

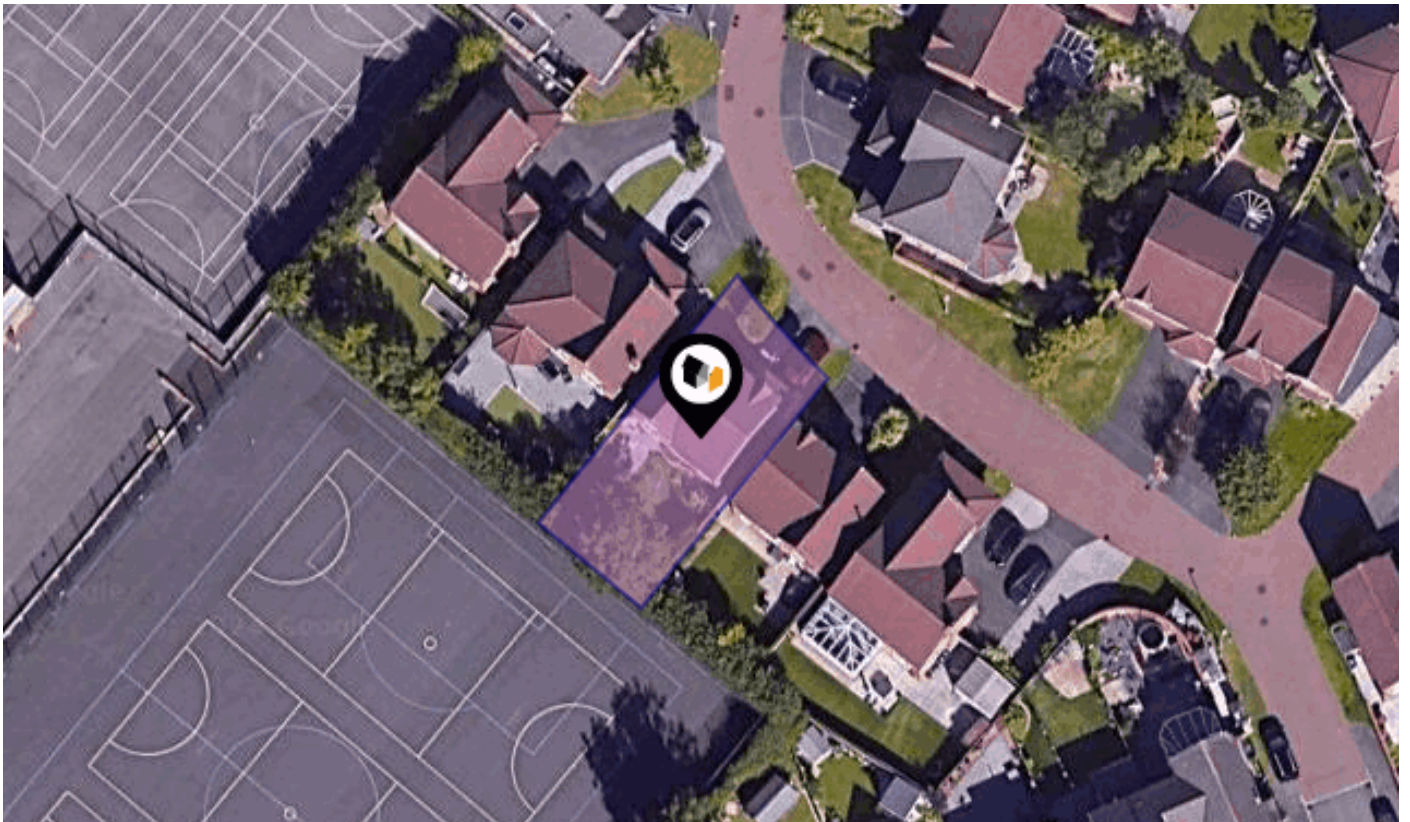


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 25th July 2024



TOWNLEA CLOSE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Introduction

Our Comments

Property Overview

This detached family home is located in the desirable area of Higher Penwortham. Its fantastic location offers proximity to reputable schools and convenient transport links, making it ideal for families.

Upon entering, you are greeted by a welcoming entrance hall.

The ground floor features two reception rooms: a large living room at the front of the house and a spacious dining room at the back, which boasts patio doors that open onto the garden, perfect for indoor-outdoor living.

