

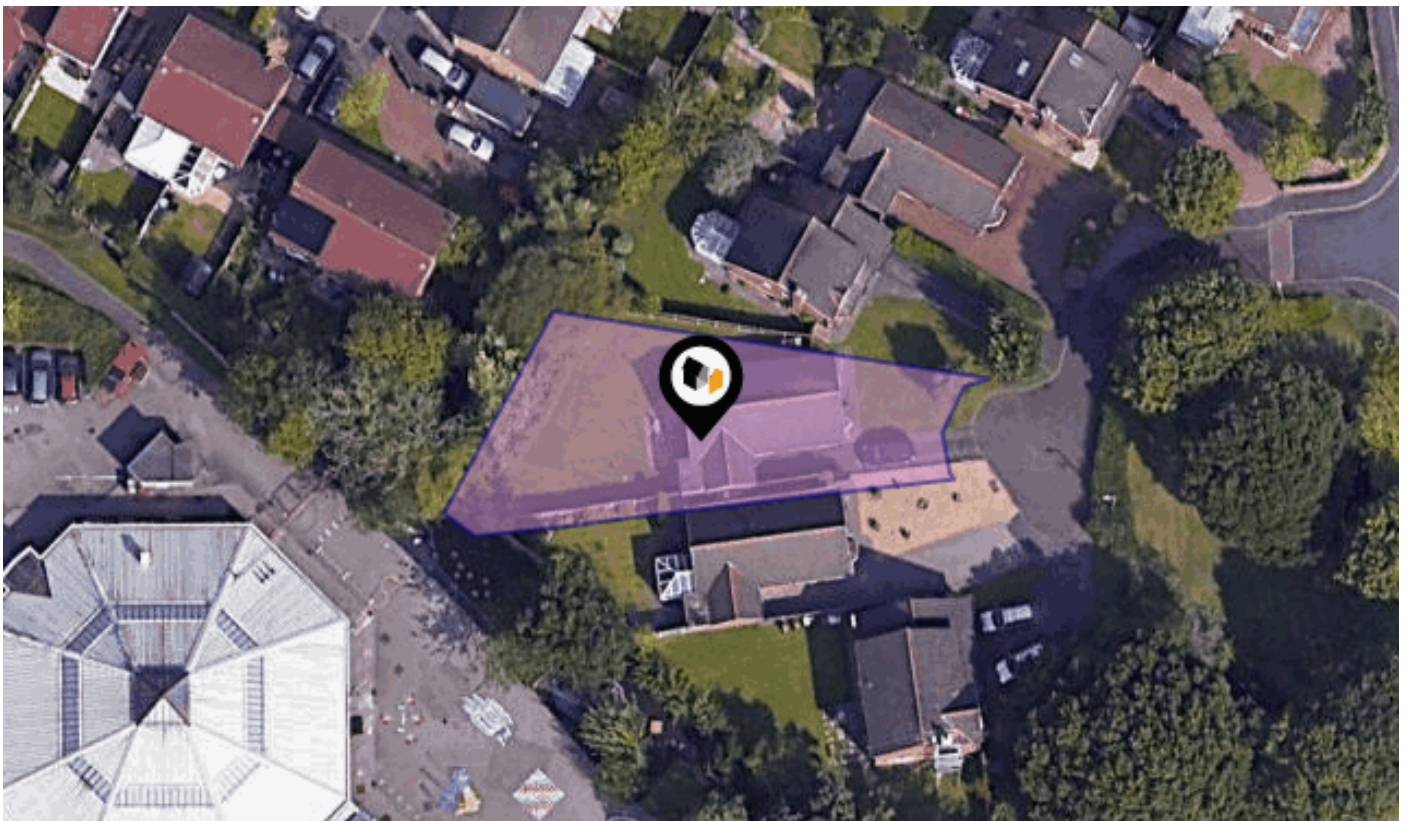


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 15th March 2024



THE HOWGILLS, FULWOOD, PRESTON, PR2

Roberts & Co

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Property Overview

Seize the chance to make this home your own, ideally situated in the heart of Fulwood. Nestled in a peaceful corner of The Howgills, it provides easy access to local amenities, public transportation, esteemed schools, Preston City Centre, Royal Preston Hospital, and major motorway connections, ensuring a lifestyle of comfort and convenience.

