

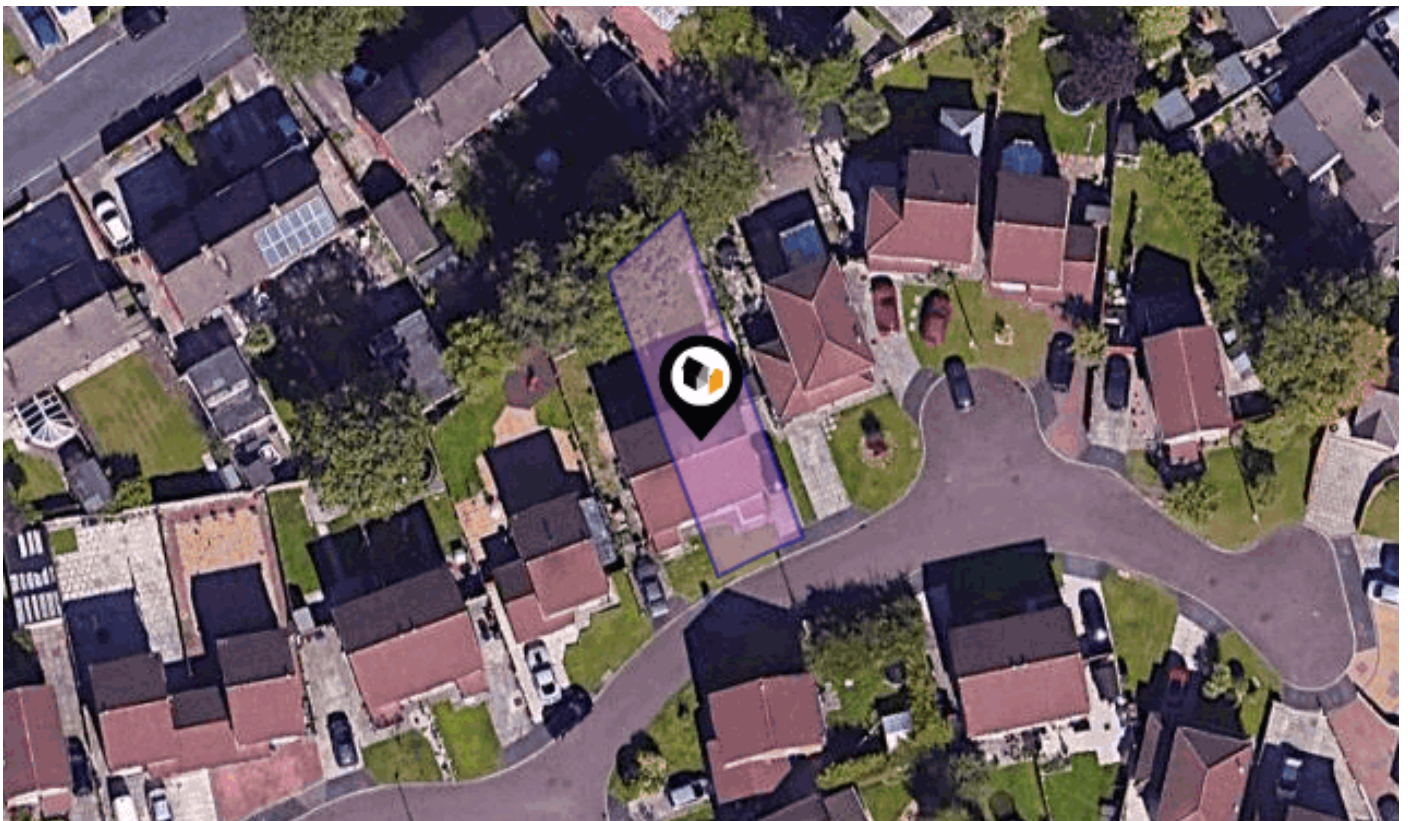


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th June 2024



BUCKINGHAM AVENUE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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www.roberts-estates.co.uk



Property Overview

We are delighted to offer for sale this beautifully presented three-bedroom semi-detached property. Ideally situated close to a range of local amenities, including excellent primary and secondary schools, and with convenient transport links, this home is perfectly positioned for families and professionals alike.

Upon entering the property, you are welcomed by an inviting entrance porch, perfect for hanging coats and storing bags. The ground floor boasts a spacious living room featuring a cosy gas fire, creating a warm and welcoming atmosphere.