The well-equipped fitted kitchen includes everything you need, along with a utility room and a convenient ground floor WC.

The first floor comprises four bedrooms, with the primary bedroom benefiting from large modern wardrobes and from an en-suite bathroom. There is also a family bathroom on this floor to accommodate the other bedrooms.

Externally, the property offers a large, spacious driveway that can accommodate multiple vehicles, a front garden, and a single garage. The rear of the property features an enclosed garden, providing a safe and private outdoor space for relaxation and entertainment. This home combines practical living spaces with a superb location, making it an excellent choice for family living.



Property

Type: Detached
Bedrooms: 4
Plot Area: 0.07 acres
Year Built : 2001
Council Tax : Band E
Annual Estimate: £2,740
Title Number: LA886960

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

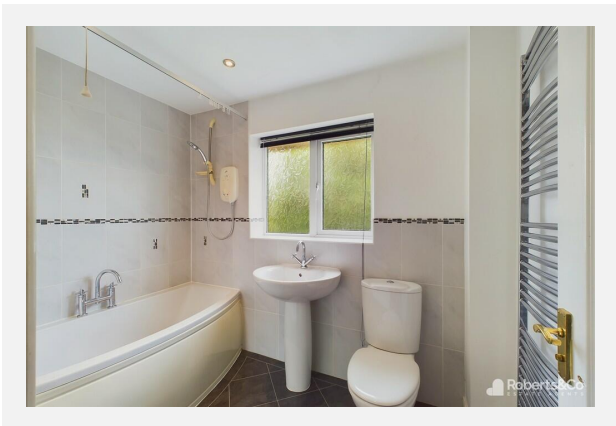
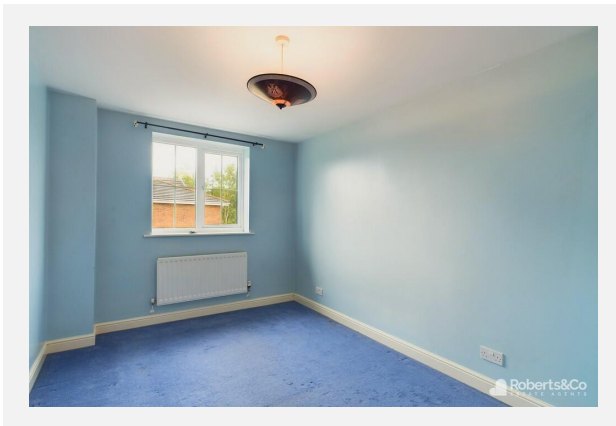
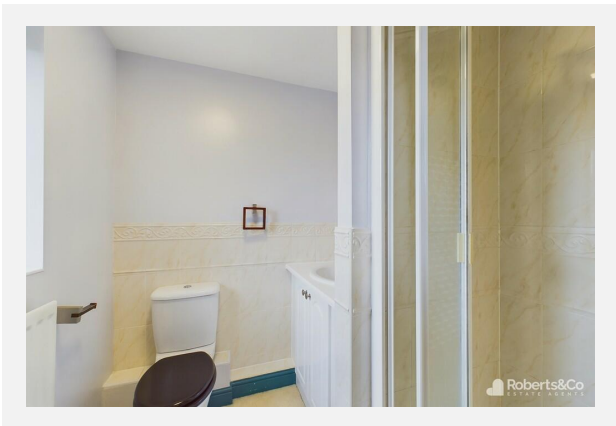
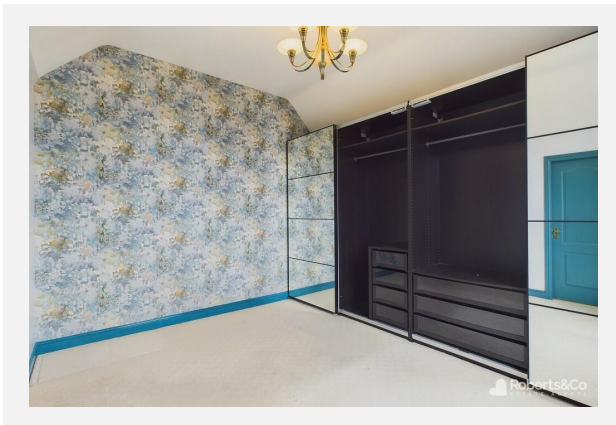
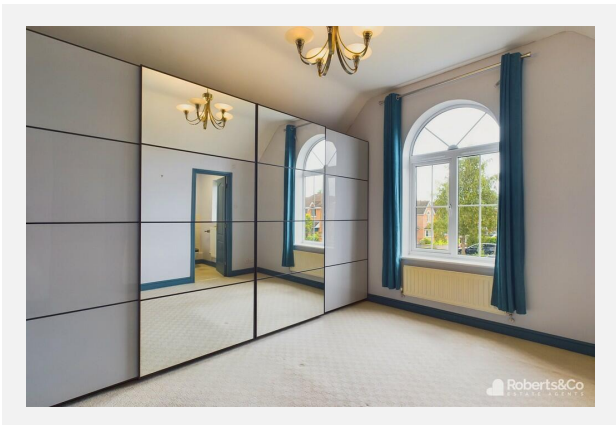
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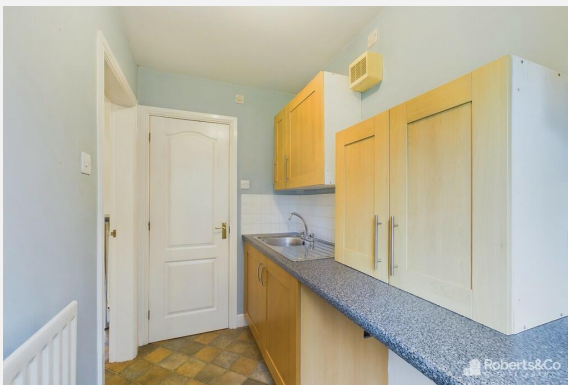
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



