

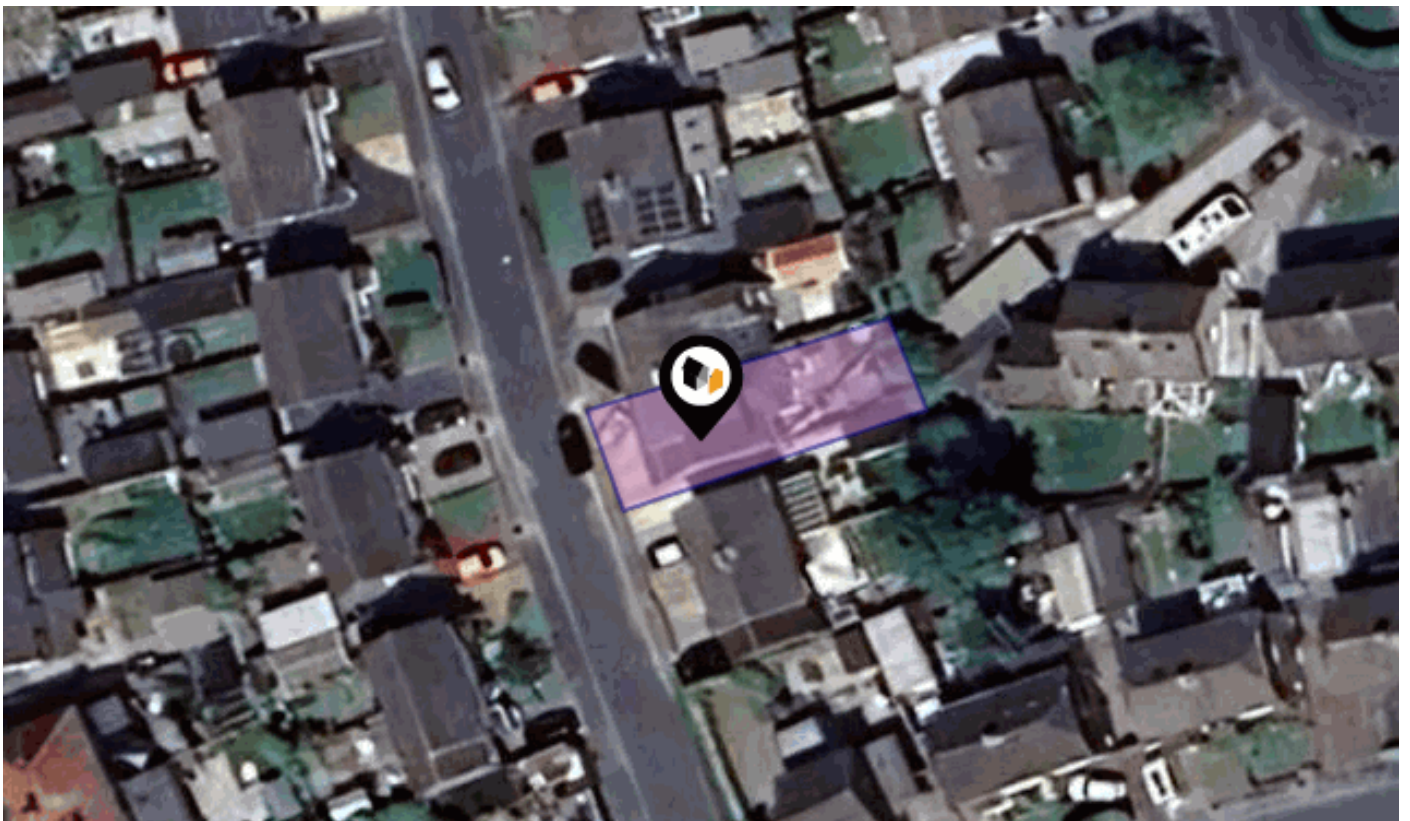


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19<sup>th</sup> March 2024



**HAWTHORNE AVENUE, NEWTON, PRESTON, PR4**

## Roberts & Co

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### Property Overview

Charming 4 Bedroom Extended Home in Picturesque Village Location.

Welcome to your dream home nestled in the heart of a serene village setting. This immaculately presented property boasts a wealth of features designed to enhance modern living.

A driveway to the front accommodating parking for two cars, ensuring hassle-free arrivals and departures.

A warm and inviting entrance leading you into the heart of the home.