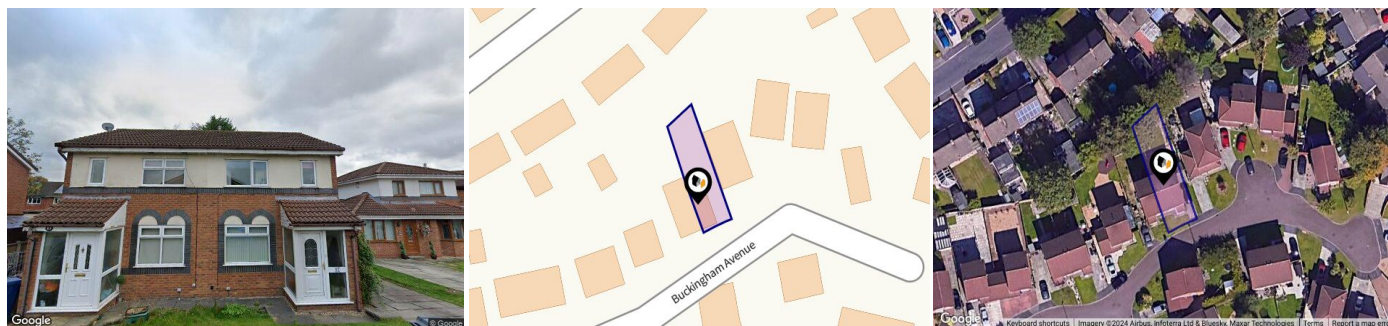
Sitting at the rear of the house is a bright and airy conservatory, offering additional living space and a seamless connection to the outdoors.

The heart of the home is the modern fitted dining kitchen, designed with both style and functionality in mind. It includes a range of contemporary appliances and ample storage, making it ideal for family meals and entertaining guests. A handy utility cupboard provides extra space for household chores and storage.

Ascending to the first floor, you will find three well-proportioned bedrooms, each offering comfortable living space and ample natural light. The family bathroom is tastefully appointed with modern fixtures and fittings, providing a relaxing space for unwinding after a long day.

Externally, the property benefits from off-road parking for several cars, ensuring convenience for multiple vehicles. The front garden features a neatly laid lawn, enhancing the property's curb appeal. The rear garden is equally impressive, with a well-maintained lawn and a flagged patio area, perfect for outdoor dining, entertaining, and enjoying the warmer months.

This property has been meticulously decorated throughout, ensuring it is ready for you to move in and make it your own.



Property

Type:	Semi-Detached	Tenure:	Leasehold
Bedrooms:	3	Start Date:	11/12/1990
Floor Area:	742 ft ² / 69 m ²	End Date:	01/01/2988
Plot Area:	0.05 acres	Lease Term:	999 years from 1 January 1989
Year Built :	1983-1990	Term Remaining:	964 years
Council Tax :	Band C		
Annual Estimate:	£1,993		
Title Number:	LA662933		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	75 mb/s	- mb/s

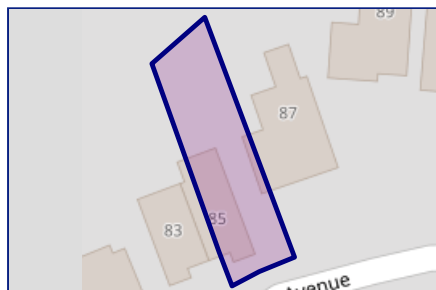
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

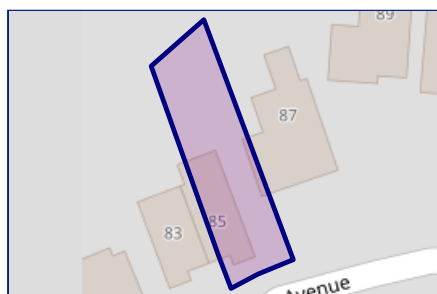


Freehold Title Plan



LA700499

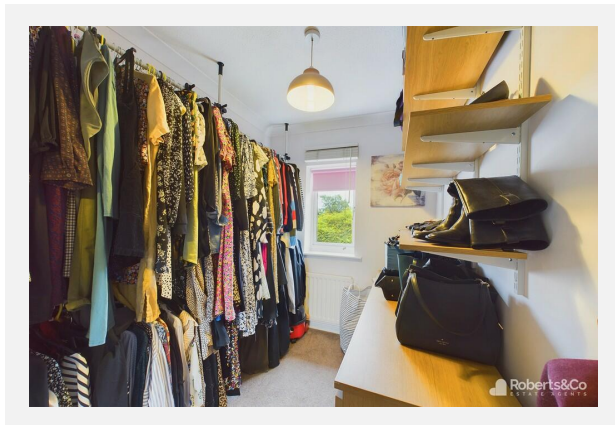
Leasehold Title Plan



LA662933

Start Date: 11/12/1990
End Date: 01/01/2988
Lease Term: 999 years from 1 January 1989
Term Remaining: 964 years





