

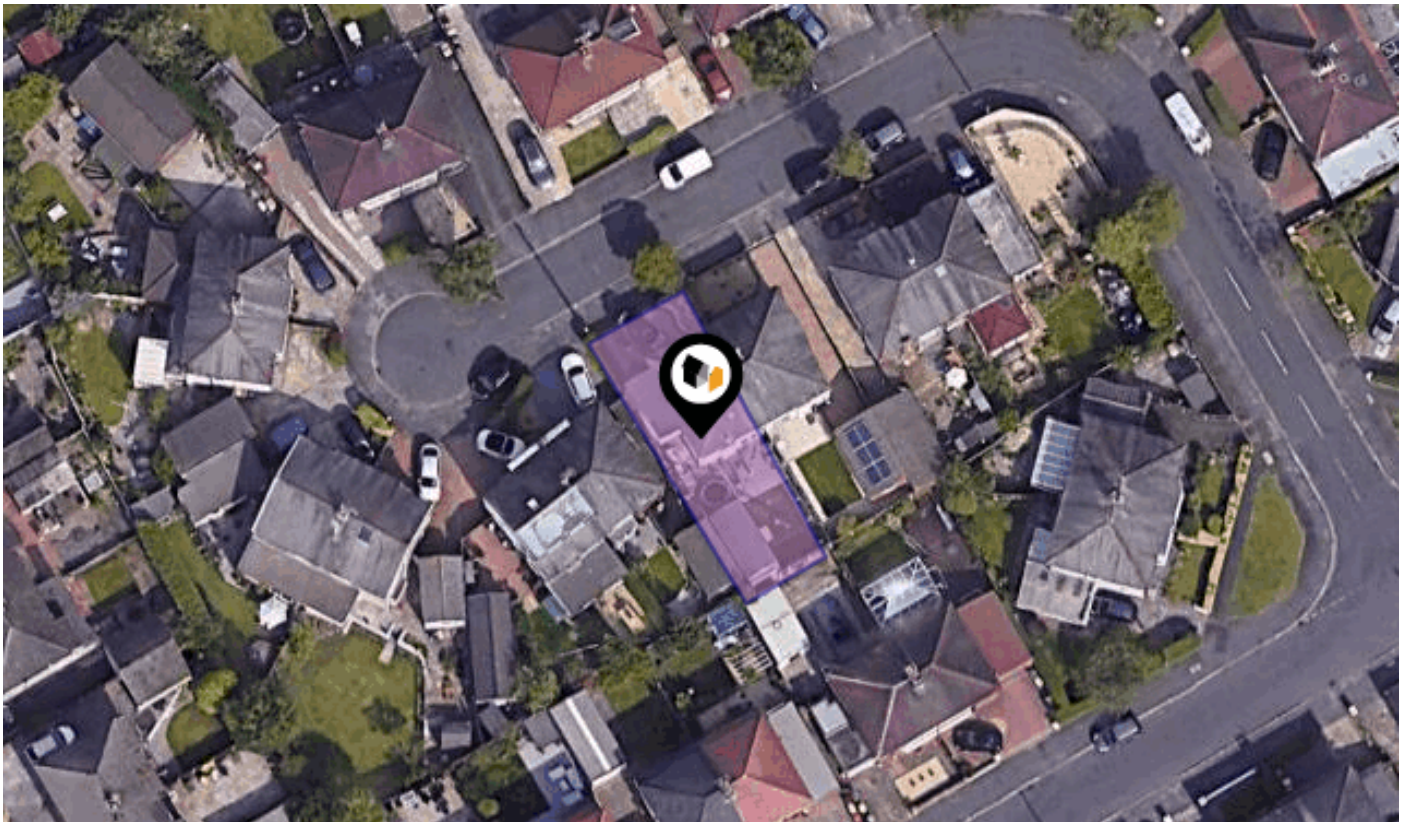


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th April 2024



CLEVELEYS AVENUE, FULWOOD, PRESTON, PR2

Roberts & Co

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Introduction

Our Comments

Property Overview

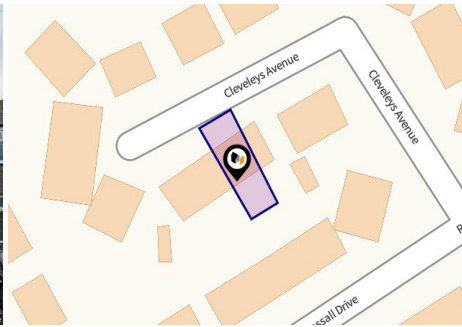
This beautifully presented, generously proportioned semi-detached home boasts four bedrooms and is situated in the highly desirable Fulwood area of Preston, tucked away in a quiet cul-de-sac. Conveniently positioned, it provides easy access to a wealth of local amenities including schools, shops, bus routes, the Royal Preston Hospital, and a leisure centre.

