

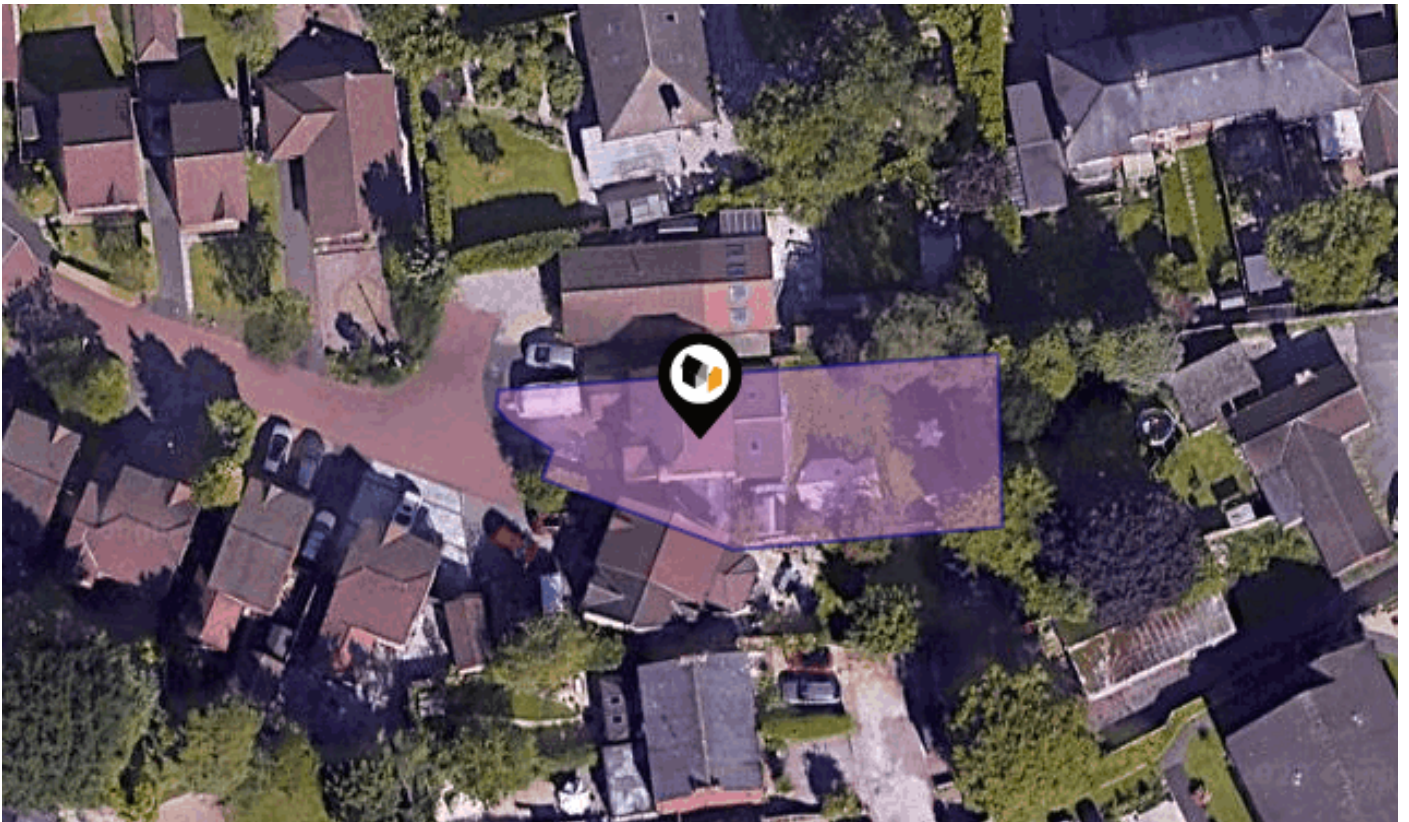


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 11th September 2023



RIDGE WAY, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

Ridge Way stands out as a highly sought-after location in Penwortham, offering excellent access to transportation links, local amenities, and is strategically situated within the catchment areas of several reputable schools.

Tucked away at the end of a peaceful cul-de-sac, this property offers a high degree of privacy. As you approach the front of the house, you'll find a driveway with ample parking space for up to two cars.

This spacious home comprises four well-proportioned bedrooms, a generous living room (currently used as a bedroom), a second reception room (formerly the garage), an extended open-plan family dining kitchen, three bathrooms, and a substantial garden, making it an ideal choice for discerning homebuyers.