BUCKINGHAM AVENUE, PENWORTHAM, PRESTON, PR1



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PENWORTHAM, PR1

Energy rating

D

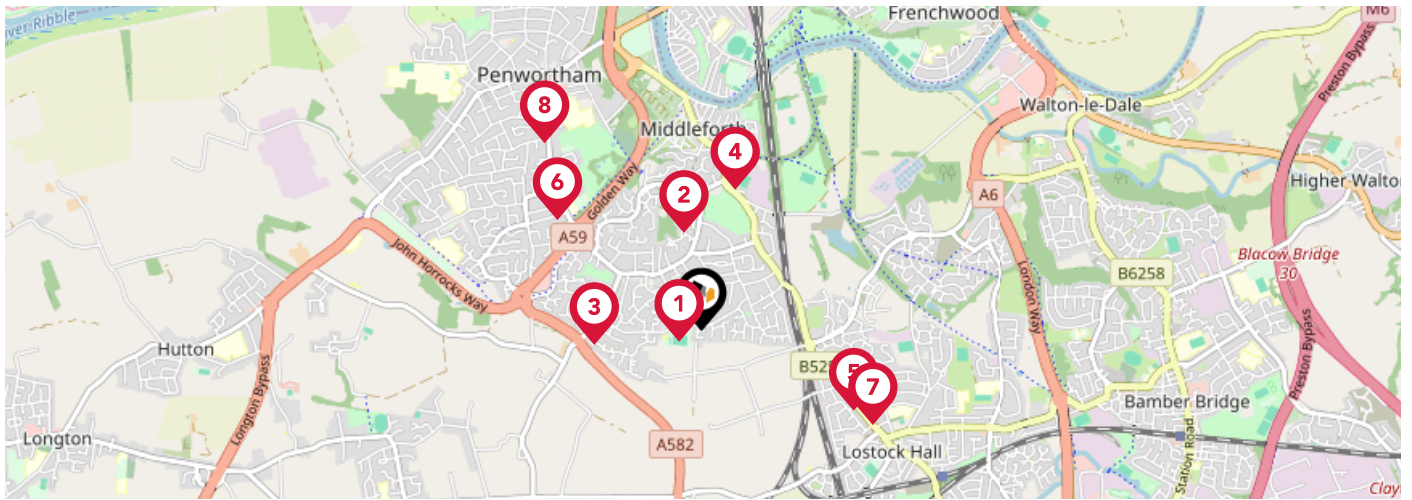
Valid until 04.07.2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

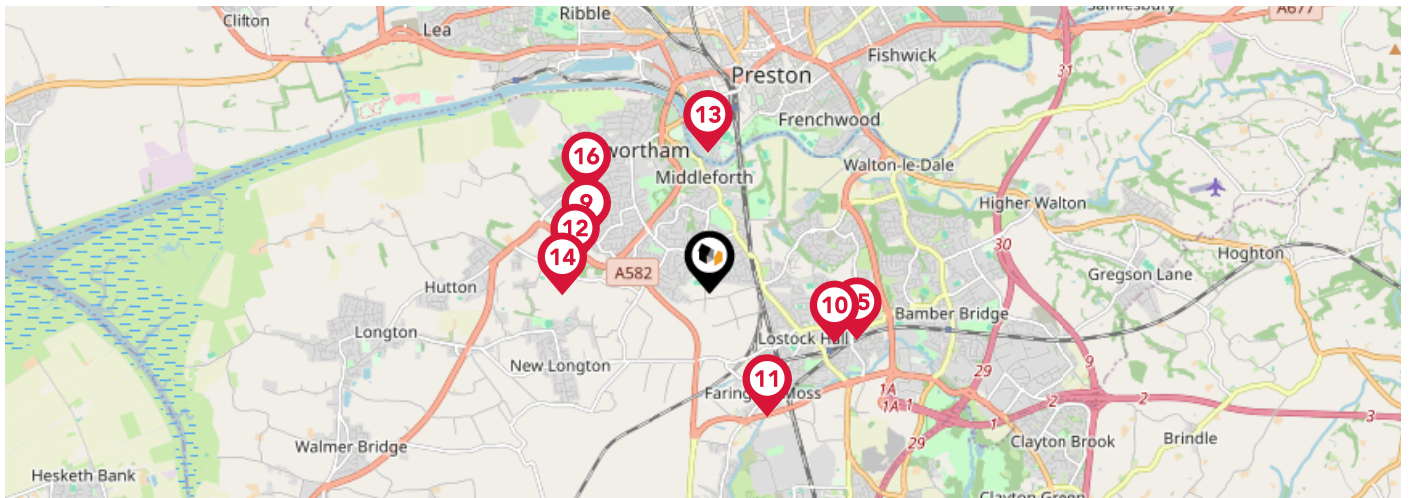
Property Type:	Semi-detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Window:	Mostly double glazing
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, no room thermostat
Main Heating Controls Energy:	Very poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 14% of fixed outlets
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	69 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:0.11	<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:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:0.47	<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:0.64	<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:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:0.86	<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:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