The Living room is perfect for relaxing evenings or entertaining guests, featuring ample space and natural light.

The kitchen, offers a culinary haven equipped with top-of-the-line amenities, including an electric range cooker, American-style fridge freezer, larder cupboard, dishwasher, Belfast sink, and island for added convenience.

A dining area, seamlessly integrated into the kitchen, creating a sociable hub for family meals and gatherings, with direct access to the garden for al fresco dining.

The utility room, provides additional storage space and laundry facilities, keeping your home organized and clutter-free.

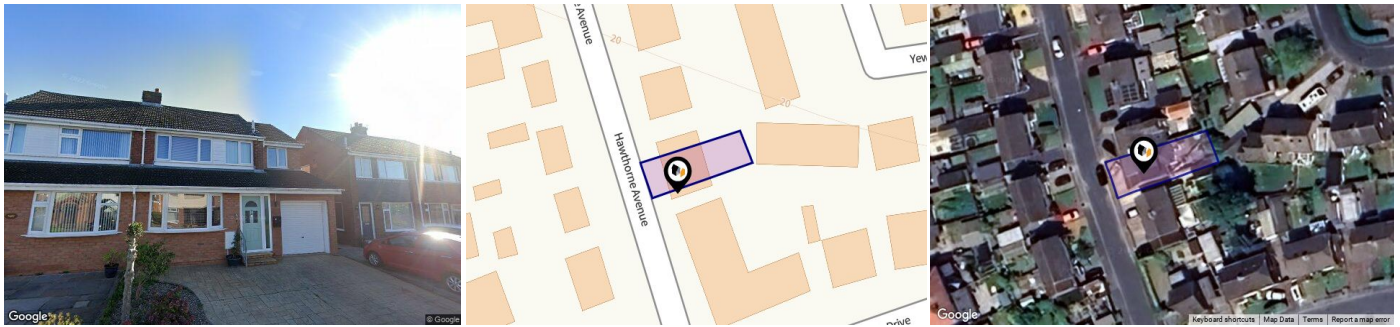
And the added conveniently of a ground floor WC located for guests and everyday use.

Head upstairs, to a well-appointed ensuite bedroom, ideal for guests or older children, alongside three further bedrooms and a luxurious four-piece family bathroom with a freestanding bath and separate shower.

A tranquil outdoor oasis with an outdoor seating area, perfect for enjoying the fresh air and sunshine.

There is a raised deck area, this versatile space invites your creativity, providing endless outdoor enjoyment opportunities year-round. Whether it's a cosy spot for morning coffee, a tranquil escape for yoga, or a vibrant setting for gatherings, this adaptable area awaits your personal touch. With its covered feature, you can dine al fresco or unwind outdoors, sheltered from the elements.

Situated in a sought-after village location, residents benefit from a peaceful lifestyle while remaining within easy reach of essential amenities, schools, and transport links. Whether you crave the tranquillity of rural living or the convenience of nearby urban centres, this property offers the best of both worlds.



## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£128
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,442 ft <sup>2</sup> / 134 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	1976-1982		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,852		
<b>Title Number:</b>	LAN222939		
<b>UPRN:</b>	100010417167		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>6</b> mb/s	<b>71</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



