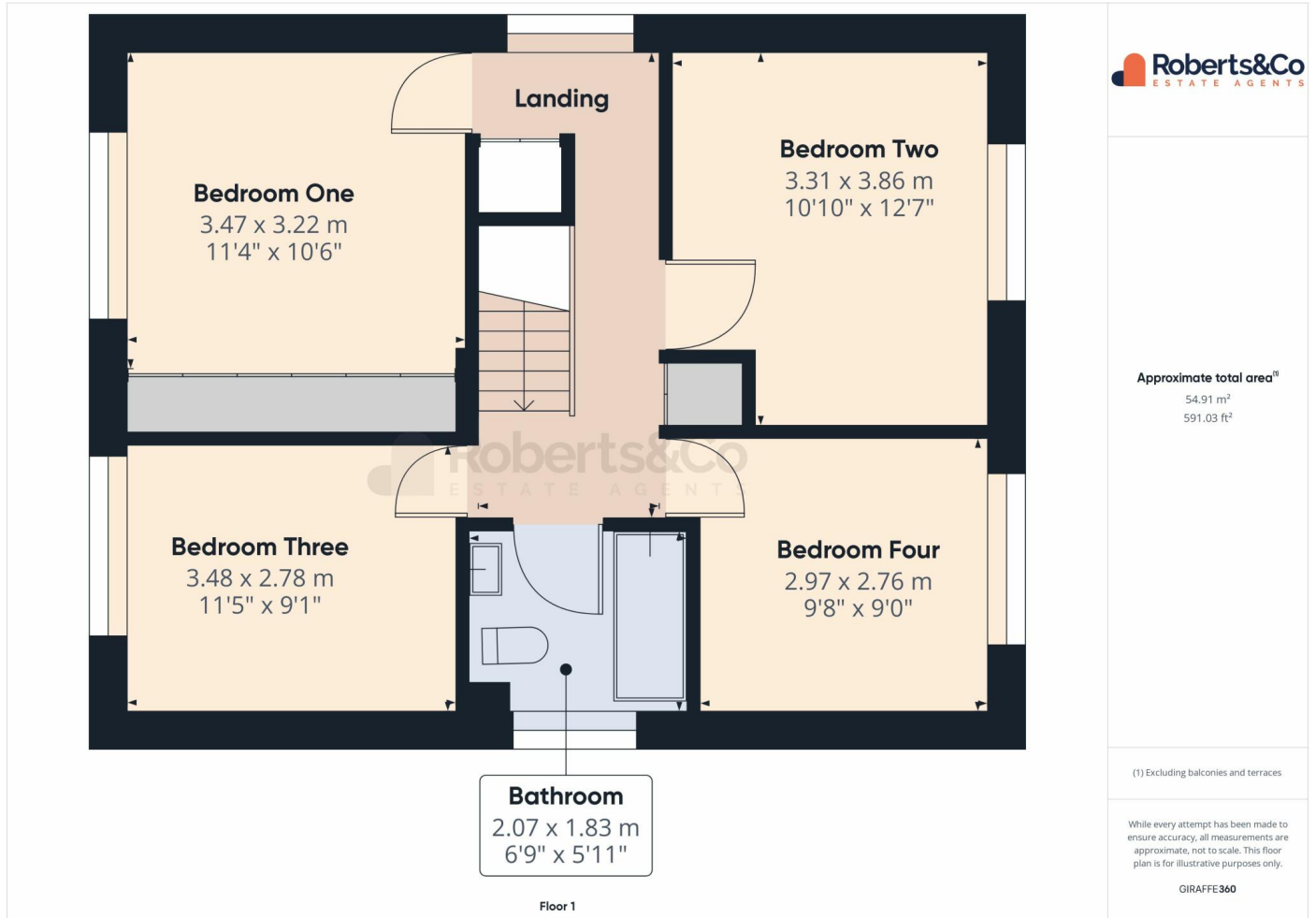
GRANGE PARK CLOSE, PENWORTHAM, PRESTON, PR1