Arrive at the property and discover ample parking for both you and your guests.

Step into a welcoming hallway that leads you to the front-facing living room, illuminated by two windows that flood the space with natural light.

The kitchen provides ample room to fulfil all your cooking requirements.

Three bedrooms await, each exuding a light and airy atmosphere, with the primary bedroom featuring its own en-suite, complemented by a family bathroom.

Step outside to the rear of the property and discover a charming enclosed garden, offering a private and tranquil outdoor space for relaxation and recreation. Additionally, you'll find a spacious garage, perfect for either parking a car or providing ample storage for your belongings.

With no onward chain, this property presents a fantastic opportunity for you to add your personal touch.

While in need of some general upgrading, this home presents the enticing features of an en-suite in the primary bedroom, a generously sized living room, and occupies an impressive plot complete with a driveway and garage, ensuring a swift and seamless transition to your new abode.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	775 ft ² / 72 m ²		
Plot Area:	0.12 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,171		
Title Number:	LA628837		
UPRN:	100010572454		

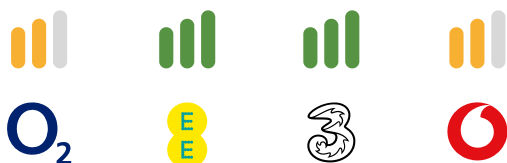
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