Upon entry, you're greeted by a welcoming hallway. The living room, positioned at the front of the house, floods with natural light, complemented by original floorboards, a cozy log burner, and a stone hearth, creating a charming atmosphere perfect for relaxation and socializing with family and friends.

The modern dining kitchen is equipped with integrated appliances and offers space for an under-counter fridge/freezer. Patio doors connect seamlessly to the garden, blurring the lines between indoor and outdoor living, providing ample space for dining al fresco.

Upstairs, you'll find four bedrooms, consisting of three doubles and a well-proportioned single room. The family bathroom features a three-piece suite with a shower over the bath, while the primary bedroom benefits from a newly fitted ensuite shower room.

Outside, the property boasts a rear garden featuring artificial grass and decking, providing a low-maintenance outdoor space ideal for entertaining or relaxing. Additionally, there is a carport, detached garage for storage, and driveway parking, offering convenience and ample storage options.



Property

Type:	Terraced	Last Sold £/ft²:	£151
Bedrooms:	4	Tenure:	Freehold
Plot Area:	0.05 acres		
Year Built :	1950-1966		
Title Number:	LA773281		
UPRN:	100010539531		

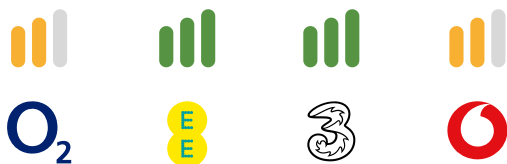
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1000 mb/s

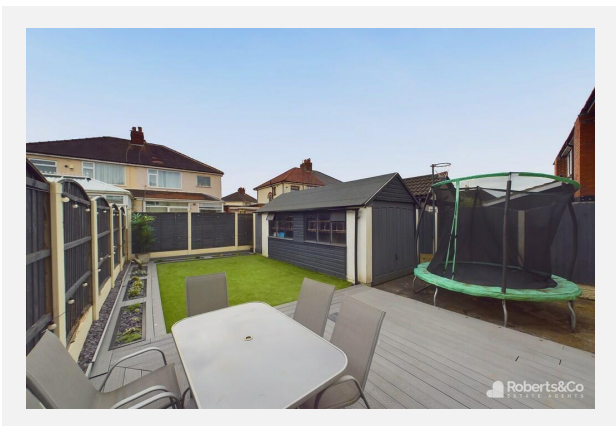
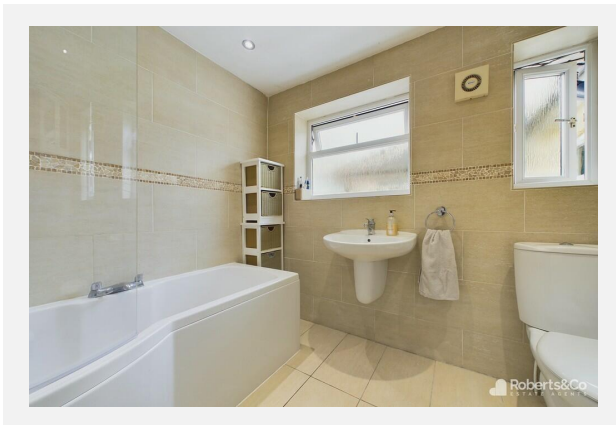
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



