

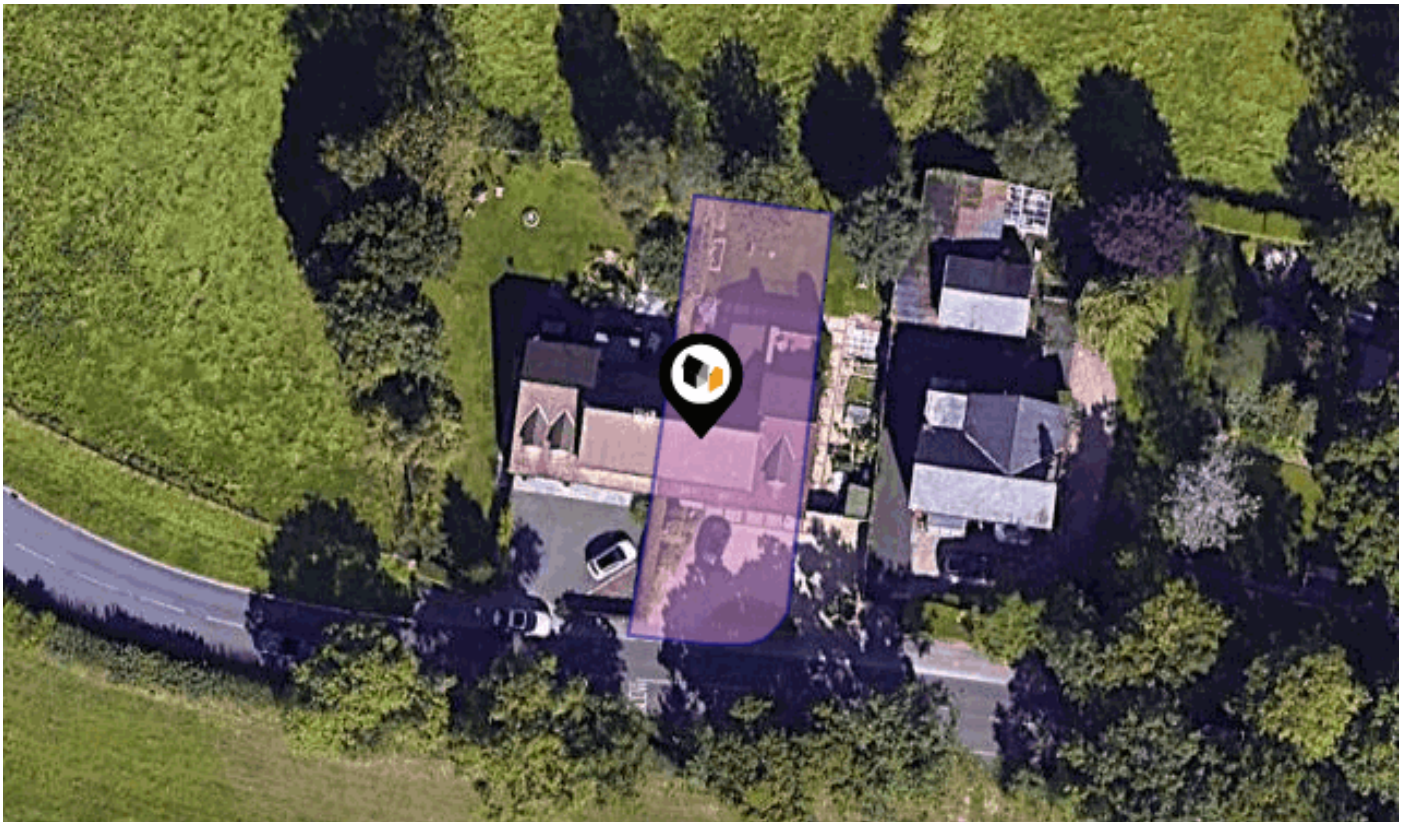


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 08th April 2024



LINDLE LANE, HUTTON, PRESTON, PR4

Roberts & Co

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www.roberts-estates.co.uk



Property Overview

Experience luxury living at its finest in the heart of Hutton with this magnificent 4-bedroom semi-detached residence, ideally situated in a serene and highly desirable location just off Lindle Lane.

Upon arrival, drive onto the expansive driveway leading to the integral garage, then step into the home to be greeted by a grand hallway, setting the tone for the extraordinary features that lie ahead.

To the right, a spacious sitting room awaits, adorned with an electric fire, bay window, and alcove shelving, perfect for relaxation or entertaining.