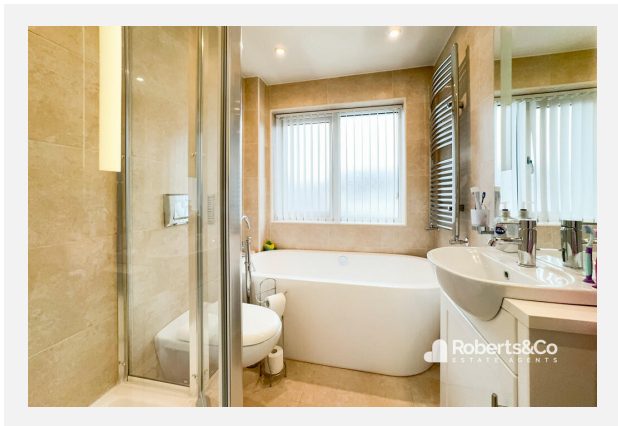
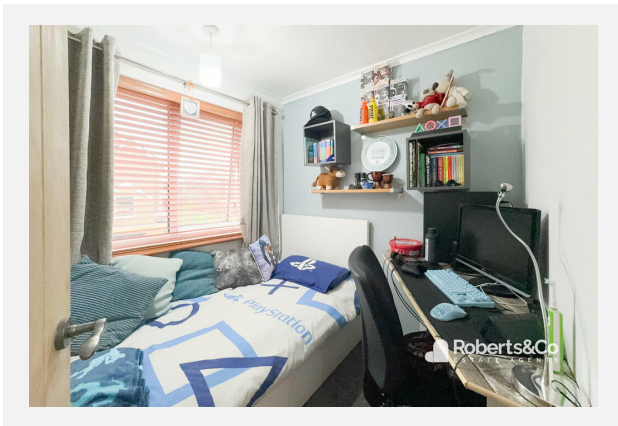
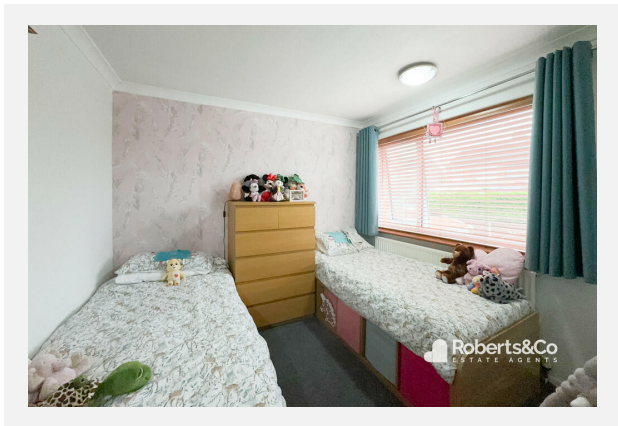
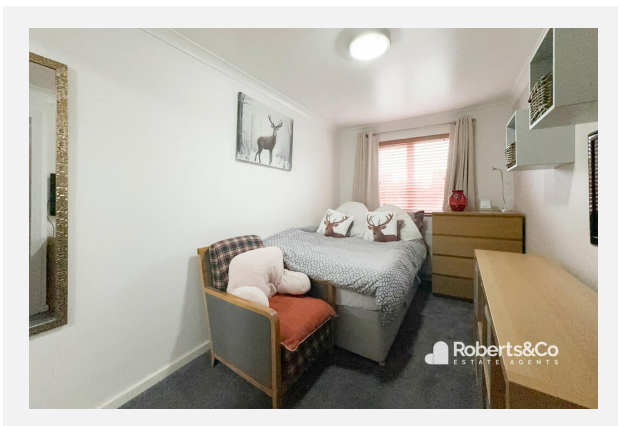
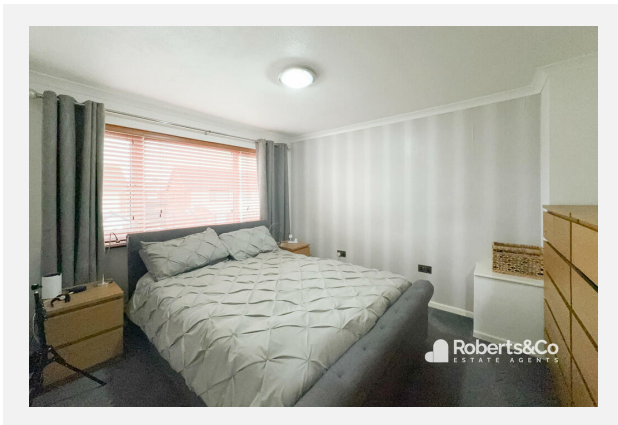
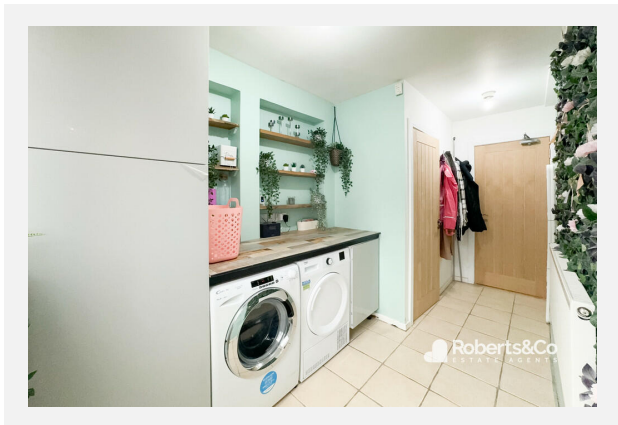
### Satellite/Fibre TV Availability:

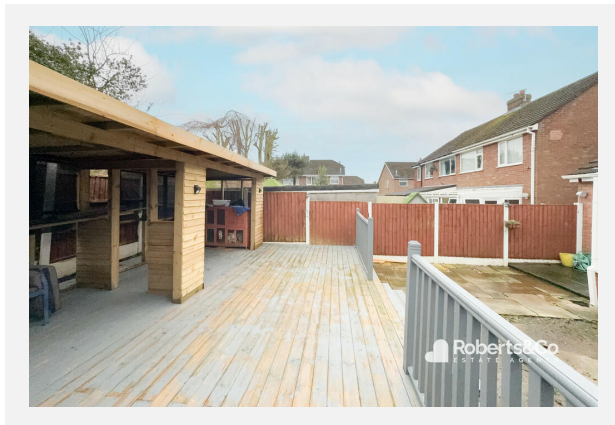












## HAWTHORNE AVENUE, NEWTON, PRESTON, PR4



Approximate total area<sup>(1)</sup>  
115.97 m<sup>2</sup>  
1248.27 ft<sup>2</sup>



(1) Excluding balconies and terraces

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

## HAWTHORNE AVENUE, NEWTON, PRESTON, PR4





## HAWTHORNE AVENUE, NEWTON, PRESTON, PR4



Hawthorne Avenue, Newton, PR4

Energy rating

**C**

Valid until 15.05.2029

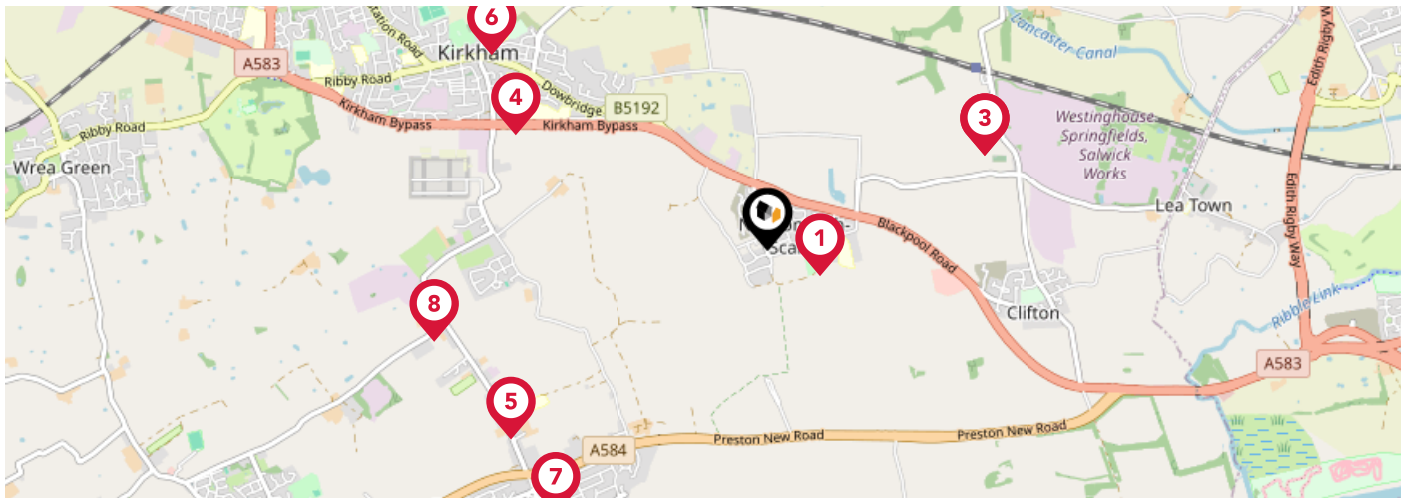
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>	74   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	134 m <sup>2</sup>