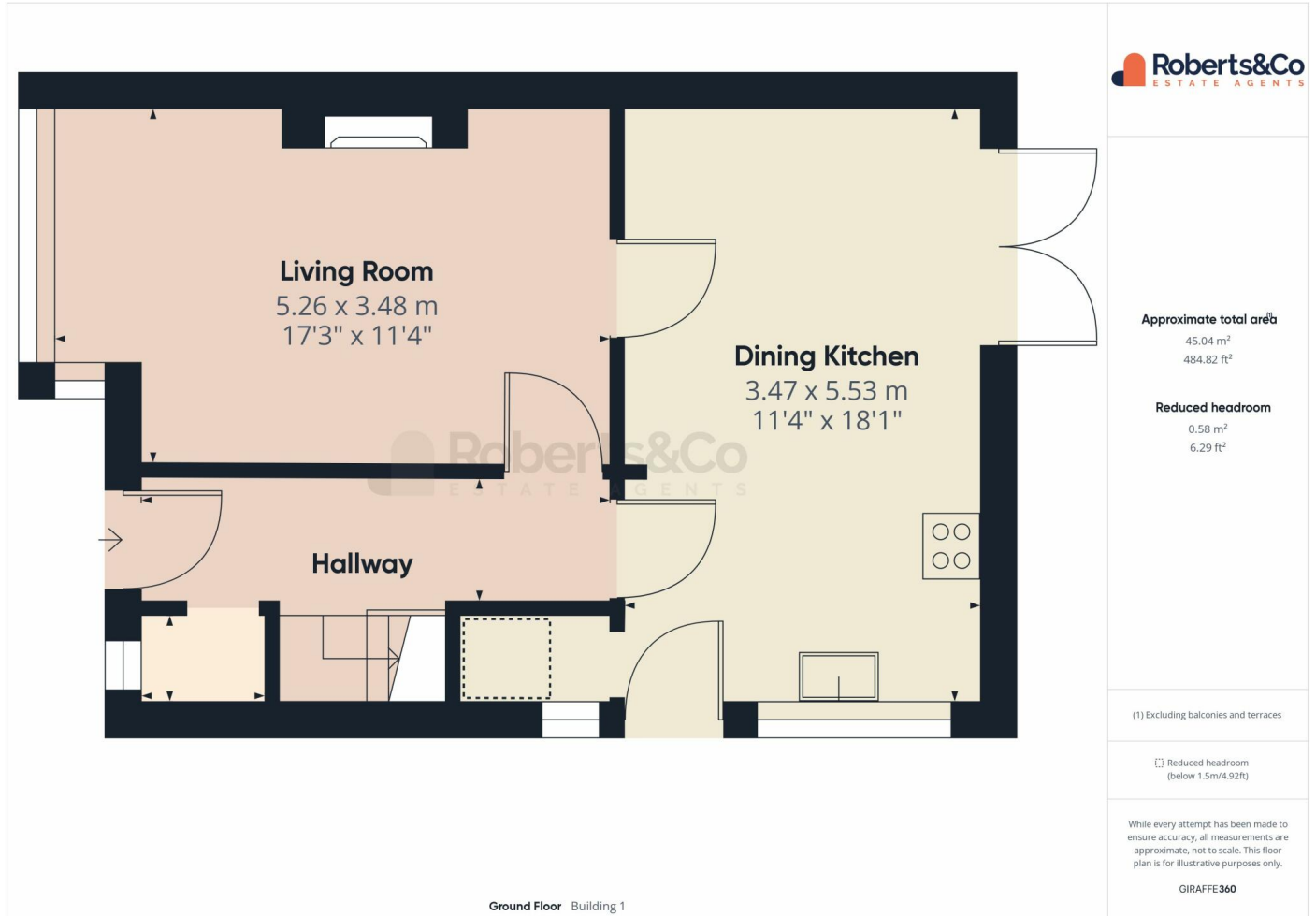




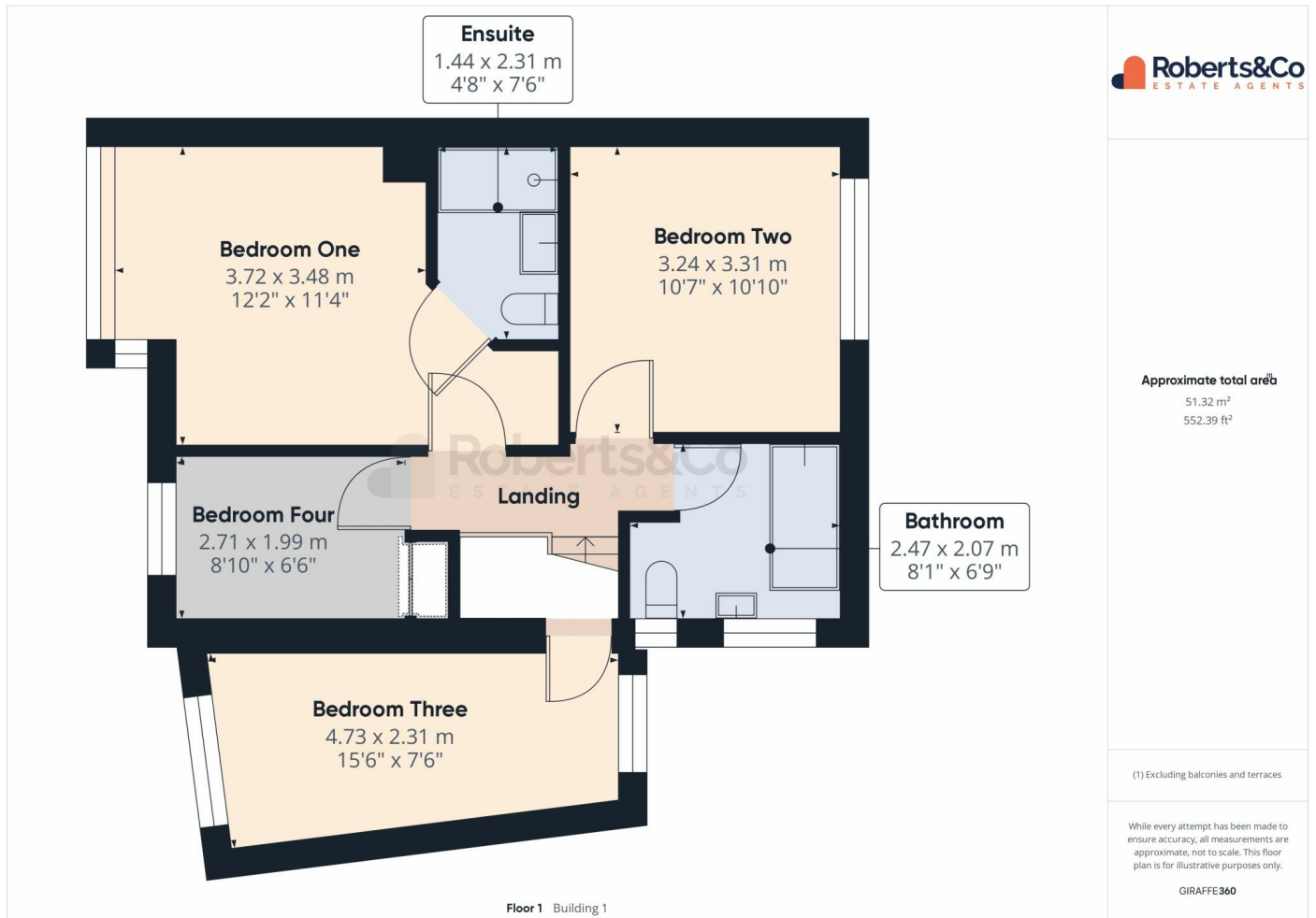