The modern kitchen, flooded with natural light, is a culinary masterpiece, showcasing sleek cream shaker-style units, a Belfast sink, and complementing worktops. Complete with a gas range cooker, integrated microwave, dishwasher, and fridge, it is sure to inspire your culinary creativity. Flowing seamlessly from the kitchen is a cozy reception room, offering tranquil views of the picturesque garden.

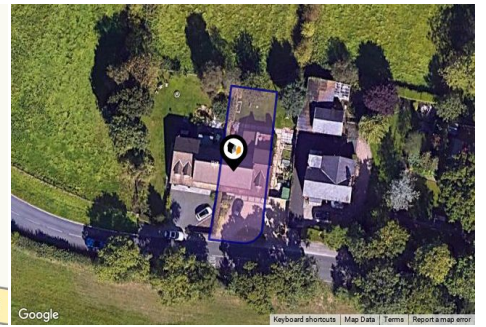
This inviting reception room features a stunning built-in display cabinet, a wood-burning stove, and access to the garden through its doors.

Conveniently adjacent is a discreetly placed utility room, simplifying household chores, along with a ground floor bathroom.

Ascending the stairs reveals four generously proportioned bedrooms, each providing a serene sanctuary from the daily hustle and bustle. The main bedroom steals the show with its built-in wardrobes, ensuite bathroom, and balcony overlooking the garden—an ideal spot for morning coffee. Bedrooms 2 and 3 offer ample space as doubles, while bedroom 4 provides comfortable accommodation as a generously sized single. Additionally, a family shower room serves the upper floor, ensuring convenience and functionality for all residents.

Completing this exceptional residence is a fantastic loft room, currently utilized as an additional bedroom, flooded with natural light from Velux windows, offering a bright and airy ambiance.

Venture outside and discover your own private oasis—a landscaped rear garden, a haven for al fresco dining, social gatherings, or simply unwinding in serene surroundings. With open views overlooking fields, this tranquil setting enhances the sense of peace and relaxation, offering a seamless extension of the luxurious living experience within.



Property

Type:	Semi-Detached	Last Sold £/ft²:	£185
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,937 ft ² / 180 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band C		
Annual Estimate:	£1,993		
Title Number:	LA479437		
UPRN:	100010637516		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	40 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

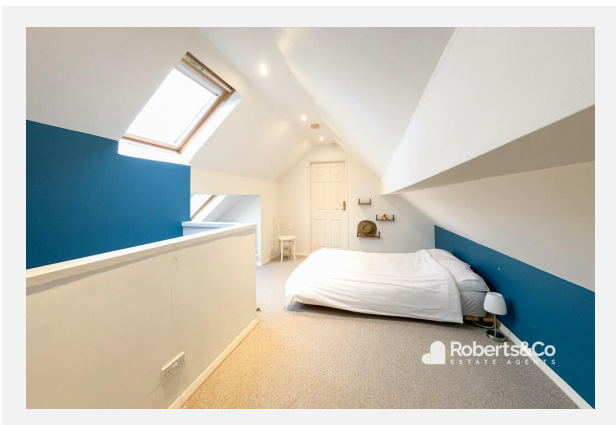
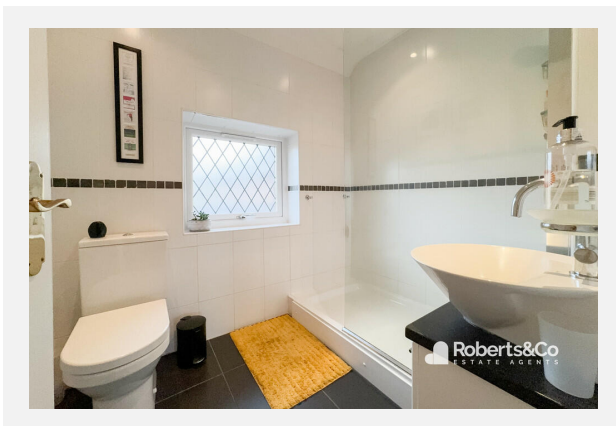


Satellite/Fibre TV Availability:









LINDLE LANE, HUTTON, PRESTON, PR4



Approximate total area⁽¹⁾
197.02 m²
2120.68 ft²

Reduced headroom
5.51 m²
59.33 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