THE HOWGILLS, FULWOOD, PRESTON, PR2



The Howgills, Fulwood, PR2

Energy rating

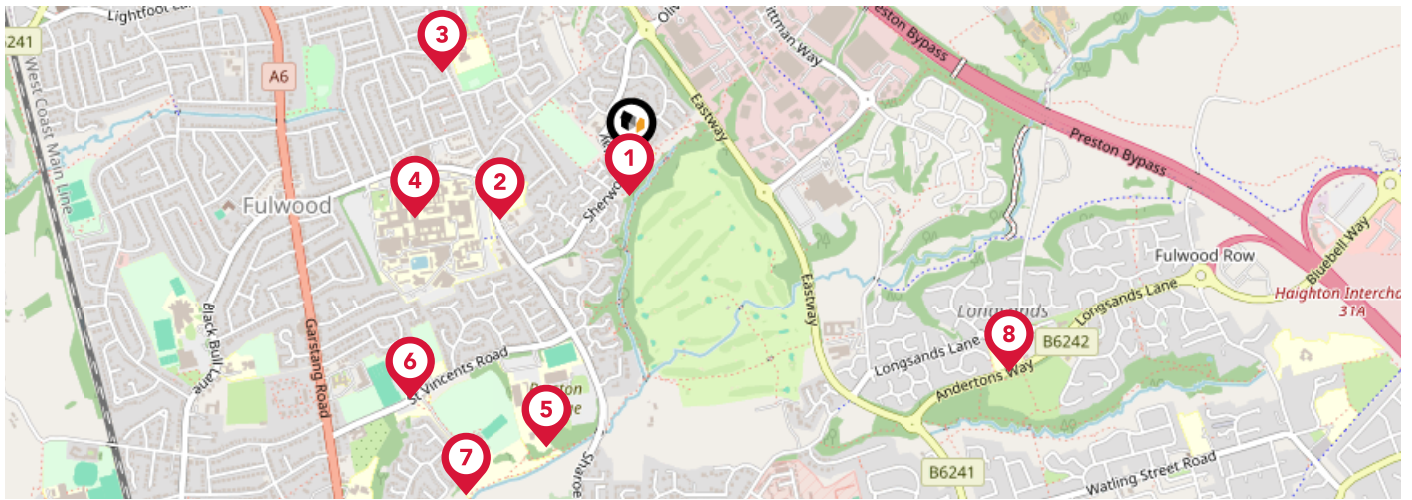
D

Valid until 20.07.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

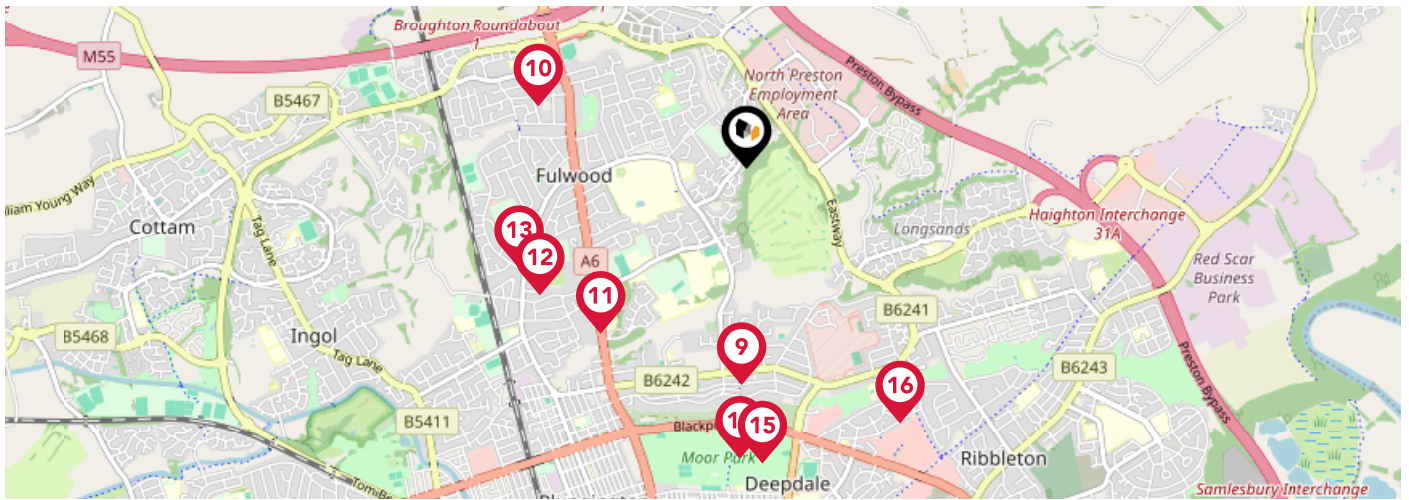
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Non 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, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 17% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	72 m ²



		Nursery	Primary	Secondary	College	Private
1	Sherwood Primary School Ofsted Rating: Outstanding Pupils: 423 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Clare's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 252 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Fulwood, St Peter's Church of England Primary School and Nursery Ofsted Rating: Outstanding Pupils: 245 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lancashire Education Medical Services Ofsted Rating: Not Rated Pupils:0 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Preston College Ofsted Rating: Good Pupils:0 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Corpus Christi Catholic High School Ofsted Rating: Good Pupils: 639 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Archbishop Temple School, A Church of England Specialist College Ofsted Rating: Outstanding Pupils: 774 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Longsands Community Primary School Ofsted Rating: Good Pupils: 207 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

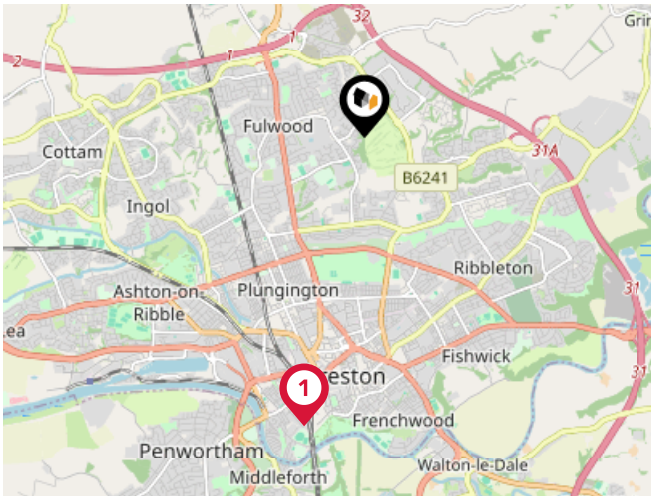
Area Schools



		Nursery	Primary	Secondary	College	Private
	Kennington Primary School Ofsted Rating: Good Pupils: 245 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Edward's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 211 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 120 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen's Drive Primary School Ofsted Rating: Outstanding Pupils: 443 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fulwood Academy Ofsted Rating: Requires Improvement Pupils: 751 Distance:1.08	<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:1.27	<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:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holme Slack Community Primary School Ofsted Rating: Good Pupils: 212 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