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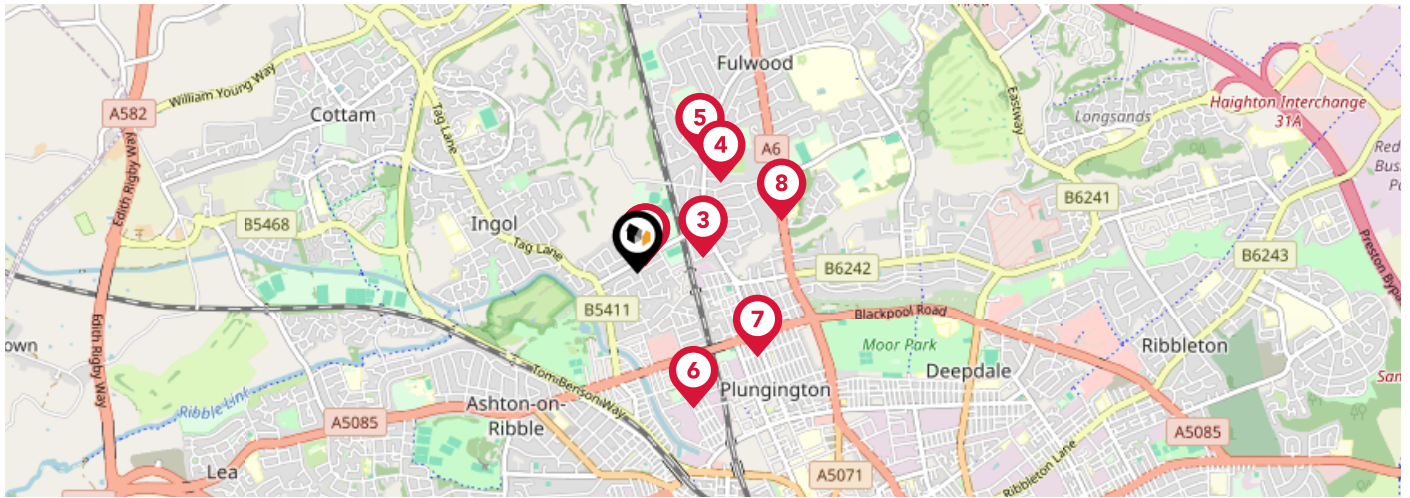
CLEVELEYS AVENUE, FULWOOD, PRESTON, PR2