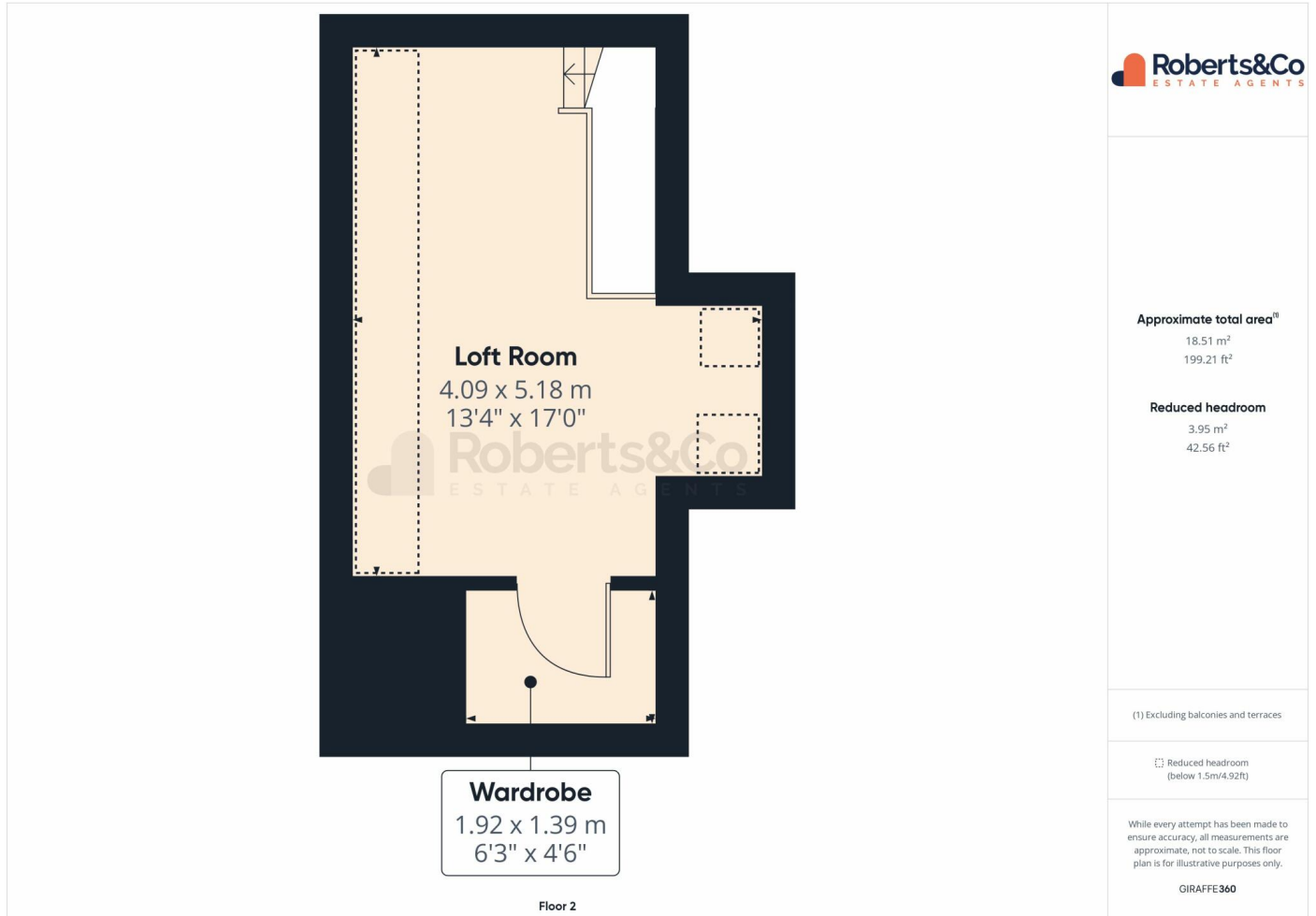
LINDLE LANE, HUTTON, PRESTON, PR4



LINDLE LANE, HUTTON, PRESTON, PR4



LINDLE LANE, HUTTON, PRESTON, PR4



Property EPC - Certificate

Hutton, PRESTON, PR4

Energy rating

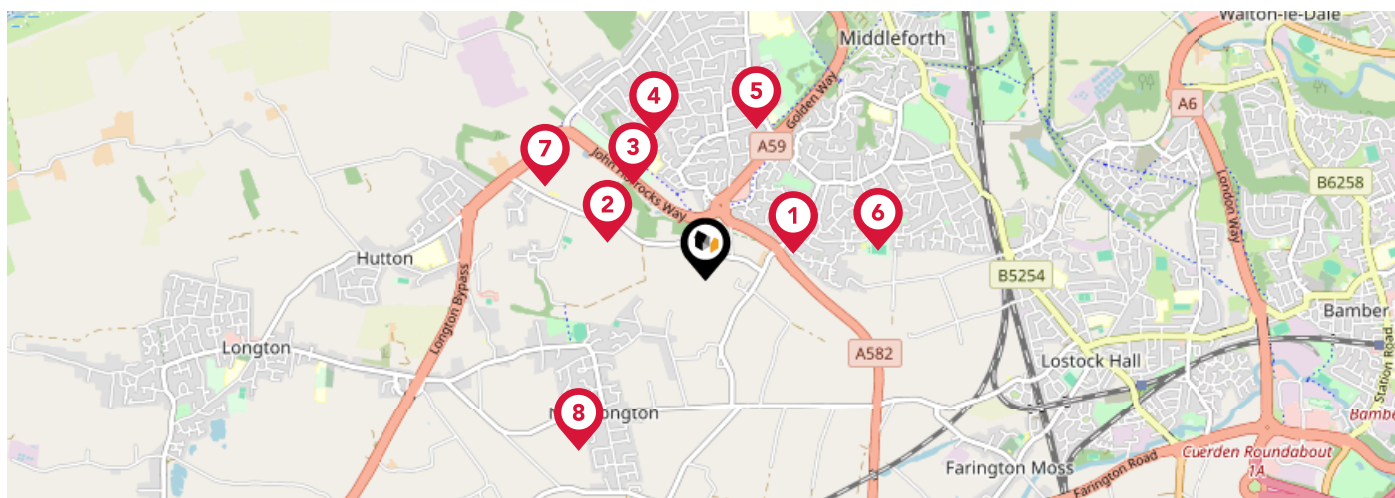
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Valid until 26.03.2034