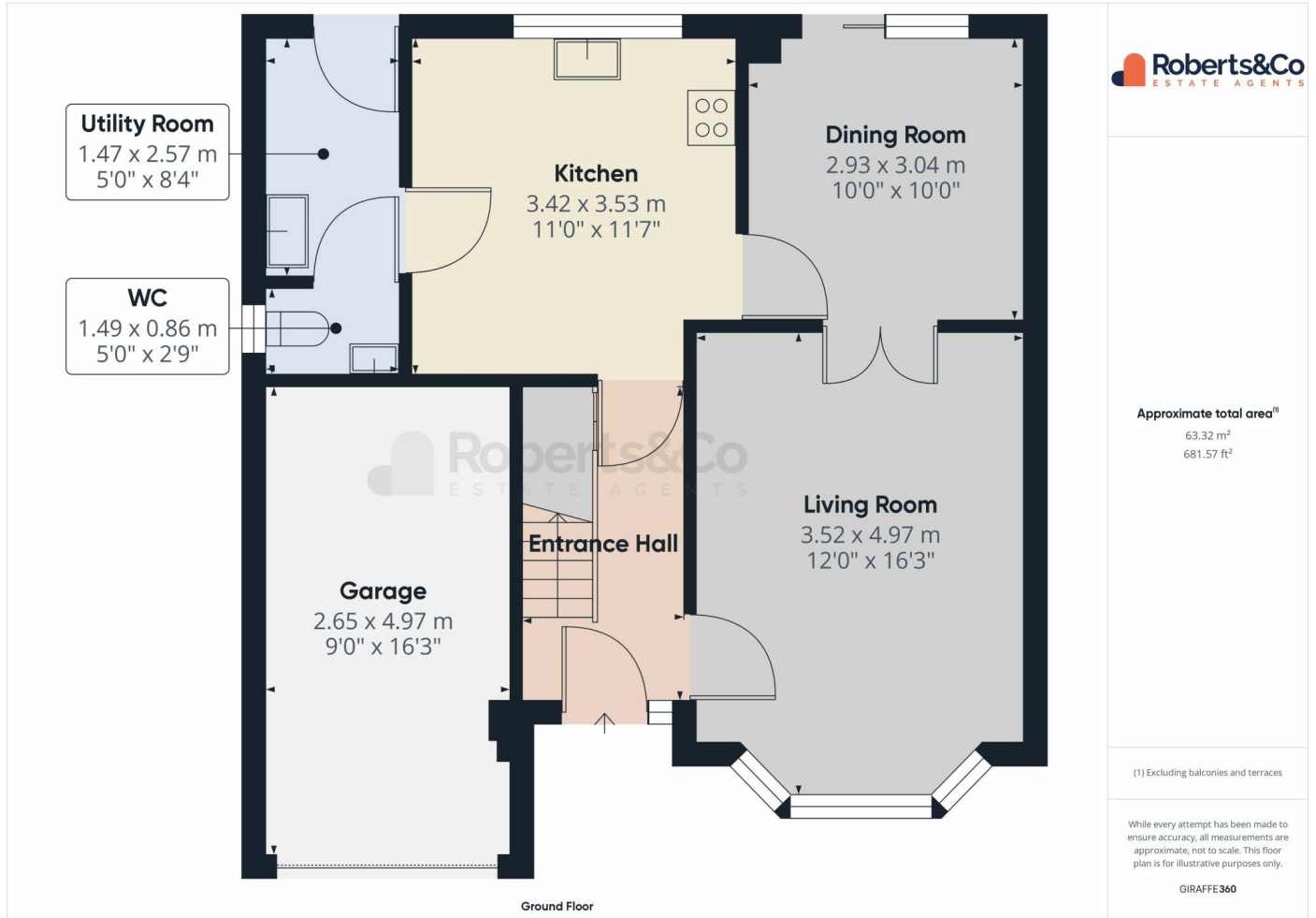




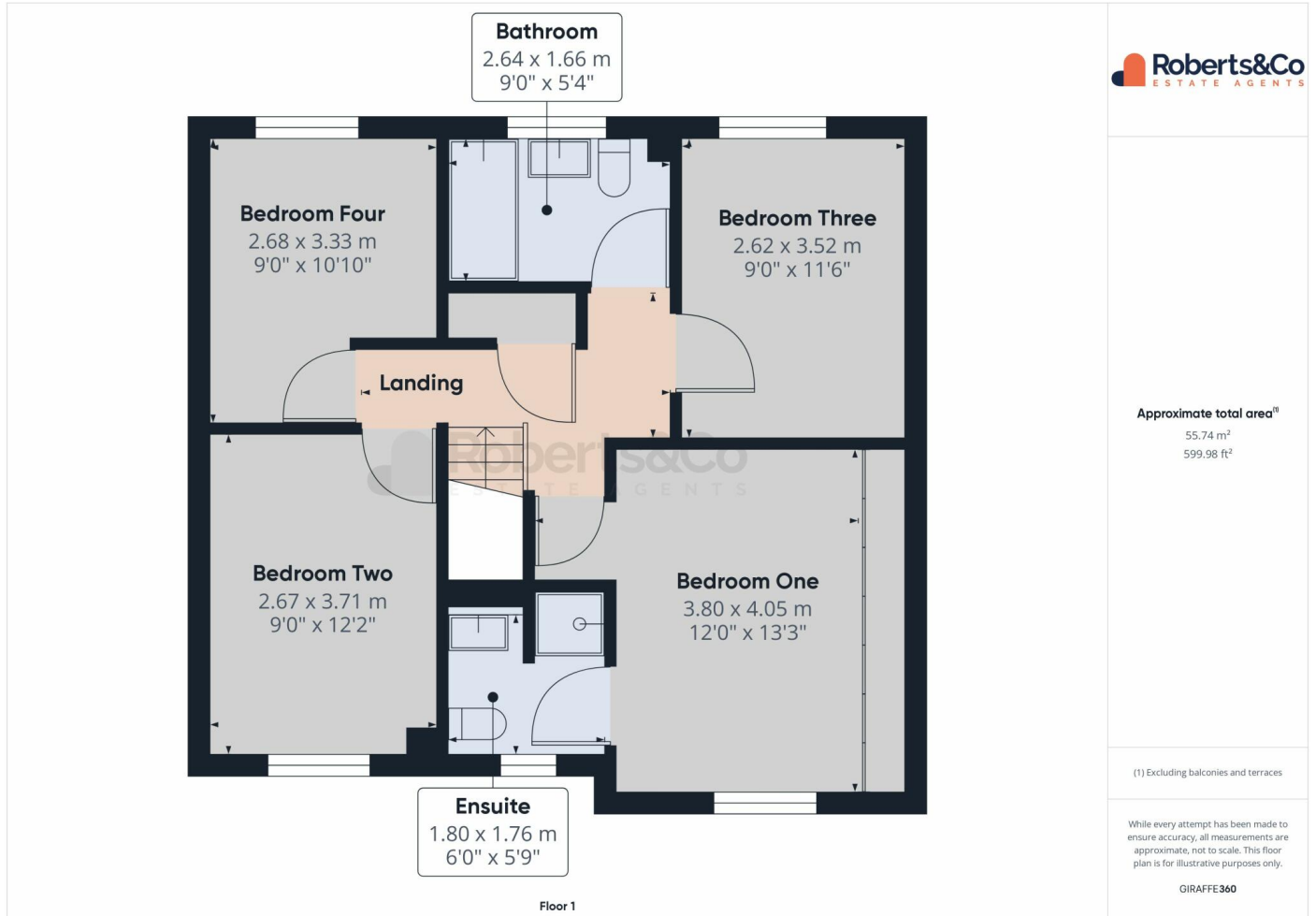