CLEVELEYS AVENUE, FULWOOD, PRESTON, PR2

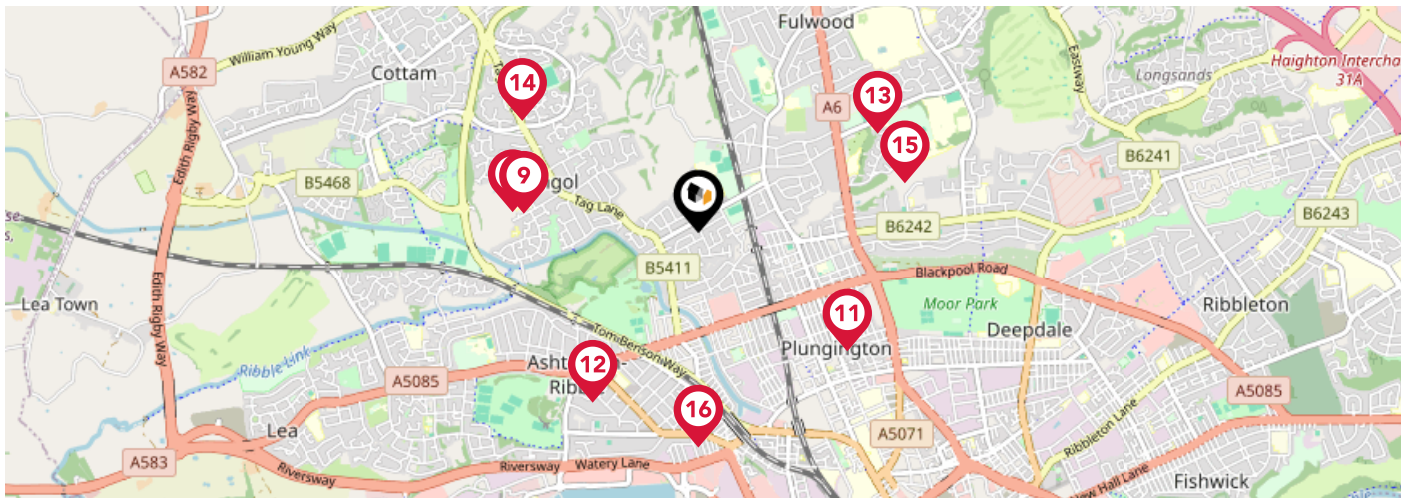


Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 313 Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Our Lady's Catholic High School Ofsted Rating: Outstanding Pupils: 899 Distance:0.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 314 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Queen's Drive Primary School Ofsted Rating: Outstanding Pupils: 443 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Fulwood Academy Ofsted Rating: Requires Improvement Pupils: 751 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Roebuck School Ofsted Rating: Good Pupils: 292 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Moorbrook School Ofsted Rating: Good Pupils: 46 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 120 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