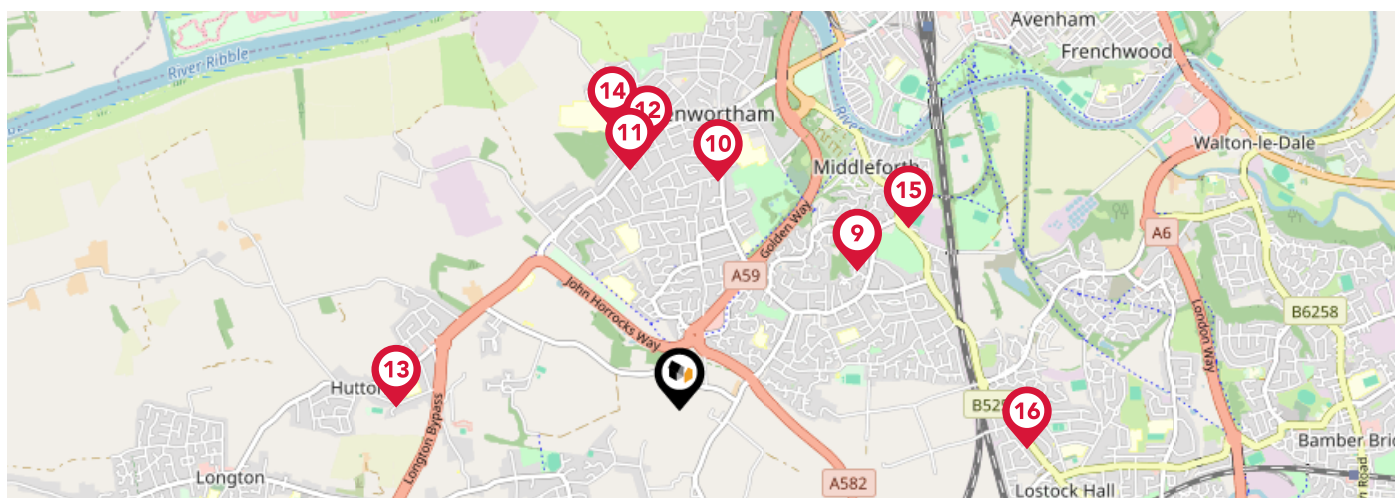
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Roof room(s), insulated (assumed)
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:	Very good
Lighting:	Low energy lighting in 94% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	180 m ²