Upon entering the welcoming hallway, there's a convenient area for dropping off coats and removing shoes before stepping into the spacious living room. This space is perfect for cosy gatherings in the winter months, offering plenty of room for family and friends to come together. The converted garage serves as a versatile second reception room, suitable for a playroom, craft room, snug, or home office.

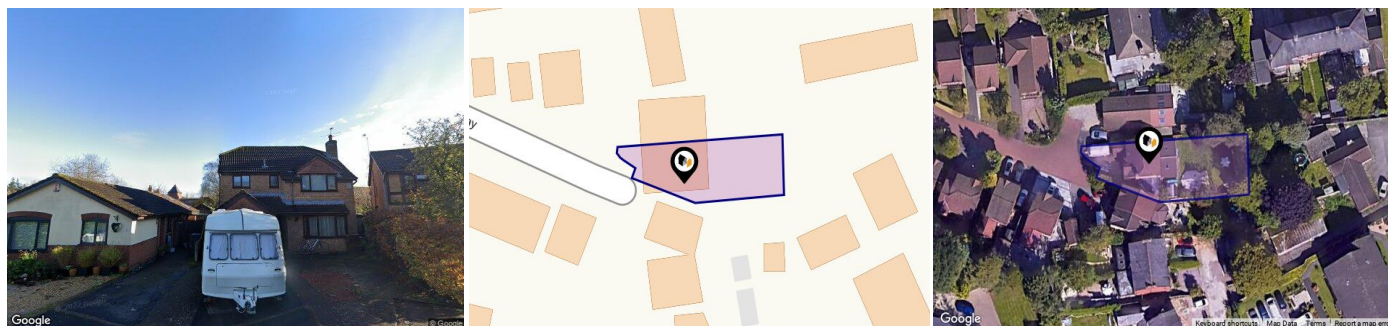
The extended dining kitchen is a true highlight, a testament to the owners who have transformed it into an open-plan space ideal for family living. Featuring stylish grey cabinets with white countertops, integrated double ovens, a 5-ring induction hob, fridge freezer, wine cooler, dishwasher, and a central island, this kitchen is a chef's dream. Bi-folding doors seamlessly connect the indoor space to the garden.

Additionally, there's a convenient ground-floor wet room and a utility room to round off the ground-floor amenities.

Heading upstairs, the landing leads to the four bedrooms and the family bathroom. The primary bedroom, situated at the front of the property, boasts an ensuite shower room, creating a serene retreat for relaxation.

Outside, the enclosed rear garden offers ample space for outdoor activities and leisure.

The layout of this property offers versatility, as it includes a ground floor living room that can easily double as a bedroom. Additionally, it features a disabled access wet room, making it well-suited to accommodate a variety of family needs.



Property

Type:	Detached	Last Sold £/ft²:	£212
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,356 ft ² / 126 m ²		
Plot Area:	0.12 acres		
Year Built :	1991-1995		
Council Tax :	Band E		
Annual Estimate:	£2,523		
Title Number:	LA684578		
UPRN:	100010645336		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	74 mb/s	- mb/s

