

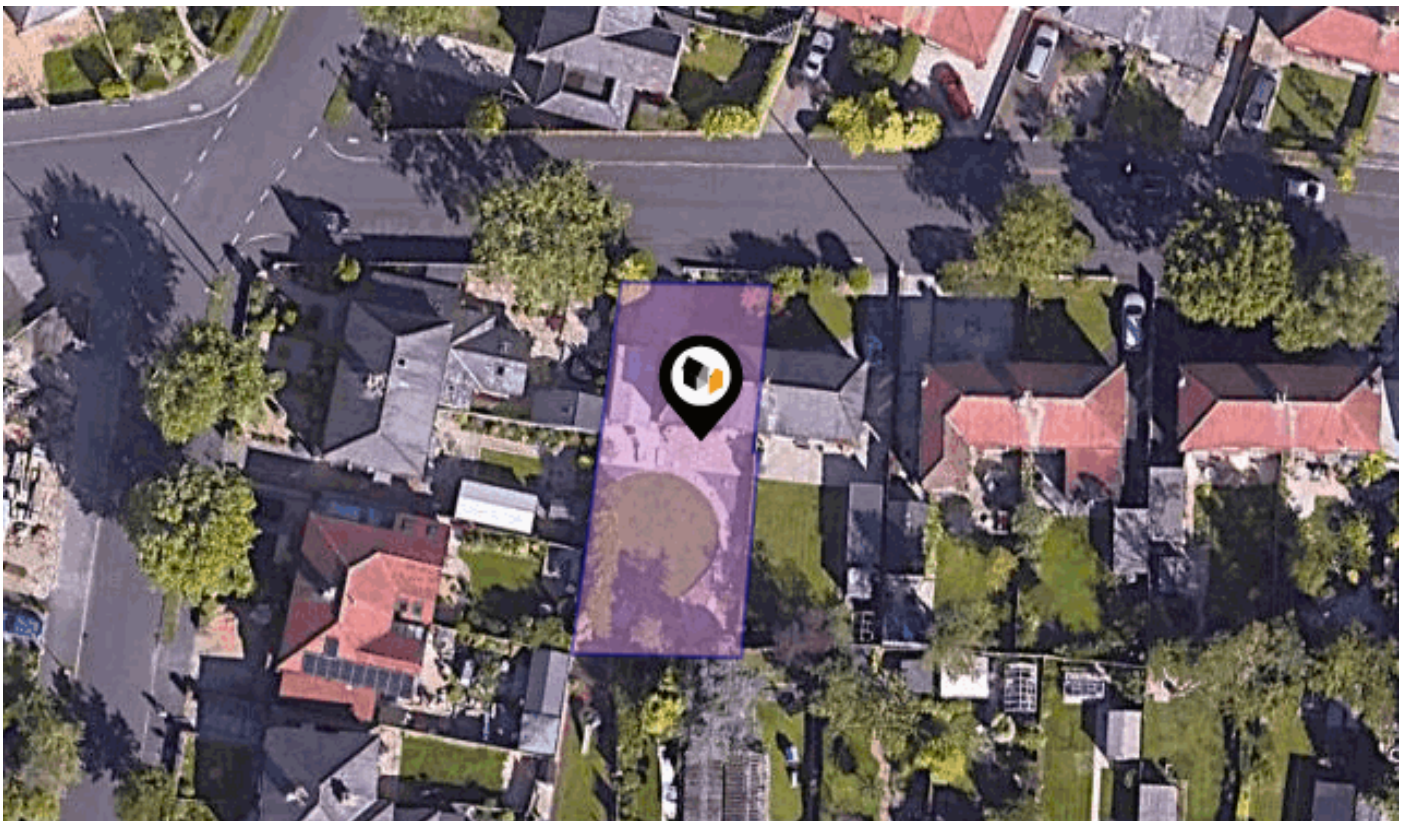


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd April 2024



SHAFTESBURY AVENUE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Introduction

Our Comments

Property Overview

This inviting family home in Higher Penwortham combines comfort with modern amenities and is just a short walk from Penwortham centre, giving it a prime location with easy access to local conveniences.