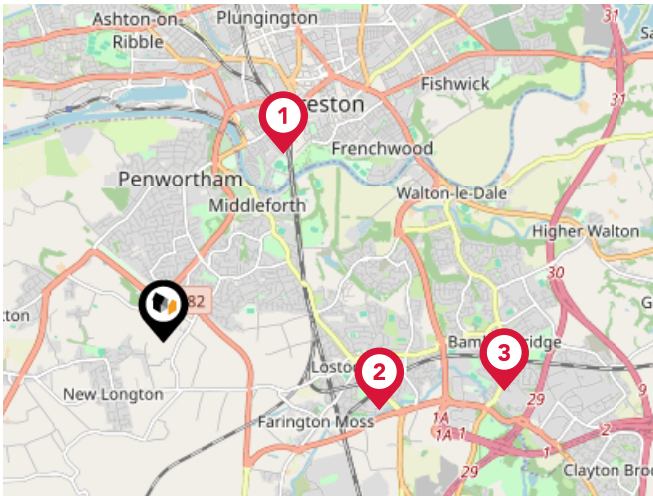
		Nursery	Primary	Secondary	College	Private
1	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 213 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	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"/>
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:1.02	<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:1.07	<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:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 869 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 747 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

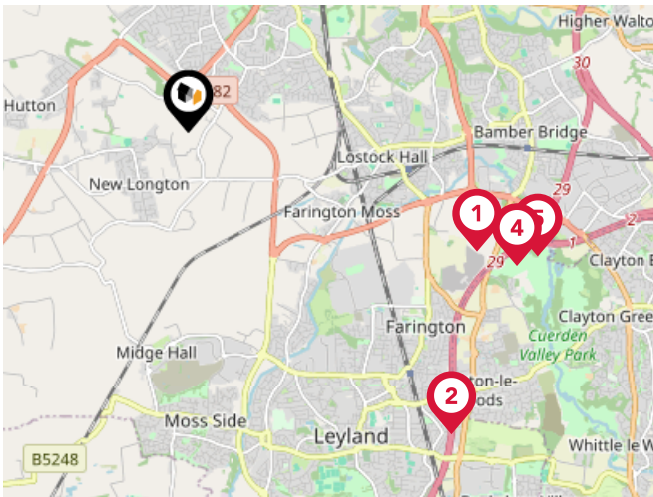
Area

Transport (National)



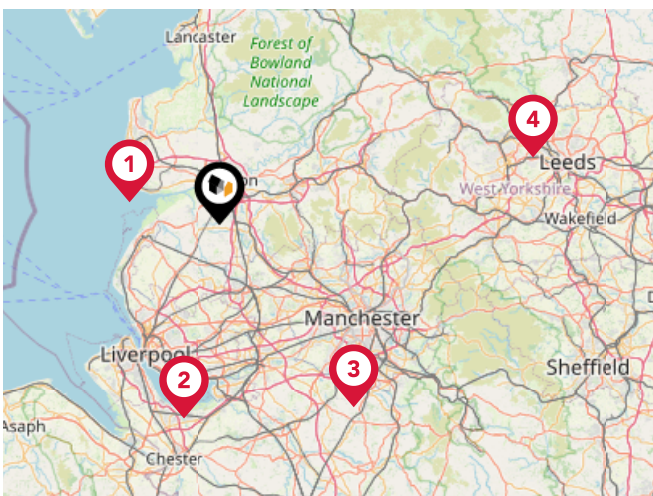
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.96 miles
2	Lostock Hall Rail Station	1.99 miles
3	Bamber Bridge Rail Station	3.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.73 miles
2	M6 J28	3.5 miles
3	M55 J1	4.76 miles
4	M65 J1	3.1 miles
5	M6 J29	3.24 miles

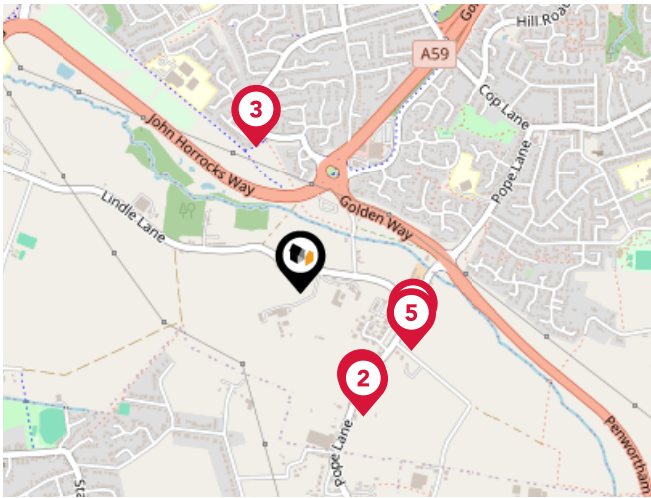


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.97 miles
2	Liverpool John Lennon Airport	27.78 miles
3	Manchester Airport	31.94 miles
4	Leeds Bradford International Airport	44.86 miles