GRANGE PARK CLOSE, PENWORTHAM, PRESTON, PR1



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PENWORTHAM, PR1

Energy rating

D

Valid until 16.02.2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	70 C
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

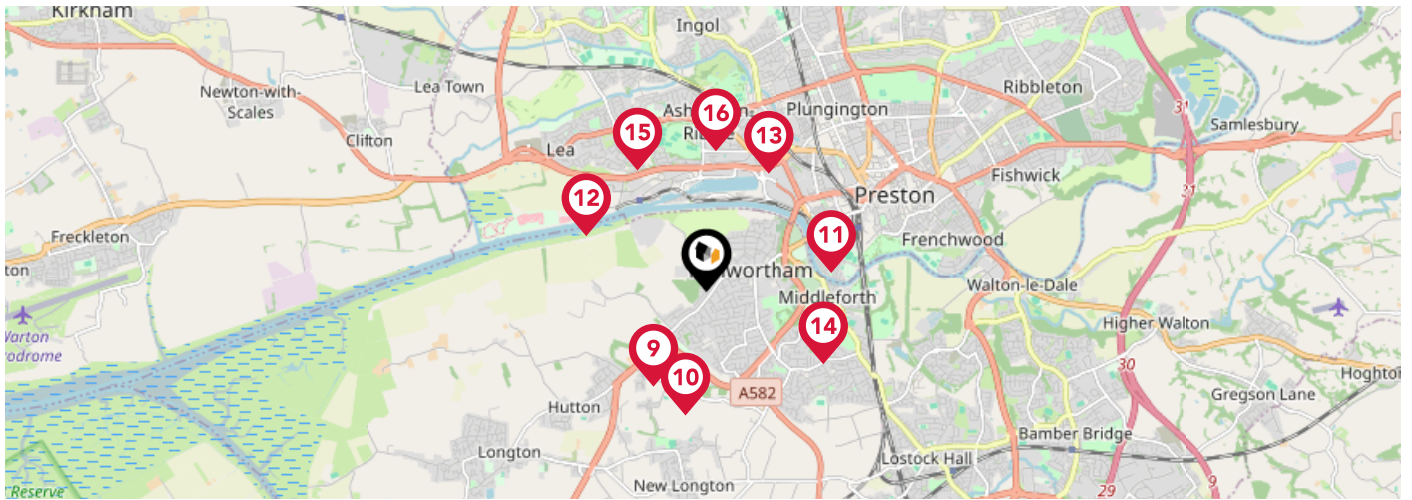
Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 57% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	117 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Penwortham Priory Academy Ofsted Rating: Good Pupils: 747 Distance:0.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

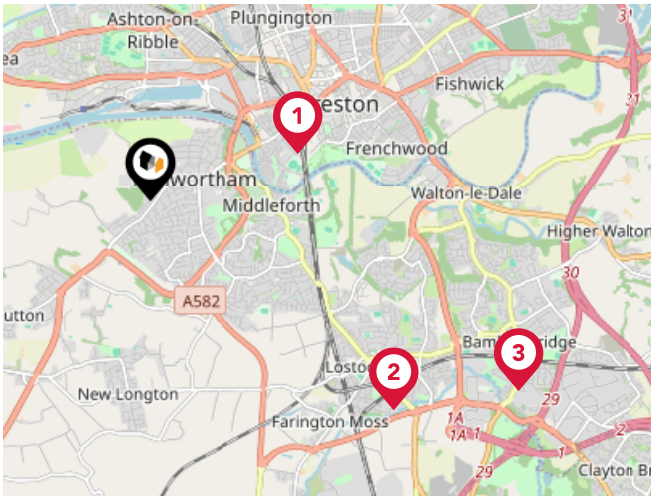
Area Schools



		Nursery	Primary	Secondary	College	Private
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:0.95	<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:1.1	<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:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pioneer TEC Ofsted Rating: Not Rated Pupils:0 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 173 Distance:1.17	<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:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Royal Cross Primary School Ofsted Rating: Outstanding Pupils: 21 Distance:1.22	<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:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