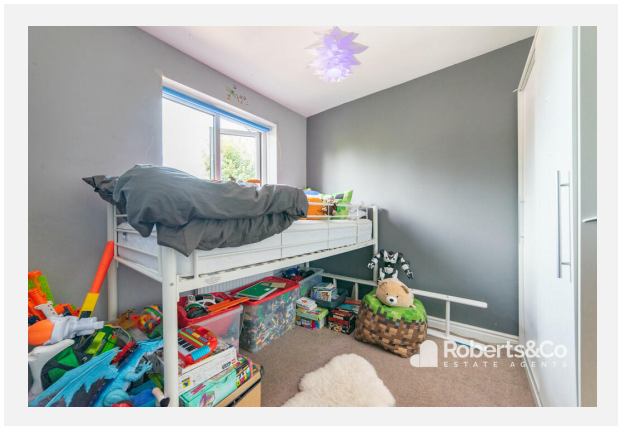
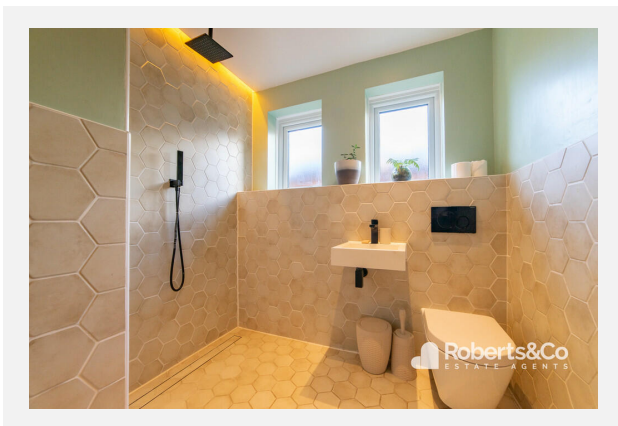
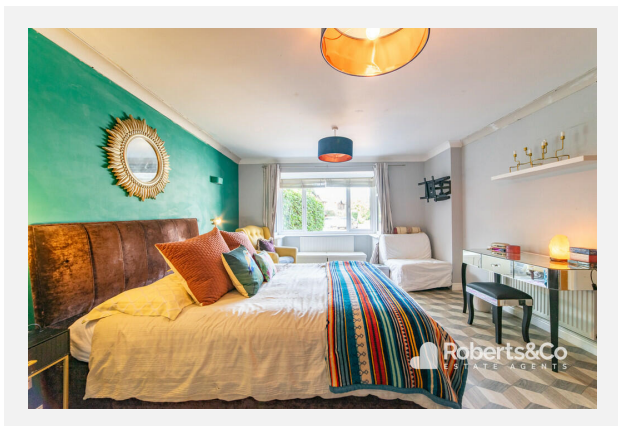
Mobile Coverage: (based on calls indoors)

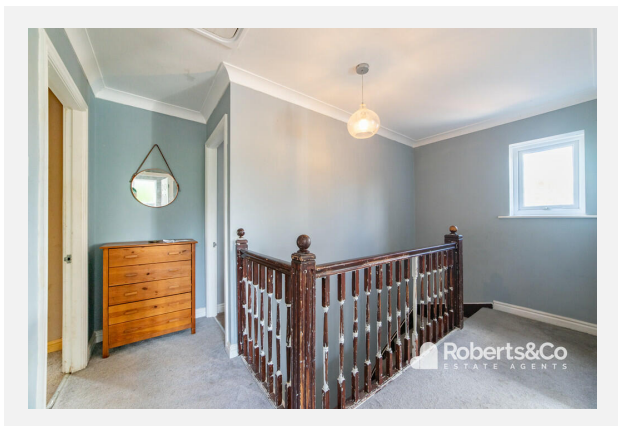
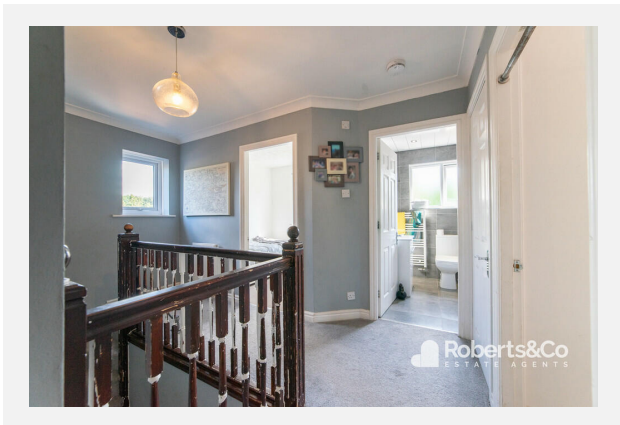


Satellite/Fibre TV Availability:









RIDGE WAY, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area⁽¹⁾
152.92 m²
1646.03 ft²