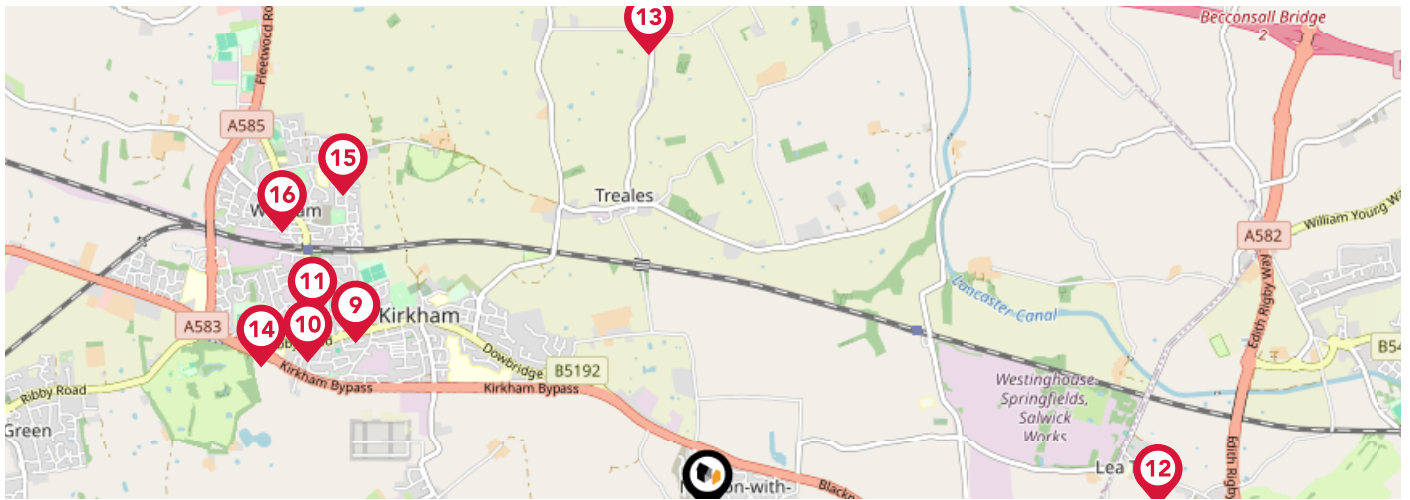


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>Newton Bluecoat Church of England Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Aurora Keyes Barn School</b> Ofsted Rating: Outstanding   Pupils: 22   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Oakfield House School</b> Ofsted Rating: Outstanding   Pupils: 42   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Carr Hill High School</b> Ofsted Rating: Requires Improvement   Pupils: 1015   Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Freckleton Strike Lane Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 182   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kirkham St Michael's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 172   Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Freckleton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 196   Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Linton School</b> Ofsted Rating: Good   Pupils: 9   Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

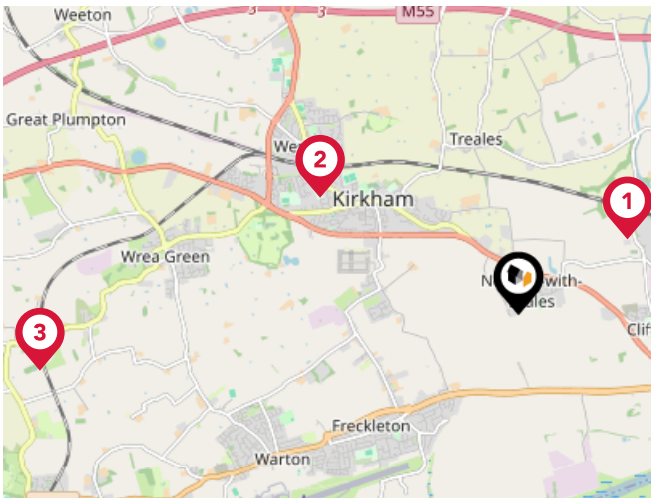
# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>Kirkham Pear Tree School</b> Ofsted Rating: Outstanding   Pupils: 100   Distance:1.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Willows Catholic Primary School, Kirkham</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kirkham and Wesham Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 103   Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Treales Church of England Primary School</b> Ofsted Rating: Good   Pupils: 54   Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kirkham Grammar School</b> Ofsted Rating: Not Rated   Pupils: 834   Distance:2.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Joseph's Catholic Primary School, Medlar-with-Wesham</b> Ofsted Rating: Outstanding   Pupils: 97   Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Medlar-with-Wesham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 182   Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