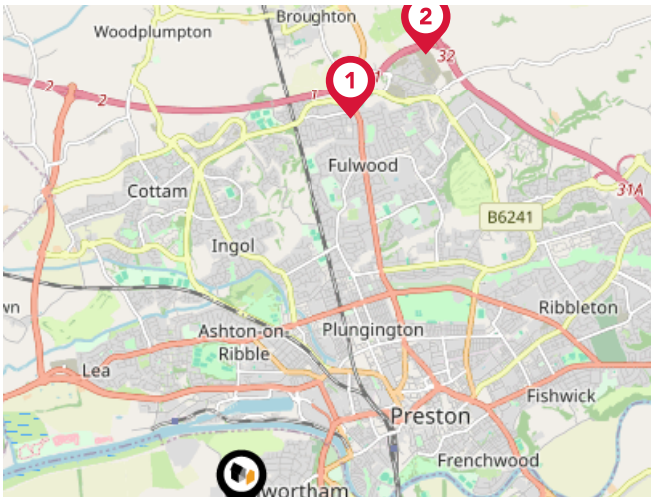
Area

Transport (National)



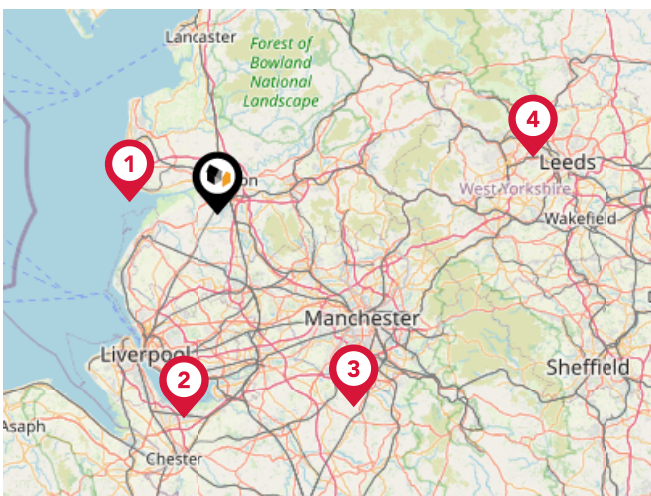
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.36 miles
2	Lostock Hall Rail Station	2.83 miles
3	Bamber Bridge Rail Station	3.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.58 miles
2	M6 J32	4.31 miles
3	M65 J1A	3.6 miles
4	M65 J1	3.95 miles
5	M6 J28	4.66 miles

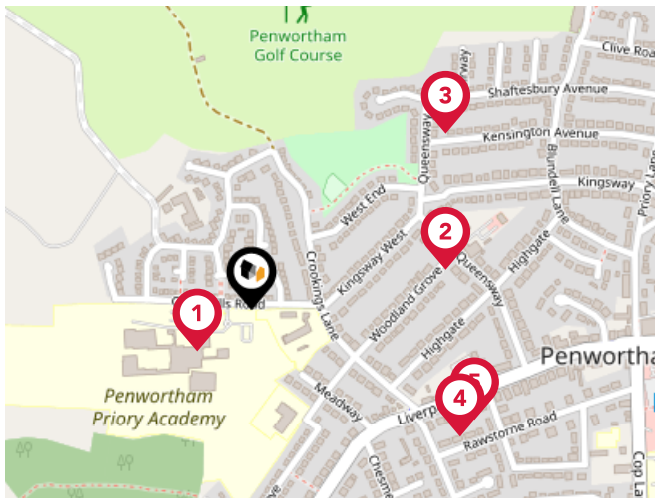


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.48 miles
2	Liverpool John Lennon Airport	28.97 miles
3	Manchester Airport	33.1 miles
4	Leeds Bradford International Airport	44.85 miles