Inside, the spacious dual-aspect living room features a sleek media wall and large glass doors that open to the rear garden, allowing natural light to flood the room.

The contemporary kitchen is well-equipped with an electric oven and hob, and has space for an American-style fridge freezer. It also has plumbing for a washing machine, providing convenience for a busy family.

The dining room, located at the front of the house, is perfect for hosting family dinners and entertaining friends.

Upstairs, there are three bedrooms, including two generous doubles and a comfortably sized single, offering ample room for families or overnight guests.

The family bathroom is modern, with a shower over the bath, giving you both style and practicality.

Outside, at the front of the property, there's a driveway offering space to park two cars, complemented by a charming front garden that adds to the home's curb appeal. Additionally, a detached garage provides extra storage or can be utilized as a workshop.

At the back, the enclosed garden is primarily laid to lawn, featuring a spacious patio area that's perfect for outdoor entertaining or simply relaxing on warm days.

This property is offered without a chain, ensuring a smooth and quick transition for the new owners. Don't miss the chance to make this wonderful house your new home.



Property

Type:	Semi-Detached	Last Sold £/ft²:	£223
Bedrooms:	3	Tenure:	Freehold
Plot Area:	0.1 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,993		
Title Number:	LA635449		
UPRN:	10033051498		

Local Area

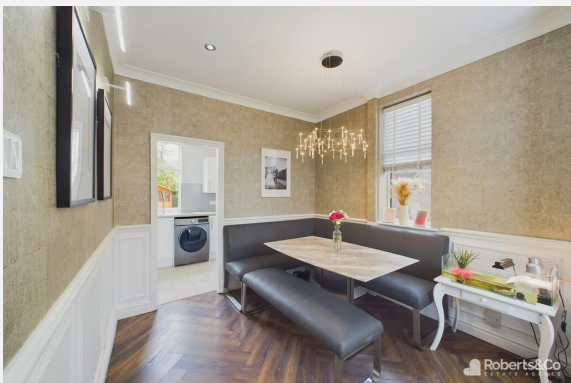
Local Authority:	South ribble	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:		17	80	1000
● Rivers & Seas	Very Low	mb/s	mb/s	mb/s
● Surface Water	Low			

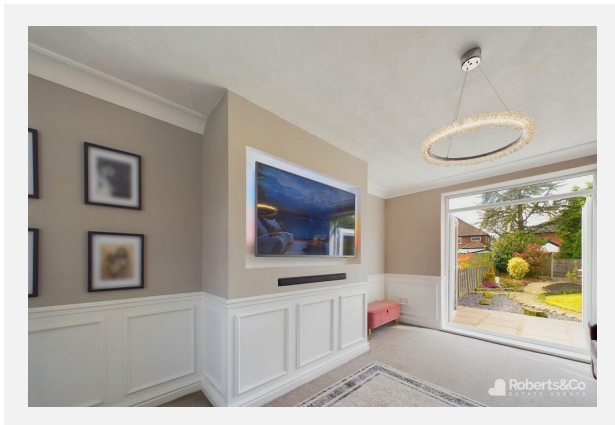
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