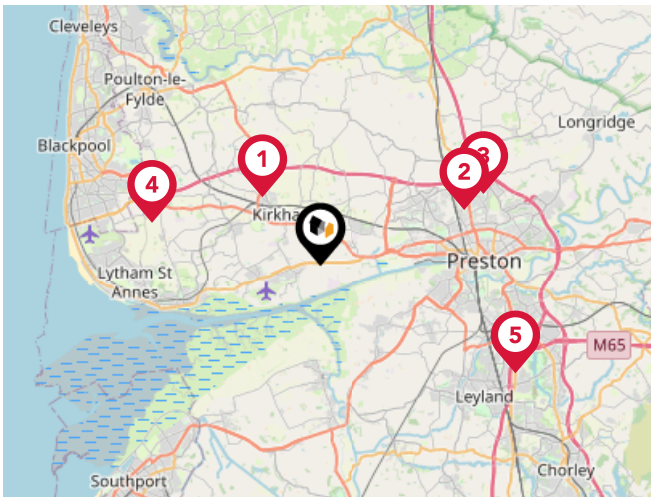
# Area

## Transport (National)



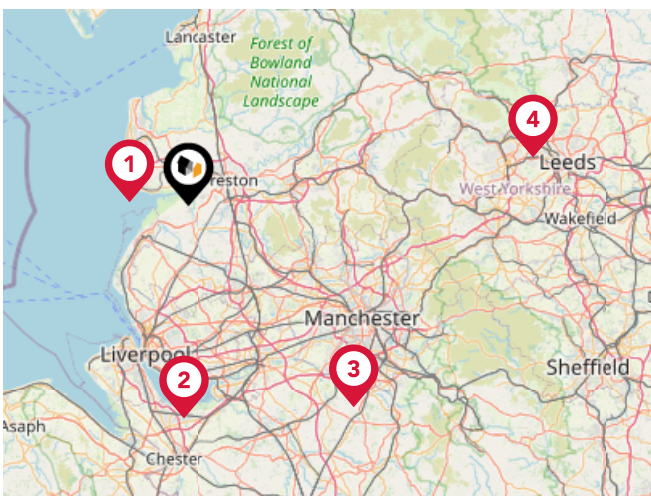
### National Rail Stations

Pin	Name	Distance
1	Salwick Rail Station	1.16 miles
2	Kirkham & Wesham Rail Station	2.02 miles
3	Moss Side Rail Station	4.22 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J3	3.15 miles
2	M55 J1	5.45 miles
3	M6 J32	6.26 miles
4	M55 J4	6.07 miles
5	M65 J1A	7.84 miles



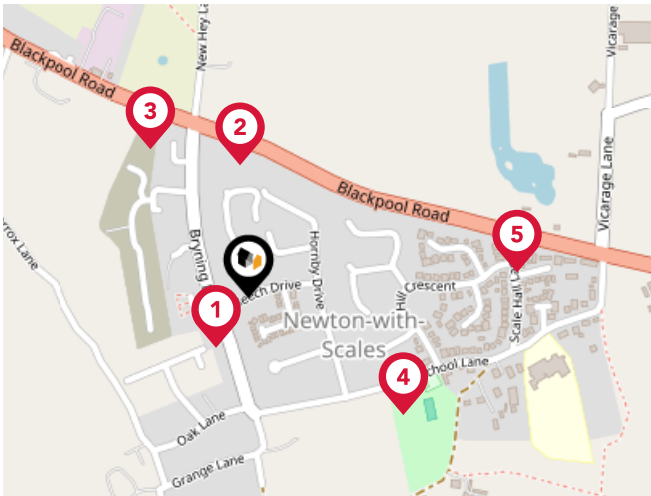
### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	8.24 miles
2	Liverpool John Lennon Airport	30.05 miles
3	Manchester Airport	36.77 miles
4	Leeds Bradford International Airport	48.66 miles