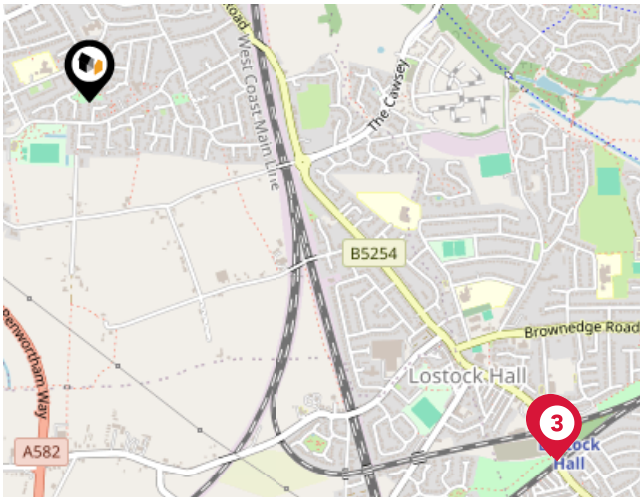
Area Schools



		Nursery	Primary	Secondary	College	Private
	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:1.19	<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:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:1.36	<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:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

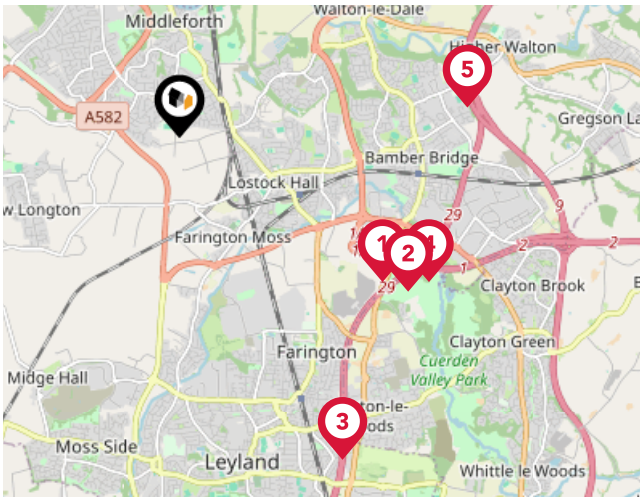
Area

Transport (National)



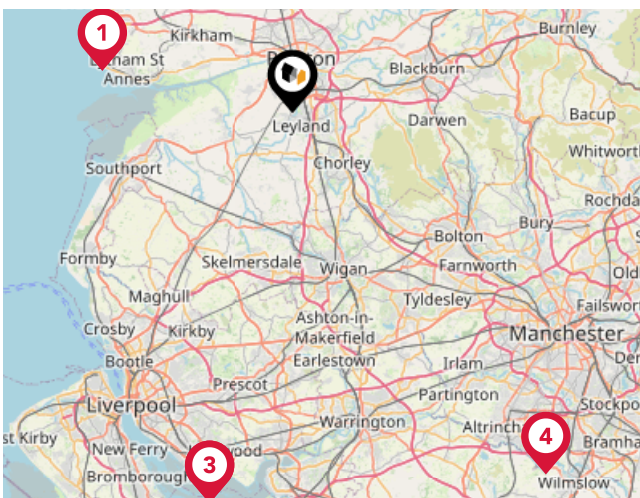
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	1.27 miles
2	Rail Station	1.28 miles
3	Rail Station	1.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.19 miles
2	M65 J1	2.42 miles
3	M6 J28	3.17 miles
4	M6 J29	2.53 miles
5	M6 J30	2.55 miles