(1) Excluding balconies and terraces

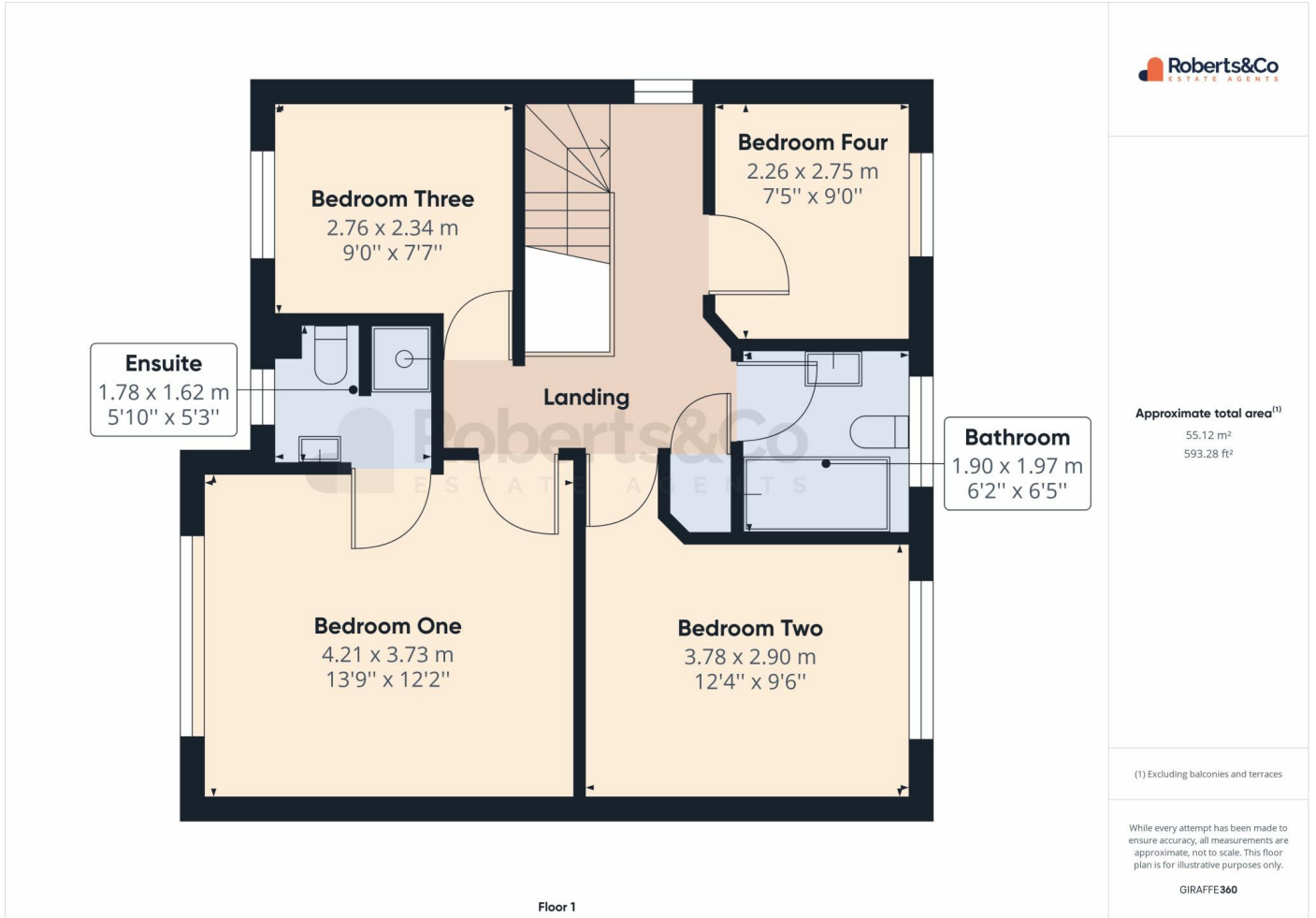
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