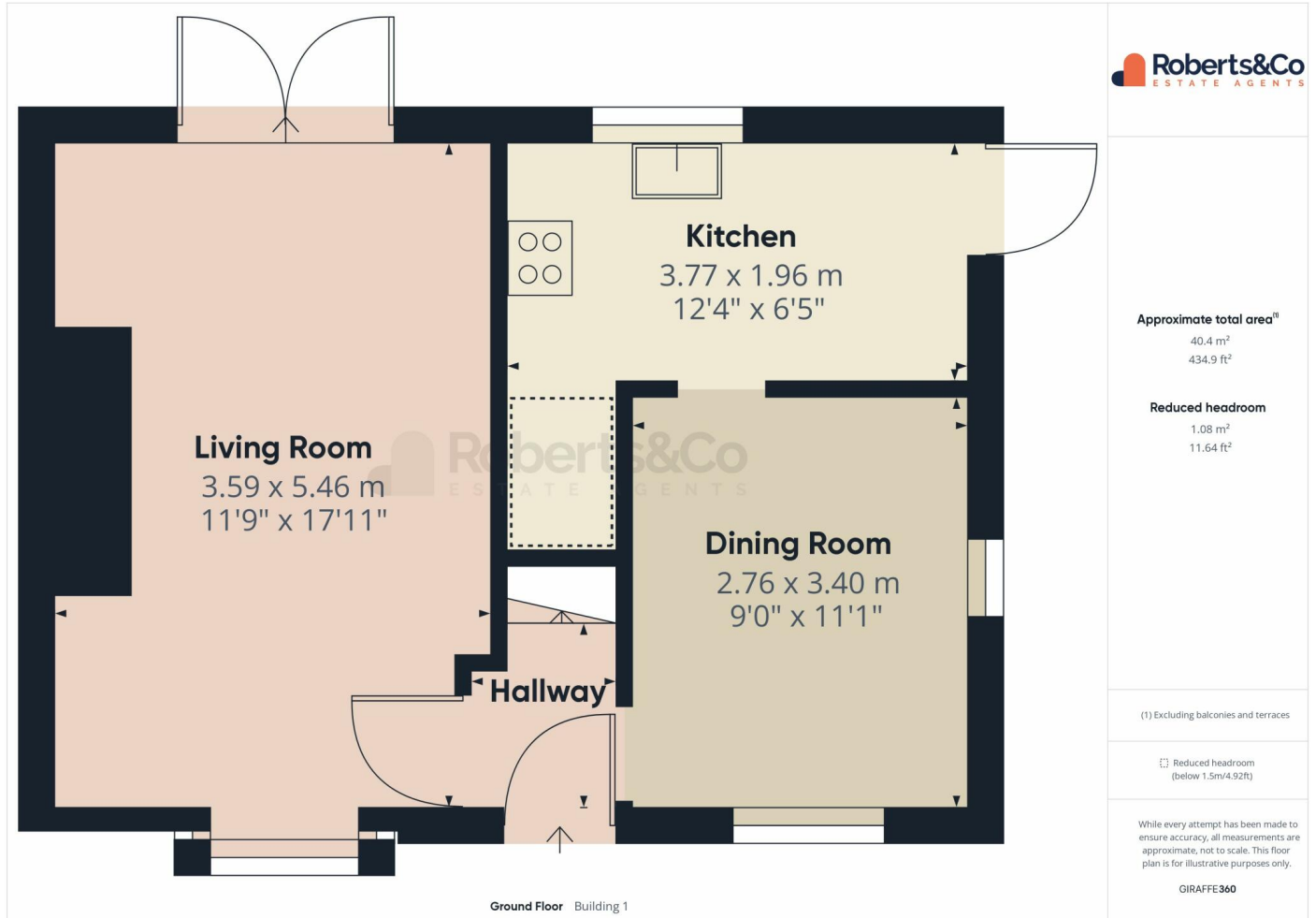




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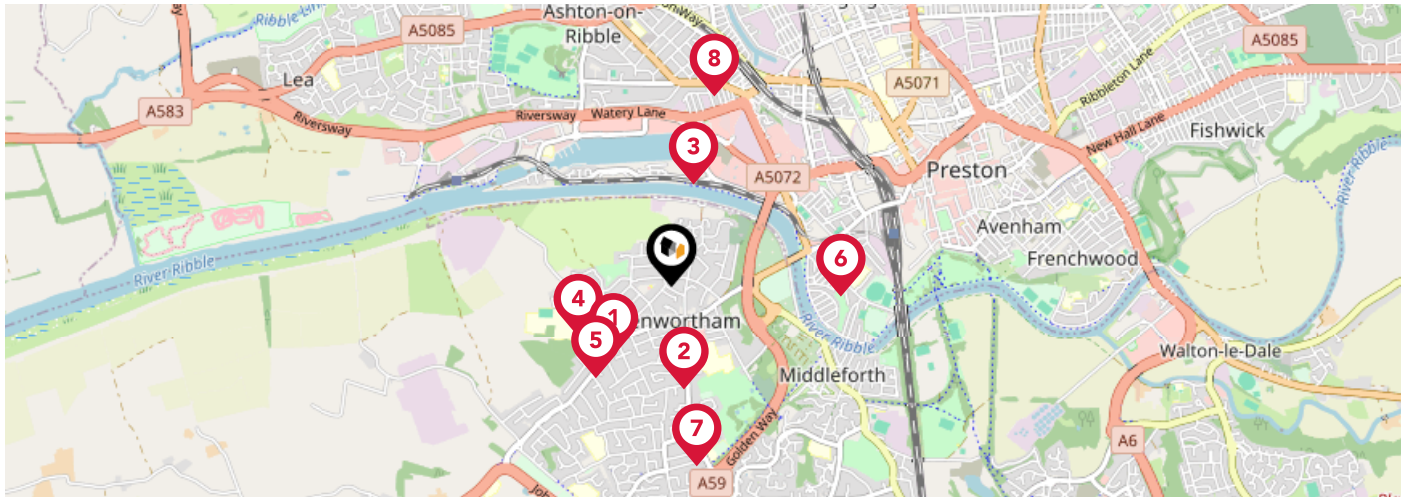
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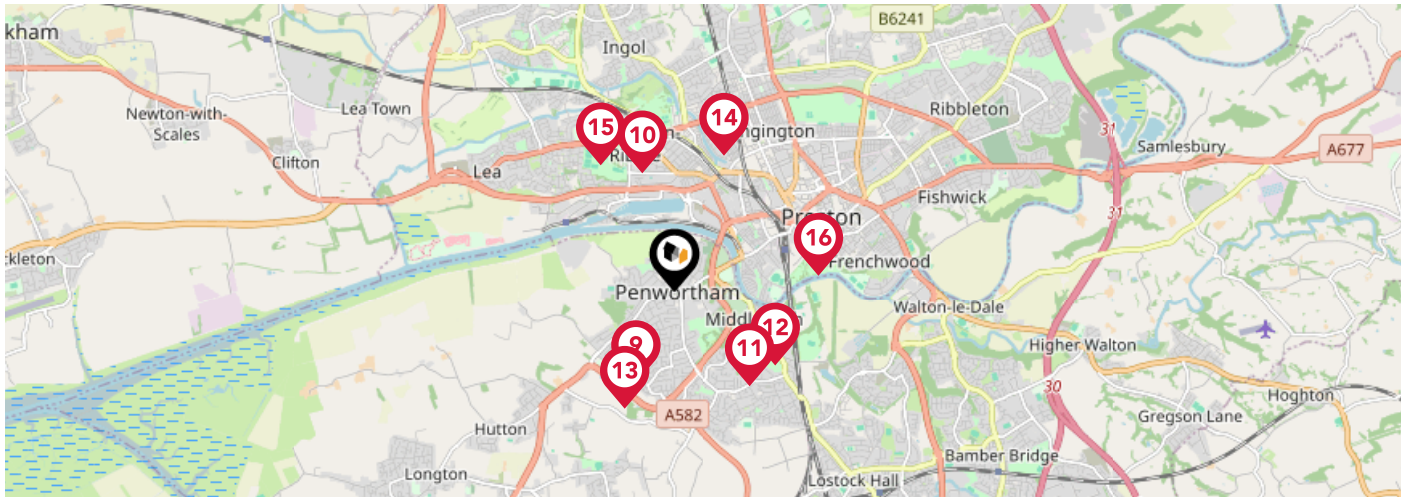


Area Schools



		Nursery	Primary	Secondary	College	Private
	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:0.39	<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:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:0.46	<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:0.46	<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:0.52	<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:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 173 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