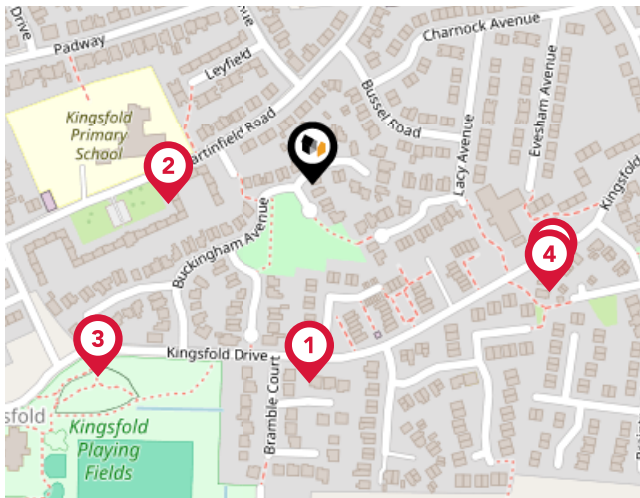


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.77 miles
2	Liverpool John Lennon Airport	28.13 miles
3	Liverpool John Lennon Airport	28.13 miles
4	Terminal Two Access	31.05 miles

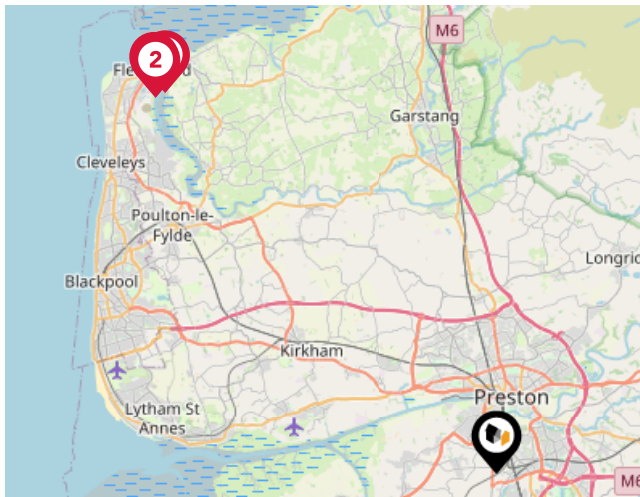
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Meadowfield	0.11 miles
2	Martinfield Road	0.08 miles
3	Hawkesbury Drive	0.16 miles
4	School Stop	0.14 miles
5	Tuson House	0.14 miles



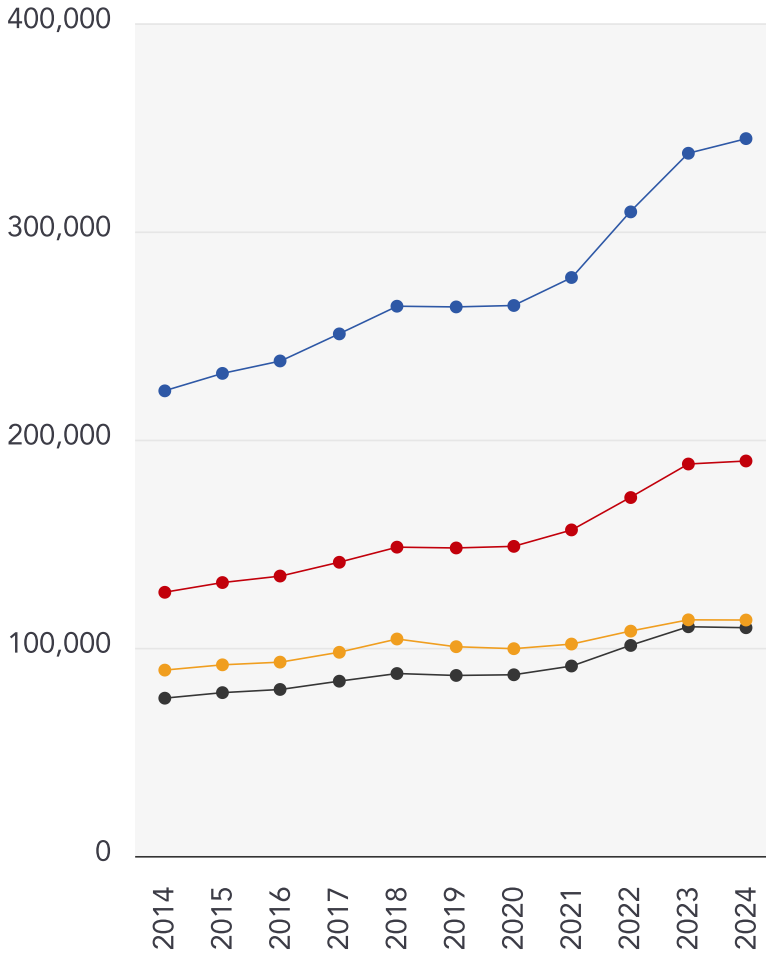
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.69 miles
2	Fleetwood for Ireland Ferry Terminal	17.76 miles
3	Fleetwood for Knott End Ferry Landing	17.88 miles

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

+49.8%

Flat

+26.94%

Terraced

+44.66%



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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