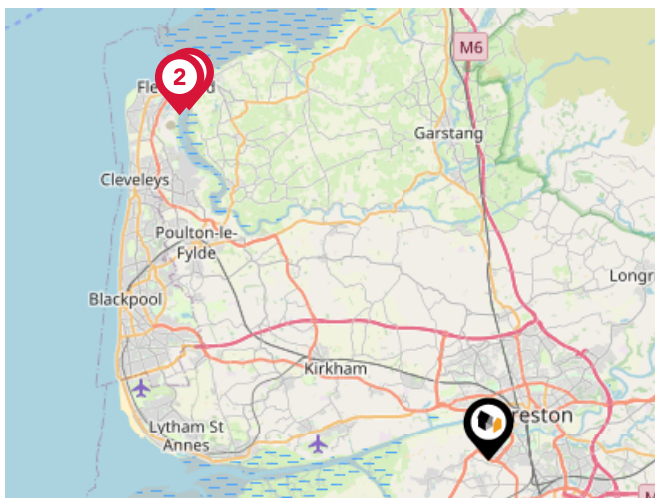
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Priory Tech College	0.08 miles
2	St Teresa's Church	0.22 miles
3	Shaftesbury Avenue	0.29 miles
4	Crookings Lane	0.27 miles
5	Crookings Lane	0.27 miles



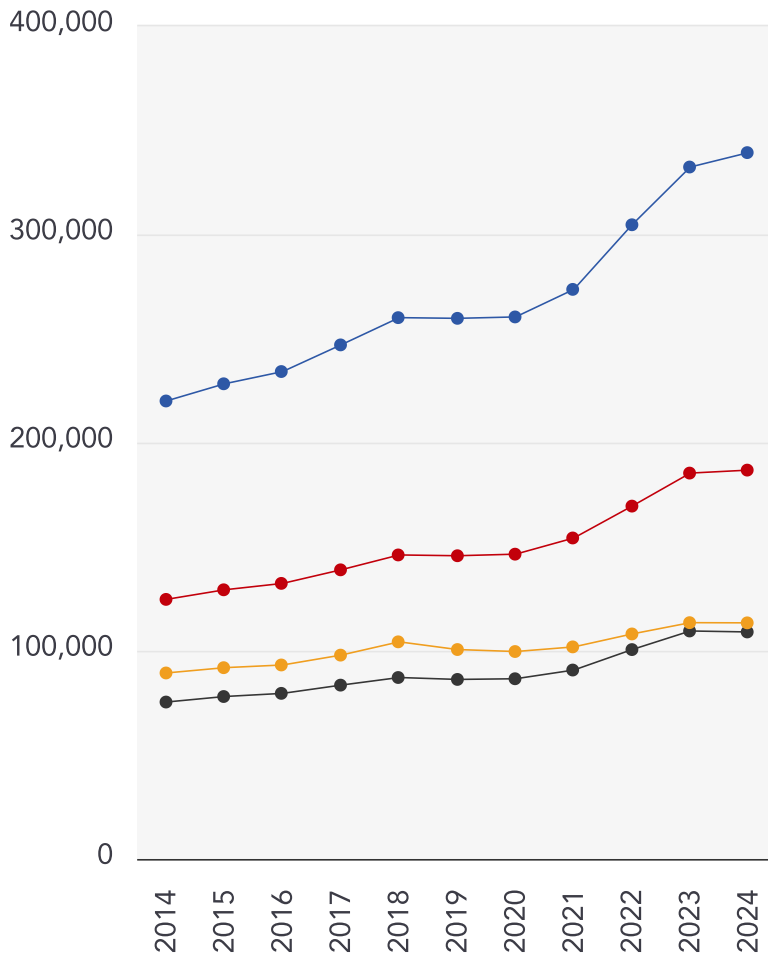
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.15 miles
2	Fleetwood for Ireland Ferry Terminal	16.22 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.



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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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