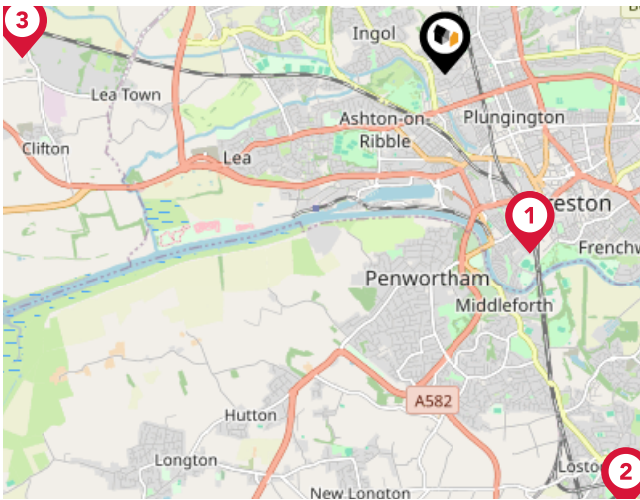
Area Schools



		Nursery	Primary	Secondary	College	Private
	Ingol Community Primary School Ofsted Rating: Good Pupils: 176 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good Pupils: 177 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eldon Primary School Ofsted Rating: Outstanding Pupils: 251 Distance:0.83	<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:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corpus Christi Catholic High School Ofsted Rating: Good Pupils: 639 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pool House Community Primary School Ofsted Rating: Good Pupils: 170 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Archbishop Temple School, A Church of England Specialist College Ofsted Rating: Outstanding Pupils: 774 Distance:0.93	<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:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

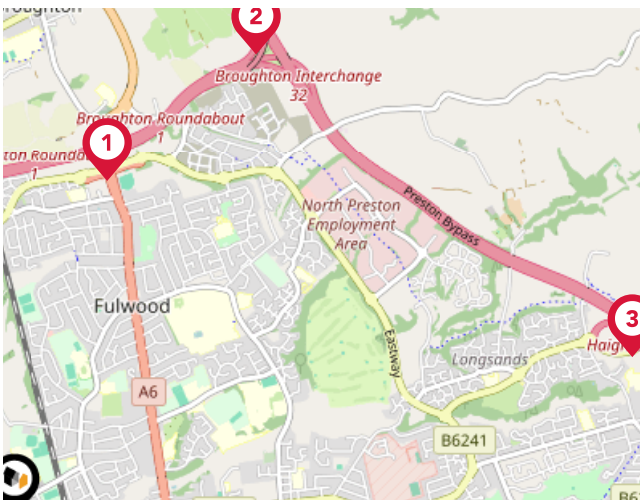
Area

Transport (National)



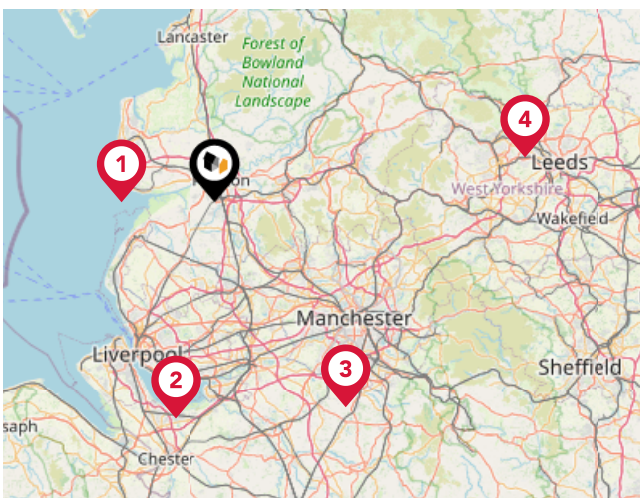
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.73 miles
2	Lostock Hall Rail Station	4.14 miles
3	Salwick Rail Station	3.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	1.53 miles
2	M6 J32	2.29 miles
3	M6 J31A	2.8 miles
4	M65 J1A	4.8 miles
5	M6 J30	4.15 miles

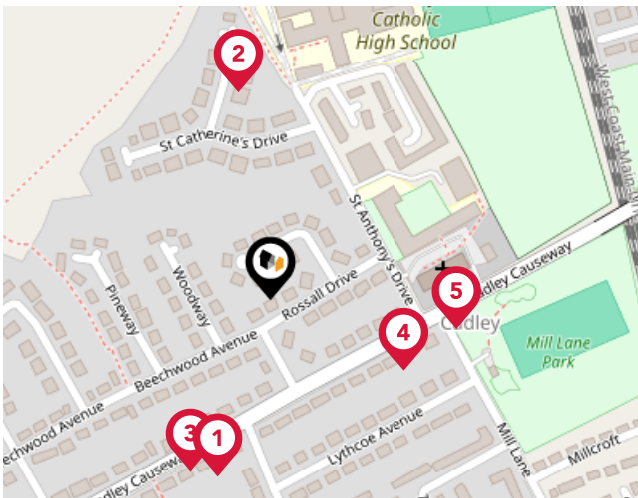


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.89 miles
2	Liverpool John Lennon Airport	31.01 miles
3	Manchester Airport	34.42 miles
4	Leeds Bradford International Airport	43.97 miles