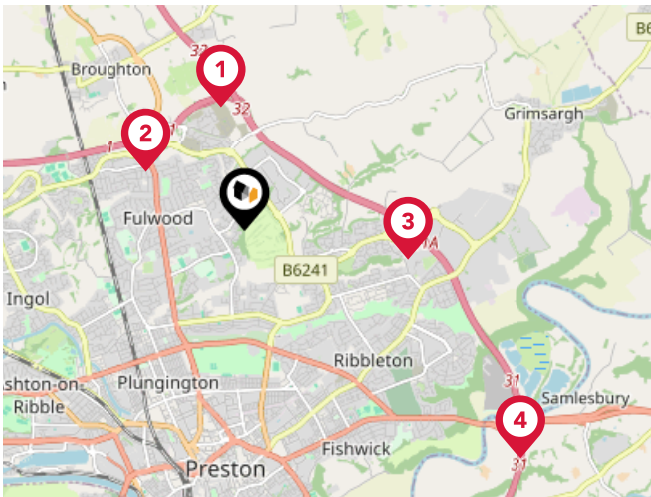
Area

Transport (National)



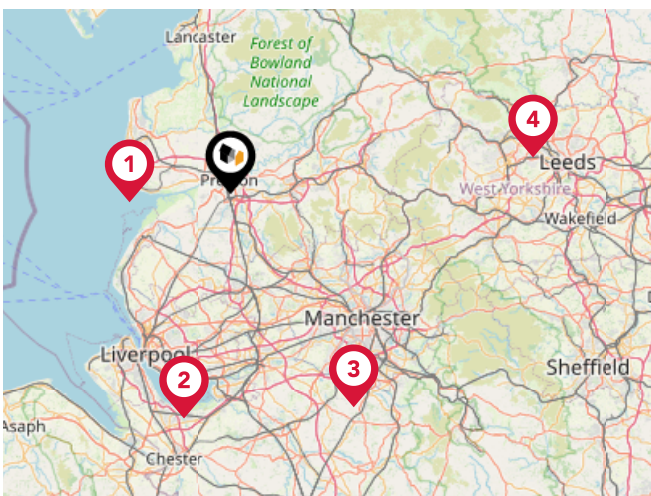
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.58 miles
2	Lostock Hall Rail Station	4.79 miles
3	Bamber Bridge Rail Station	4.81 miles



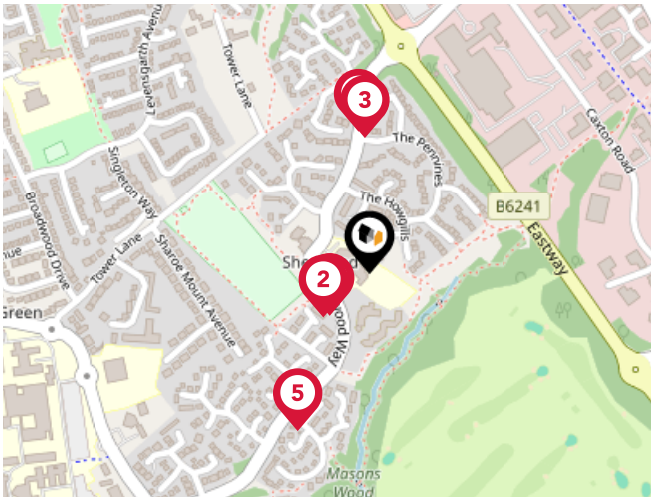
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J32	1.09 miles
2	M55 J1	1.01 miles
3	M6 J31A	1.46 miles
4	M6 J31	3.14 miles
5	M6 J30	4.15 miles