RIDGE WAY, PENWORTHAM, PRESTON, PR1



RIDGE WAY, PENWORTHAM, PRESTON, PR1



Ridge Way, Penwortham, PR1

Energy rating

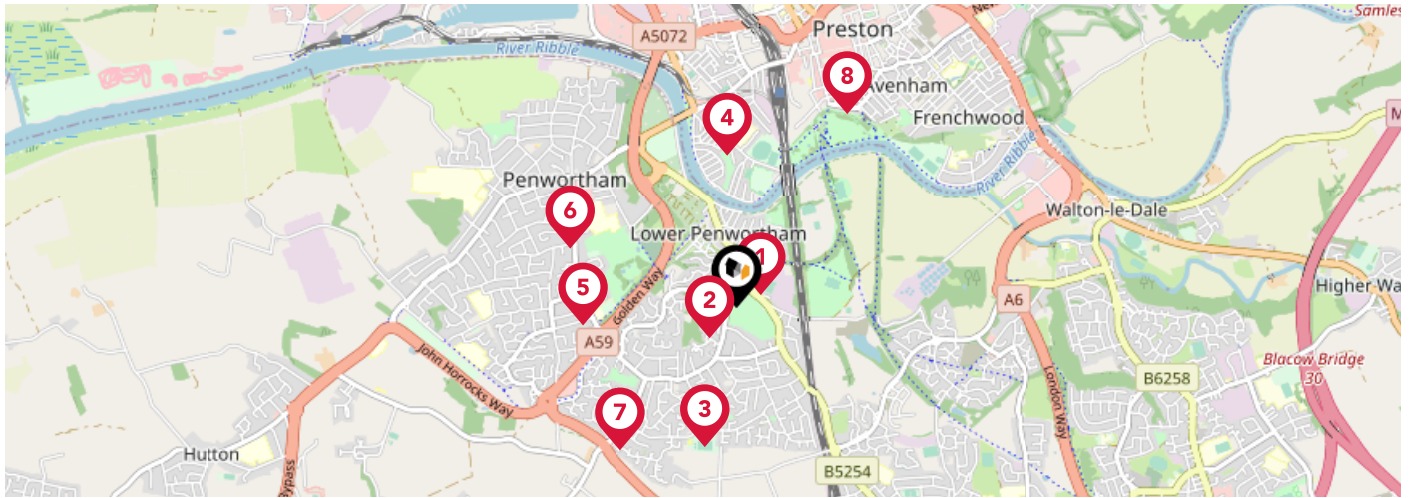
D

Valid until 28.12.2023

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

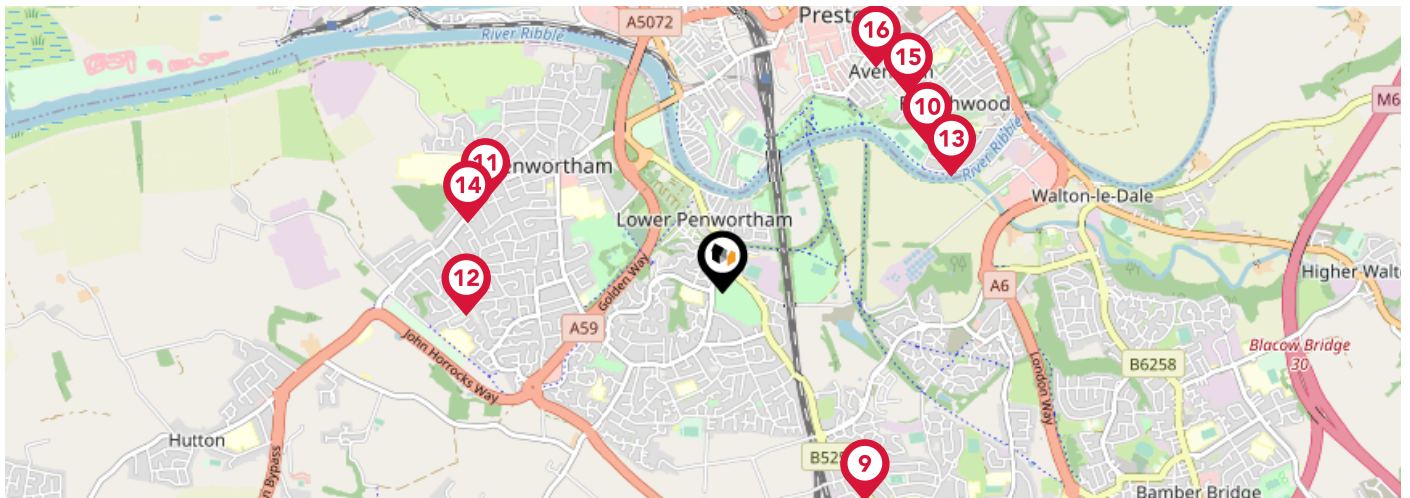
Additional EPC Data






Property Type:	House
Build Form:	Detached
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 44% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	126 m ²



		Nursery	Primary	Secondary	College	Private
1	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 67 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