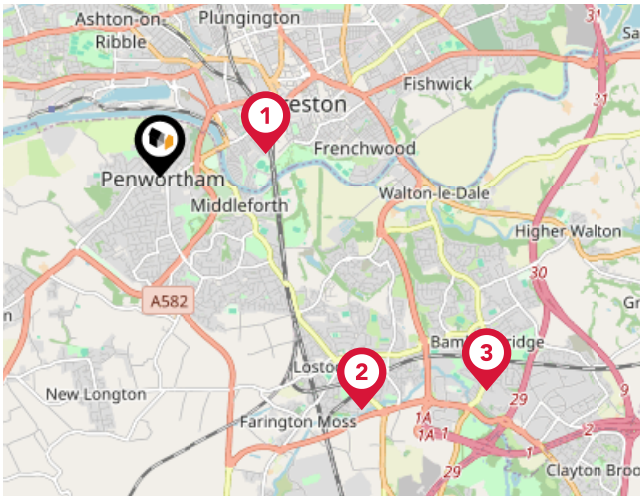
Area Schools



		Nursery	Primary	Secondary	College	Private
	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:0.87	<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:1.07	<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:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Roebuck School Ofsted Rating: Good Pupils: 292 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashton Community Science College Ofsted Rating: Good Pupils: 755 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 67 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

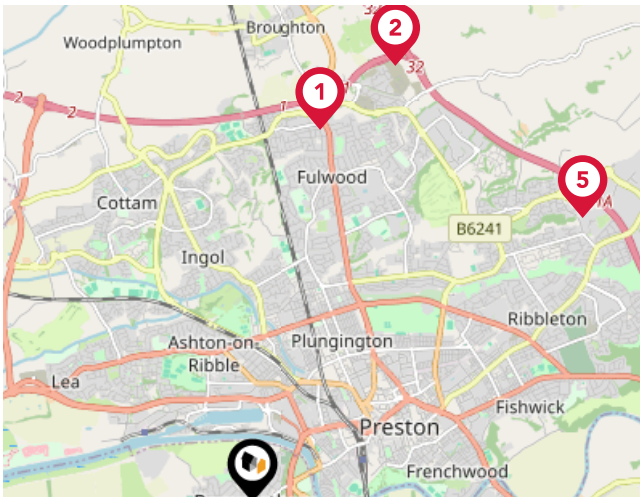
Area

Transport (National)



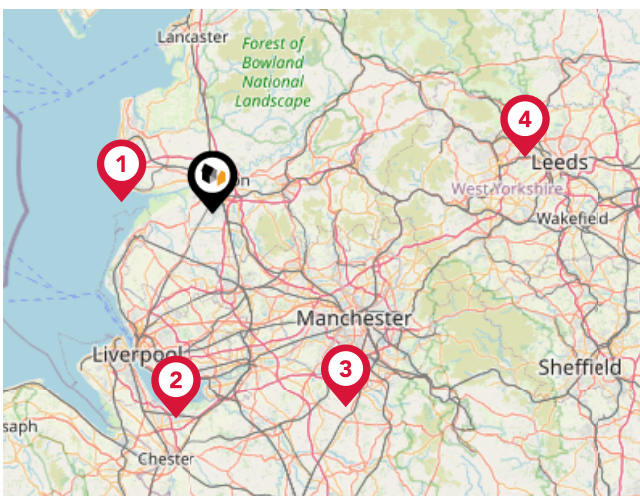
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.95 miles
2	Lostock Hall Rail Station	2.71 miles
3	Bamber Bridge Rail Station	3.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.31 miles
2	M6 J32	4 miles
3	M65 J1A	3.46 miles
4	M65 J1	3.8 miles
5	M6 J31A	3.81 miles

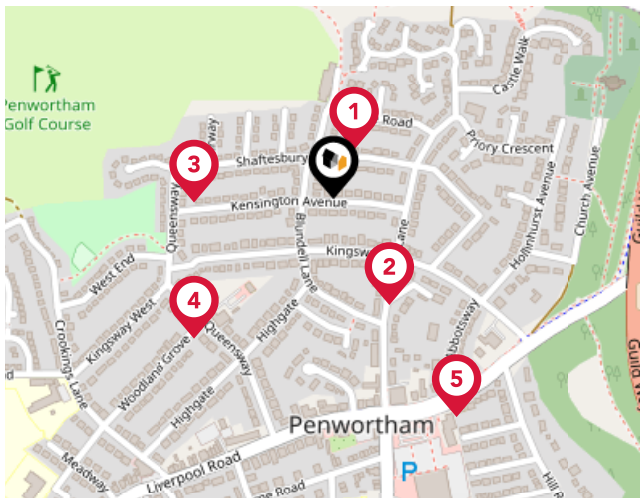


Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	12.82 miles
2	Liverpool John Lennon Airport	29.23 miles
3	Manchester Airport	33.05 miles
4	Leeds Bradford International Airport	44.45 miles