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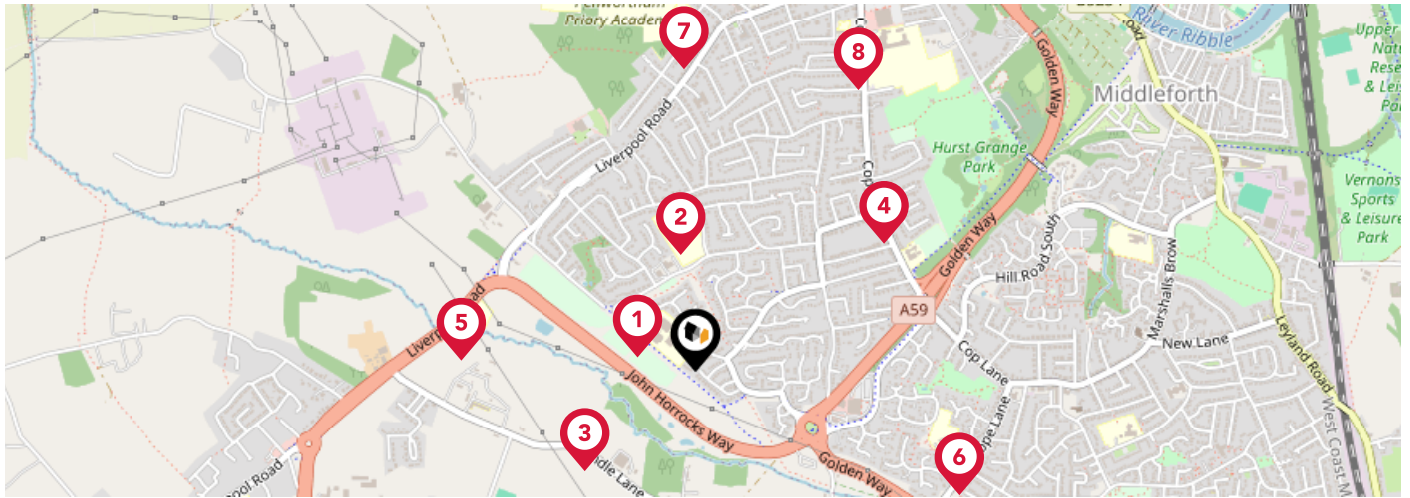