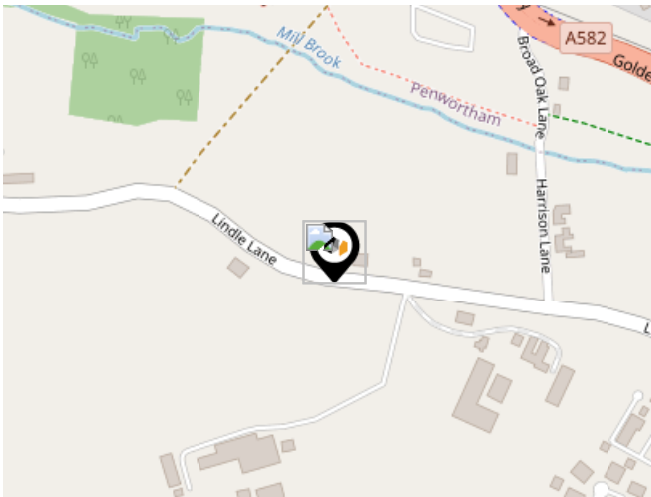
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rawstorne House	0.29 miles
2	Rawstorne House	0.3 miles
3	Blackthorn Drive	0.34 miles
4	Lindle Lane	0.27 miles
5	Lindle Lane	0.27 miles



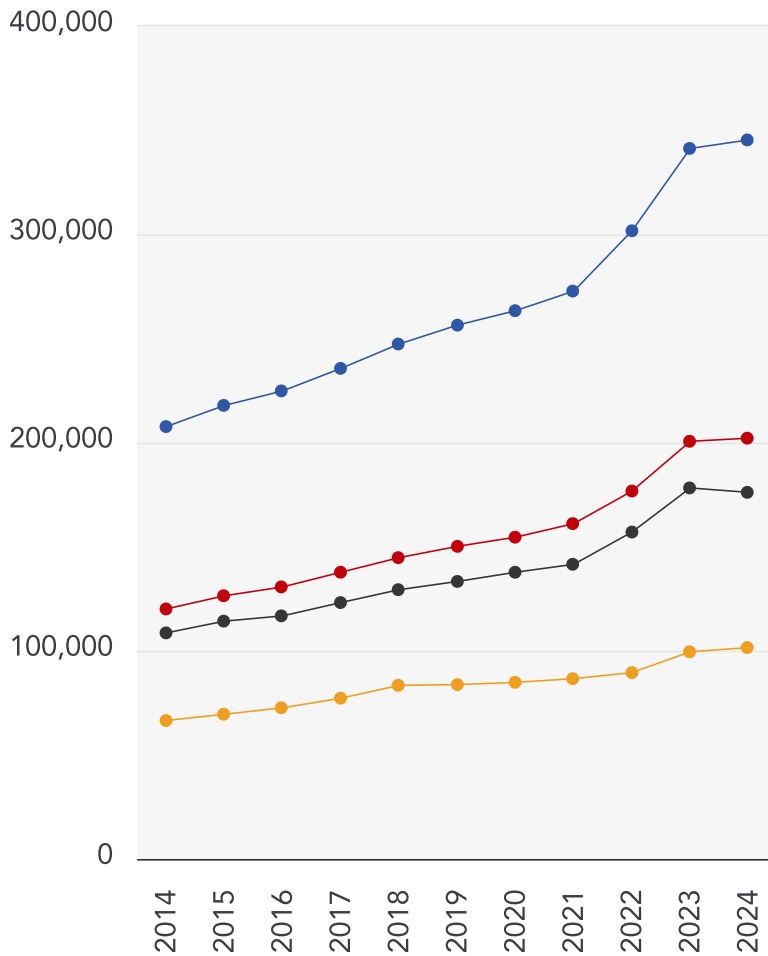
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.28 miles
2	Fleetwood for Ireland Ferry Terminal	17.33 miles

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

+68.31%

Terraced

+62.15%

Flat

+52.7%



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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