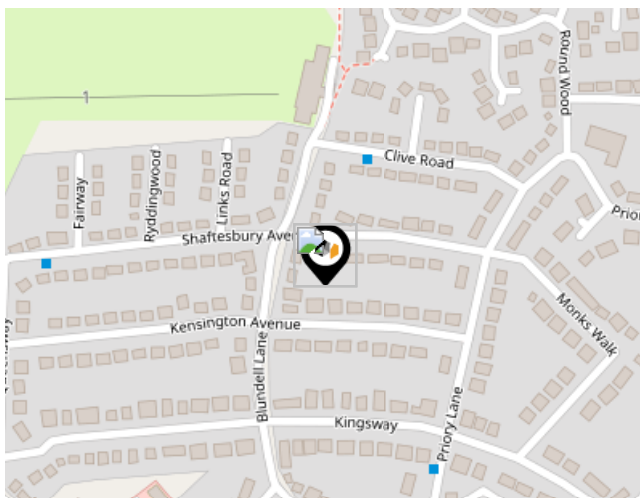
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Clive Road	0.06 miles
2	Priors Lane	0.13 miles
3	Shaftesbury Avenue	0.15 miles
4	St Teresa's Church	0.22 miles
5	Library	0.27 miles



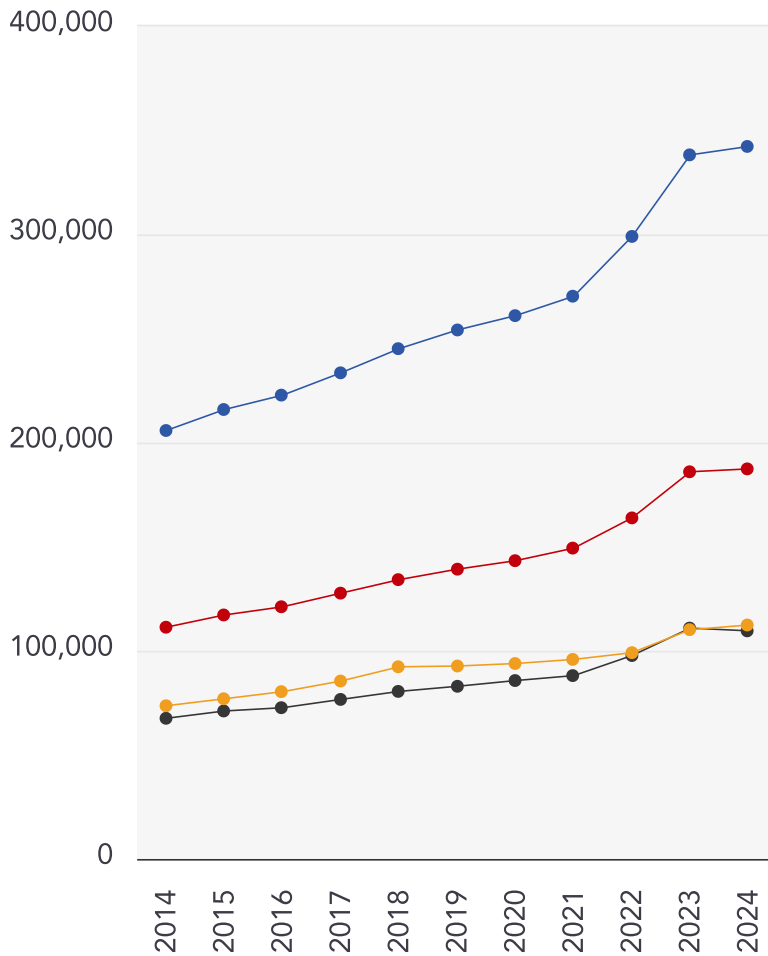
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.24 miles
2	Fleetwood for Ireland Ferry Terminal	16.32 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR1



Detached

+66.29%

Semi-Detached

+68.31%

Flat

+52.7%

Terraced

+62.15%



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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