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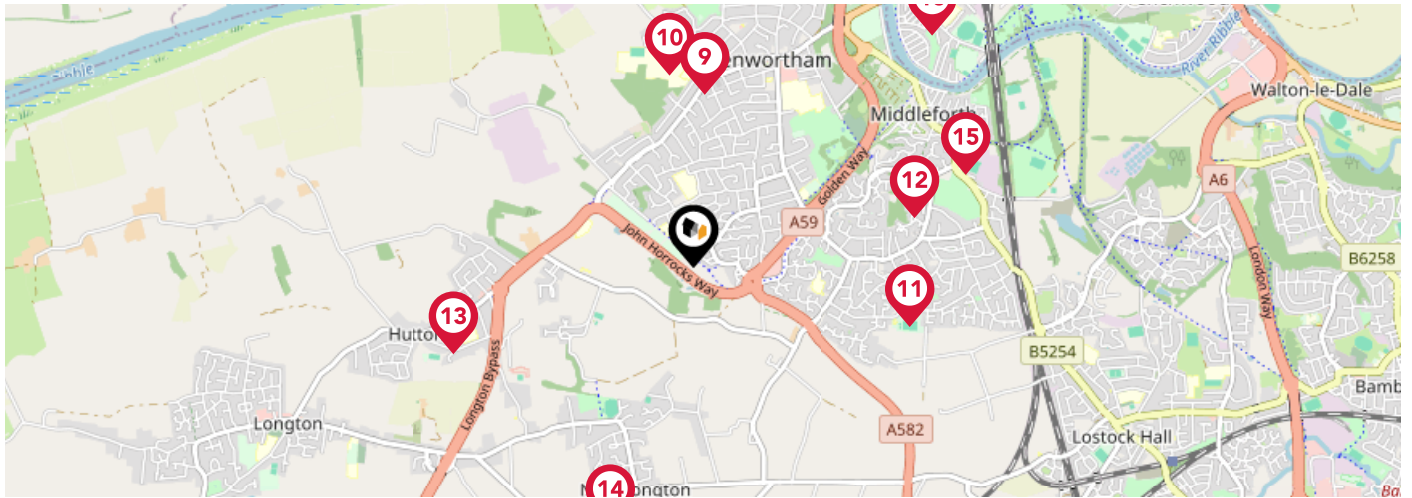