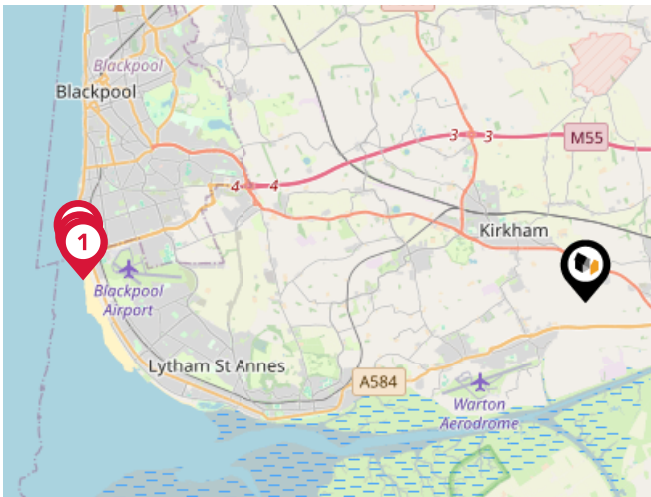
# Area

## Transport (Local)



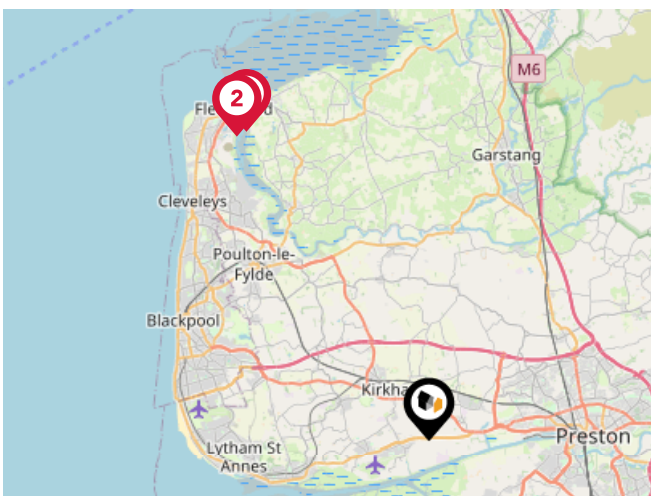
### Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.06 miles
2	Bell and Bottle	0.15 miles
3	Bell and Bottle	0.2 miles
4	Newton Hall	0.21 miles
5	Vicarage Lane	0.3 miles



### Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	8.82 miles
2	Abercorn Place (not in use) (Blackpool Tramway)	8.89 miles
3	Harrow Place (Blackpool Tramway)	8.92 miles



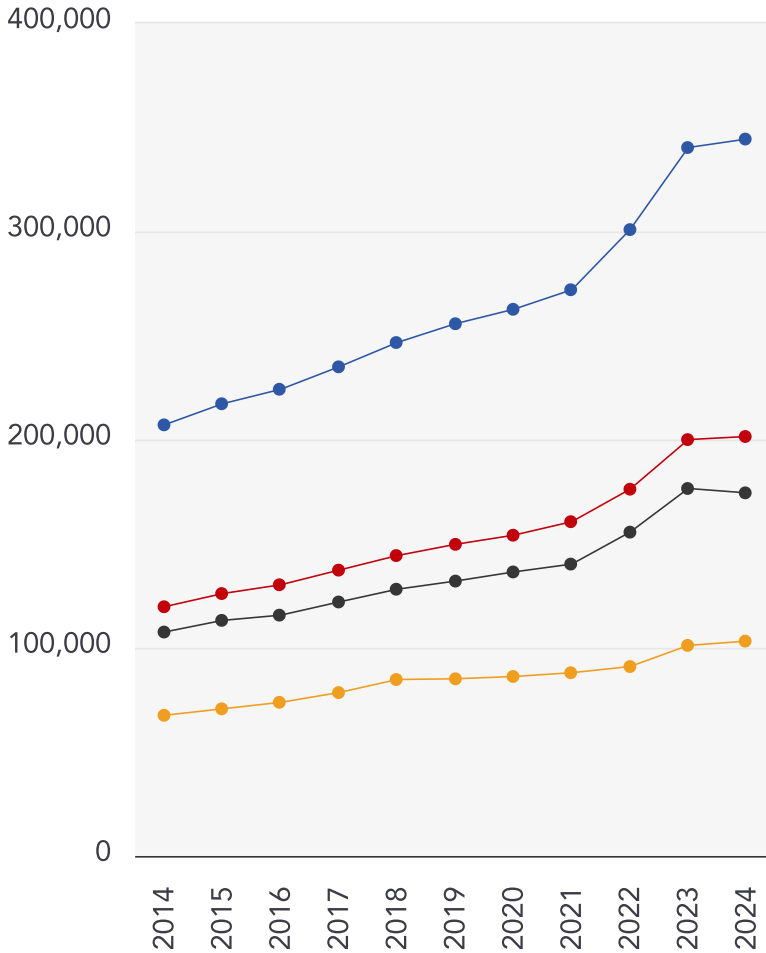
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	12.56 miles
2	Fleetwood for Ireland Ferry Terminal	12.57 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

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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

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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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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