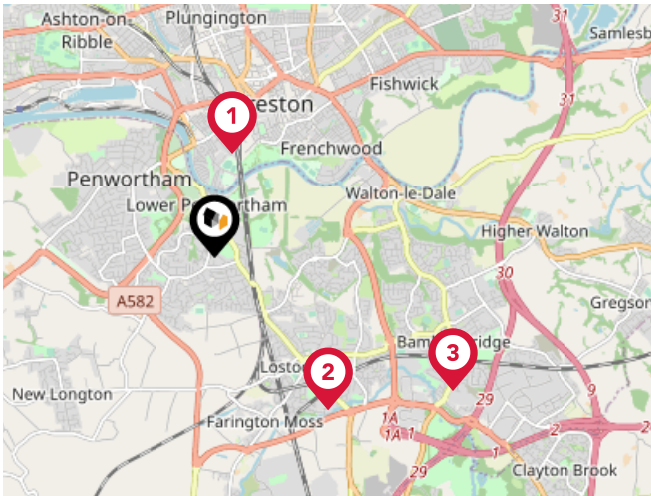
Area Schools



	Nursery	Primary	Secondary	College	Private
 Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Frenchwood Community Primary School Ofsted Rating: Good Pupils: 341 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Christ The King Catholic High School Ofsted Rating: Good Pupils: 340 Distance:1.13	<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:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 251 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stoneygate Nursery School Ofsted Rating: Good Pupils: 91 Distance:1.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

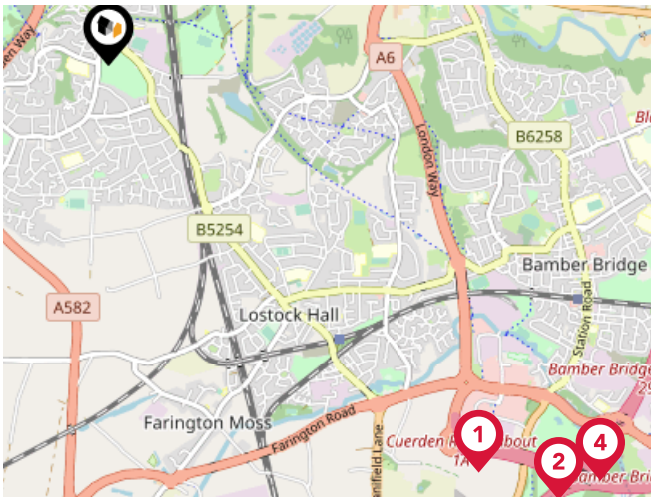
Area

Transport (National)



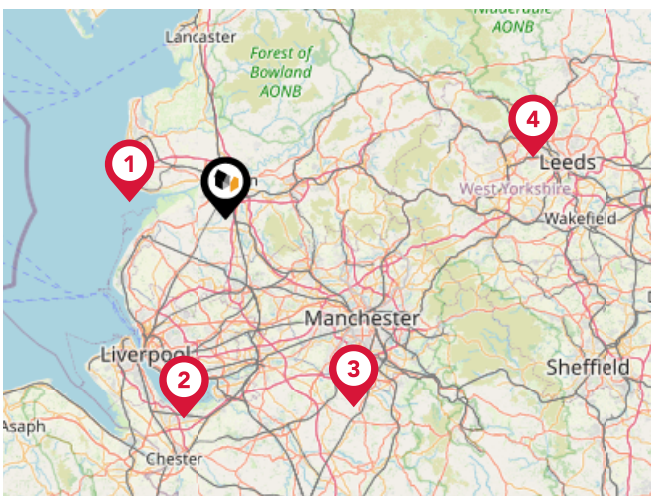
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.93 miles
2	Lostock Hall Rail Station	1.67 miles
3	Bamber Bridge Rail Station	2.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.41 miles
2	M65 J1	2.74 miles
3	M55 J1	3.97 miles
4	M6 J29	2.82 miles
5	M6 J28	3.66 miles

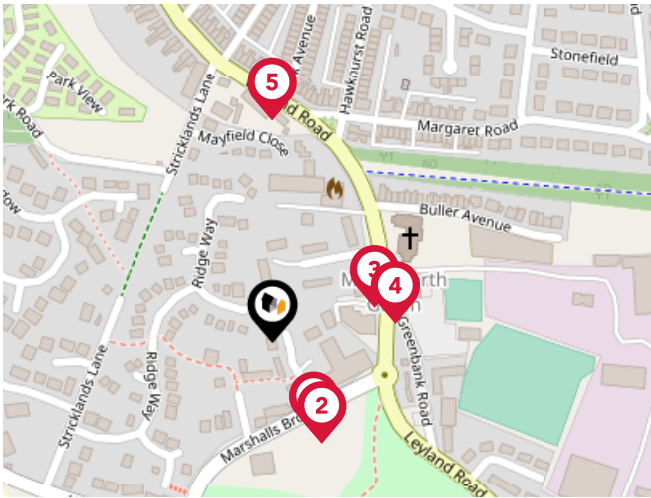


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.7 miles
2	Liverpool John Lennon Airport	28.68 miles
3	Manchester Airport	32.02 miles
4	Leeds Bradford International Airport	43.82 miles