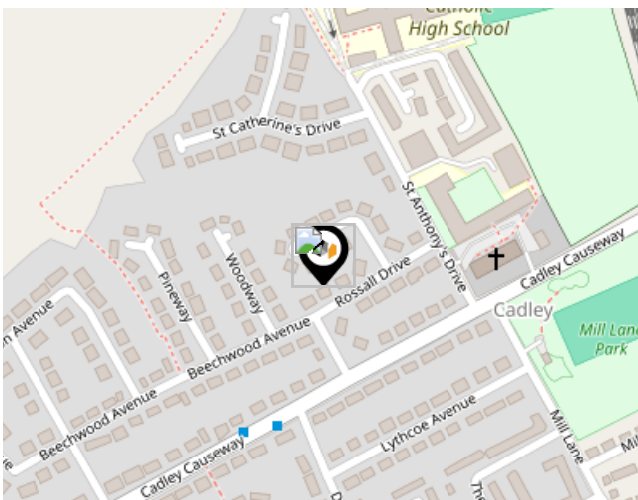
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Dunkirk Avenue	0.1 miles
2	Our Ladys RCHS	0.12 miles
3	Dunkirk Avenue	0.1 miles
4	St Anthonys Drive	0.08 miles
5	St Anthonys Drive	0.1 miles



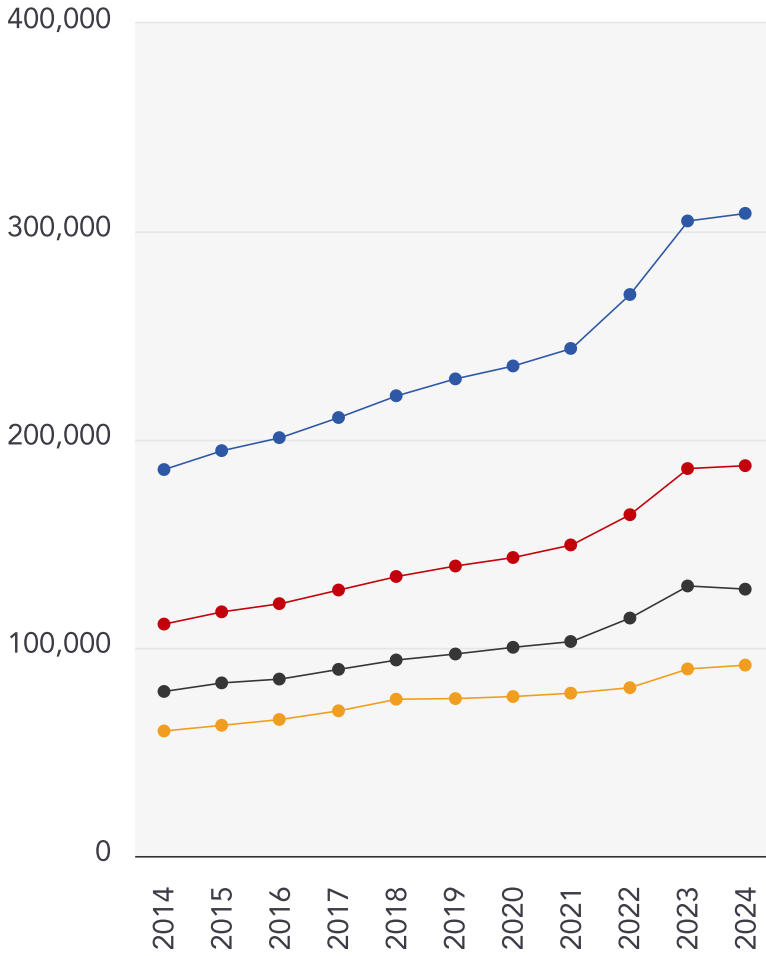
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.1 miles
2	Fleetwood for Ireland Ferry Terminal	15.21 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



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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