Area Schools



		Nursery	Primary	Secondary	College	Private
1	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:0.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

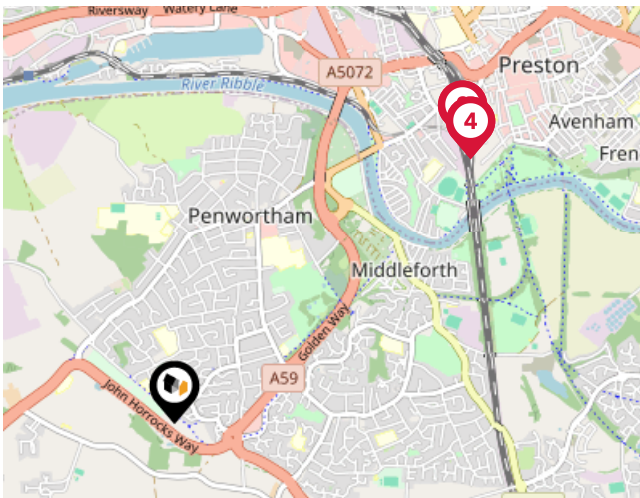
Area Schools



		Nursery	Primary	Secondary	College	Private
	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 747 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:0.99	<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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 869 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 213 Distance:1.19	<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:1.26	<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:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

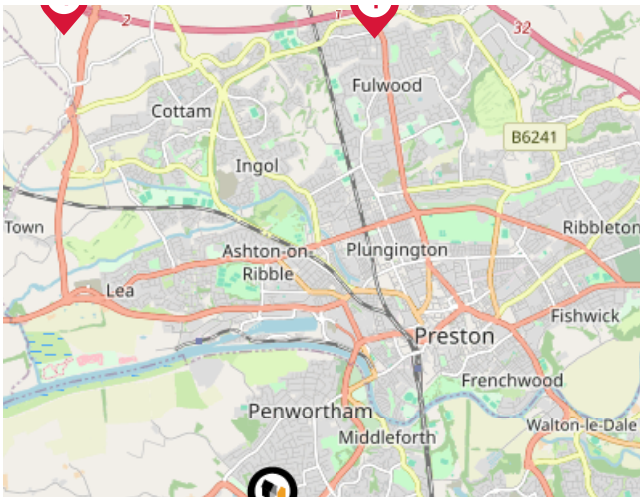
Area

Transport (National)



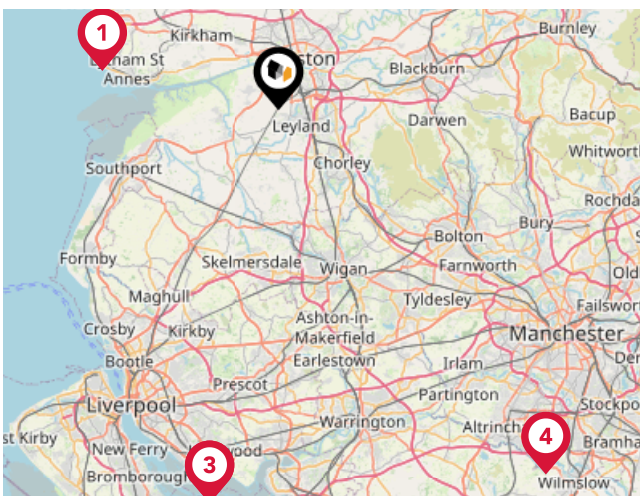
National Rail Stations

Pin	Name	Distance
1	Rail Station	1.77 miles
2	Preston Rail Station	1.77 miles
3	Rail Station	1.74 miles
4	Preston Rail Station	1.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	4.41 miles
2	M65 J1A	3.2 miles
3	M6 J28	3.92 miles
4	M55 J2	4.71 miles
5	M65 J1	3.43 miles



Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.7 miles
2	Liverpool John Lennon Airport	28.13 miles
3	Liverpool John Lennon Airport	28.14 miles
4	Terminal Two Access	31.84 miles

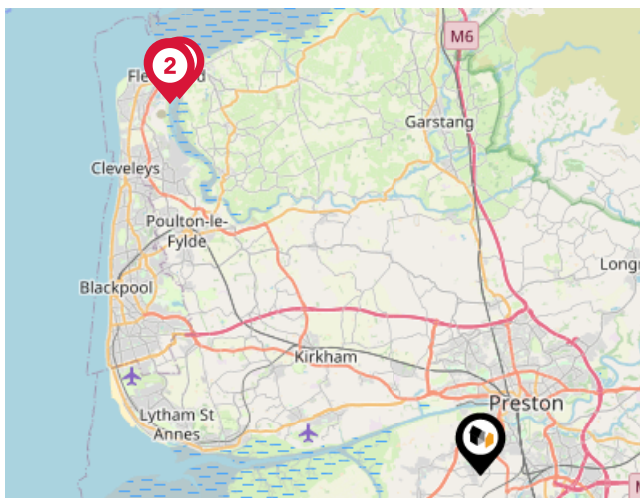
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Blackthorn Drive	0.11 miles
2	Sainsburys	0.15 miles
3	Blackthorn Drive	0.11 miles
4	Sainsburys	0.15 miles
5	All Hallows RCHS	0.12 miles



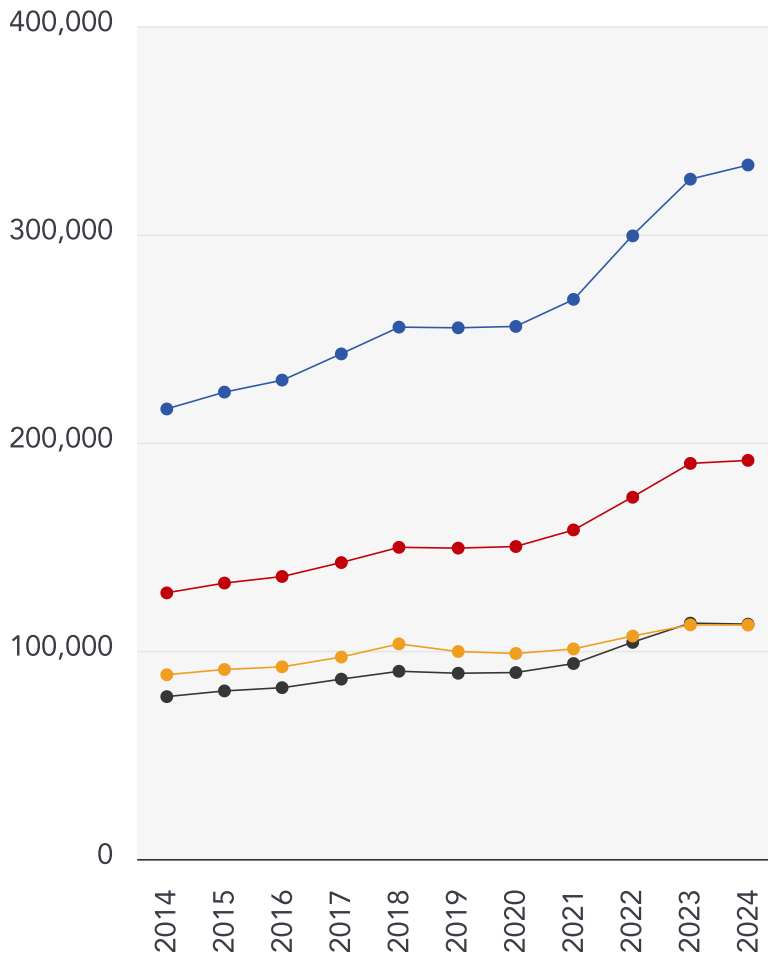
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.85 miles
2	Fleetwood for Ireland Ferry Terminal	16.91 miles
3	Fleetwood for Knott End Ferry Landing	17.04 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.



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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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