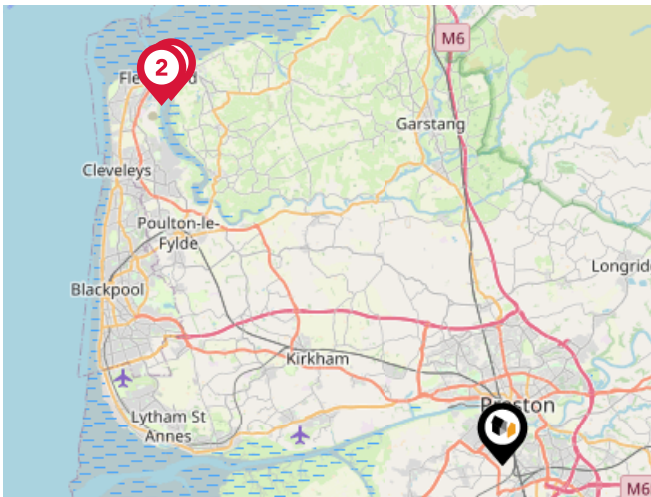
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Marshalls Brow	0.06 miles
2	Marshalls Brow	0.06 miles
3	Middleforth Garage	0.06 miles
4	Middleforth Garage	0.07 miles
5	Dove Avenue	0.12 miles



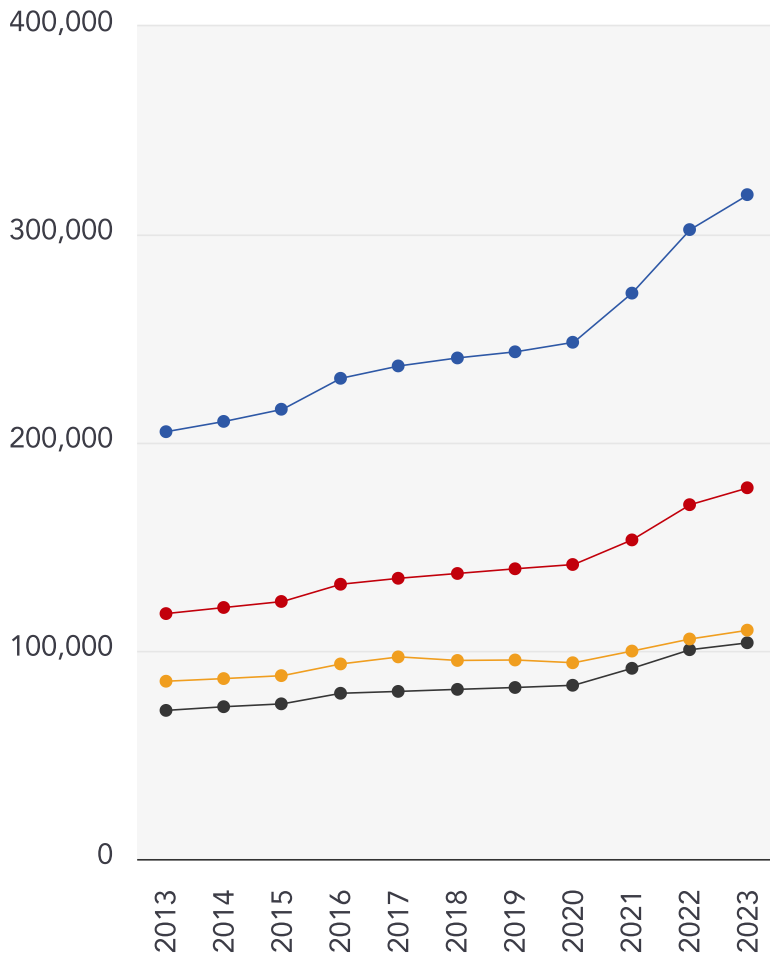
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.29 miles
2	Fleetwood for Ireland Ferry Terminal	17.37 miles

Market

House Price Statistics

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



Detached

+55.47%

Semi-Detached

+51.27%

Flat

+28.73%

Terraced

+45.52%



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



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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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