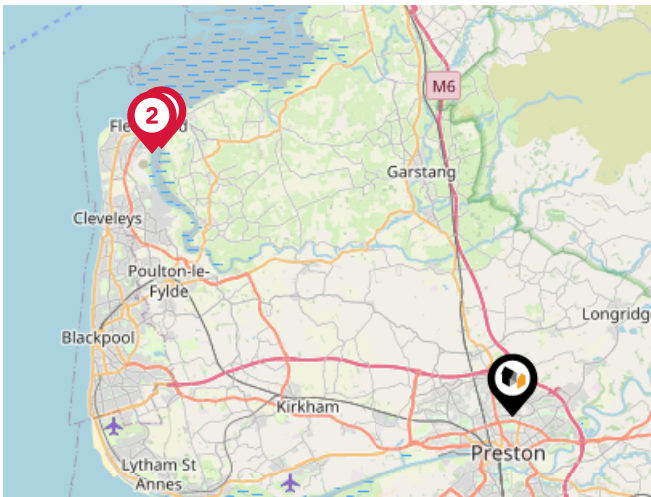
Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.2 miles
2	Liverpool John Lennon Airport	32.19 miles
3	Manchester Airport	34.57 miles
4	Leeds Bradford International Airport	42.58 miles



Bus Stops/Stations

Pin	Name	Distance
1	The Sherwood	0.06 miles
2	The Sherwood	0.07 miles
3	Barnacre Close	0.15 miles
4	Barnacre Close	0.16 miles
5	St Francis Close	0.19 miles



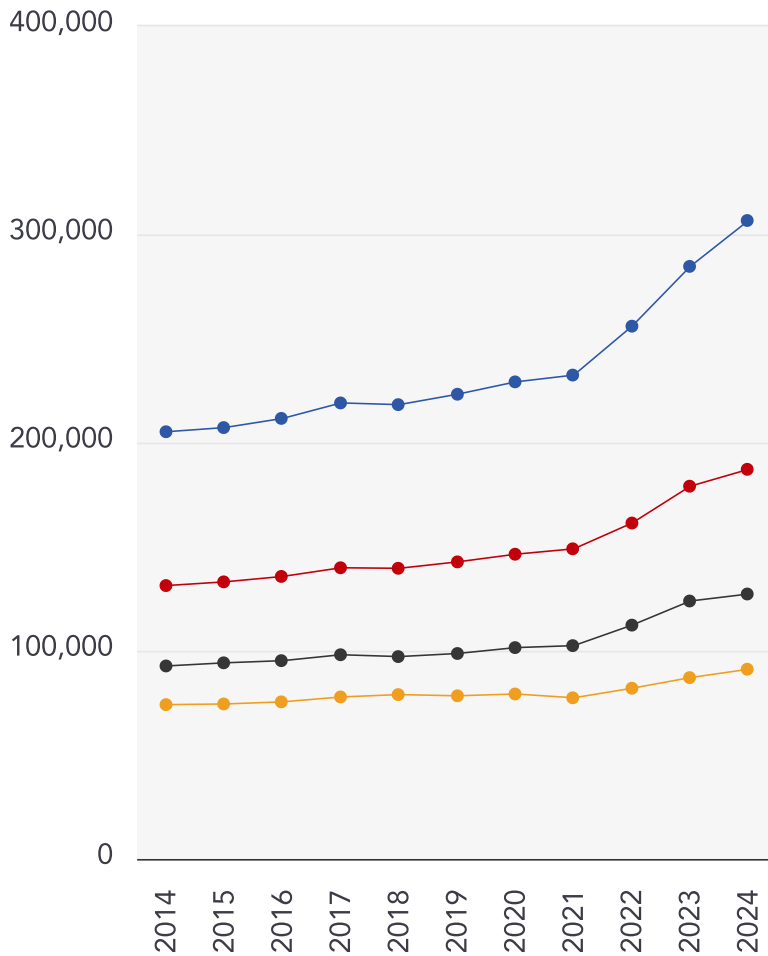
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.45 miles
2	Fleetwood for Ireland Ferry Terminal	15.6 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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