

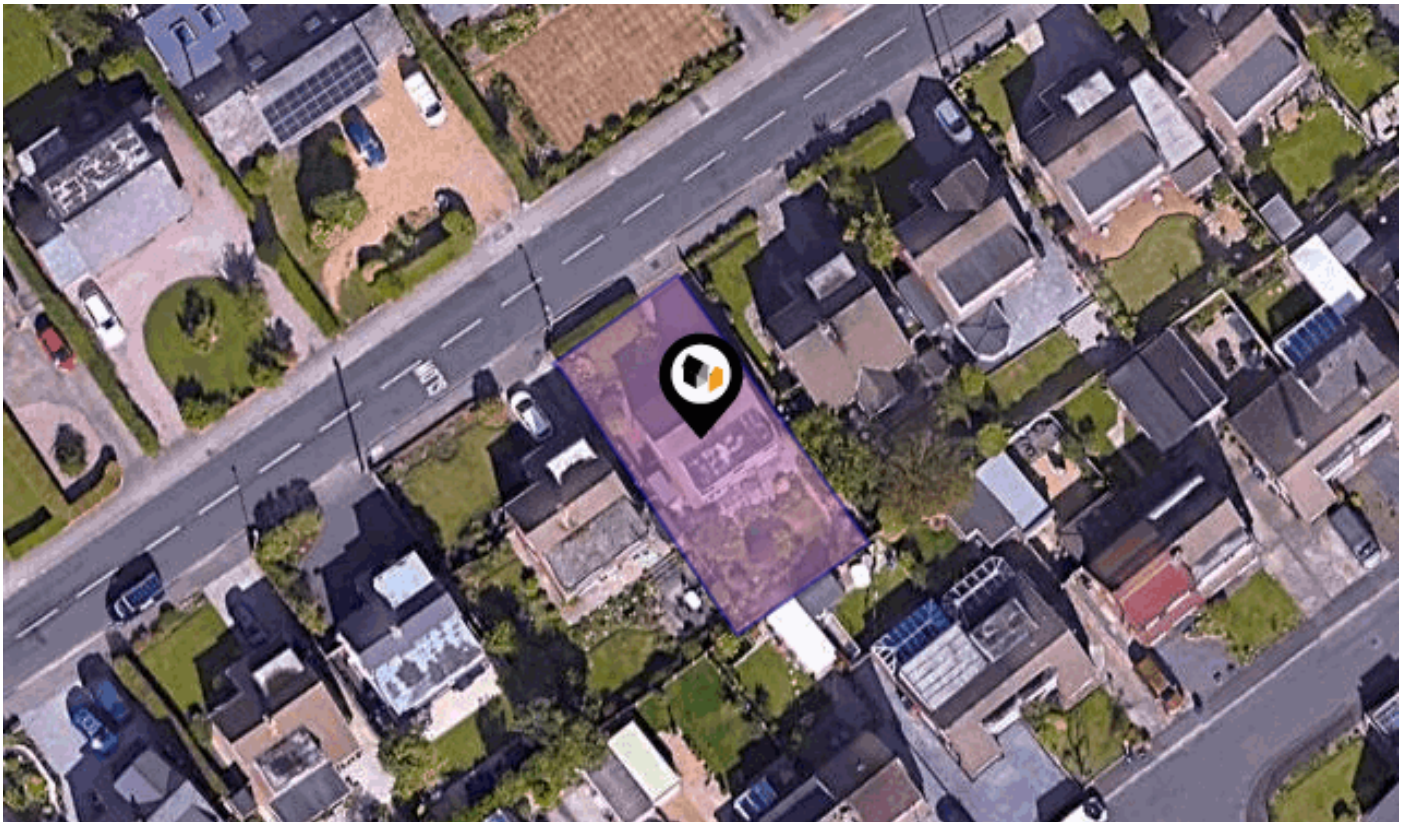


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22nd July 2024



BANKHEAD LANE, HOGHTON, PRESTON, PR5

Roberts & Co

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Introduction

Our Comments

Property Overview

Charming 4-Bedroom Family Home

Located in the highly desirable area of Hoghton, this delightful detached family home offers an abundance of space and modern comforts. The property boasts two spacious reception rooms, perfect for both formal gatherings and relaxed family time.

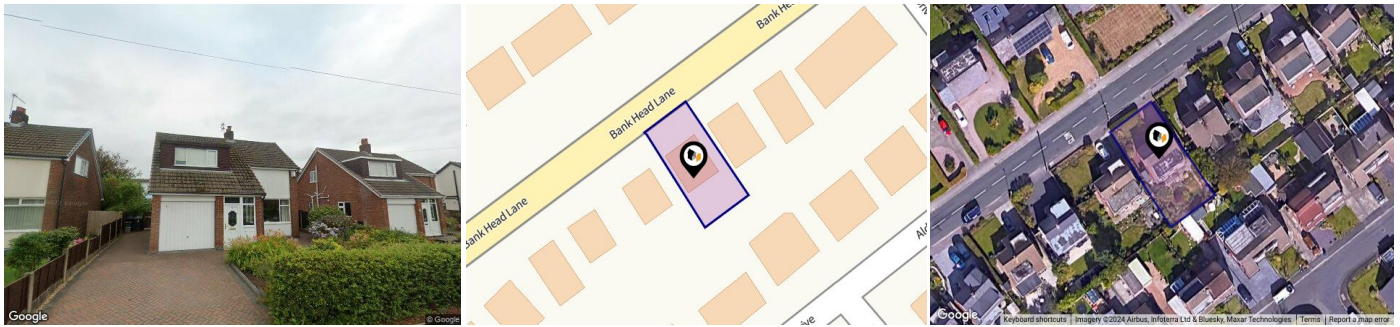
The centrepiece of this home is the beautifully designed breakfast kitchen. This well-appointed space is equipped with modern fixtures and ample storage, making it both functional and stylish.

Adding to the convenience, the ground floor also features a practical downstairs shower room. This additional facility is perfect for busy mornings, offering extra flexibility for families and guests.

Outside, the property continues to impress. The generous driveway provides ample parking space, while the attached garage offers additional storage or parking options. The rear garden is a true highlight, facing south to capture the best of the sunlight, making it an ideal spot for outdoor entertaining or simply relaxing in a tranquil setting.

The home's prime location adds to its appeal, being conveniently situated near local amenities, reputable schools, and major motorway networks, making it easy to navigate the surrounding areas.

This lovely family home combines practical living spaces with a sought-after location, making it an ideal choice for families looking to settle in Hoghton.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	936 ft ² / 87 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band D		
Annual Estimate:	£2,242		
Title Number:	LAN55095		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	53 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



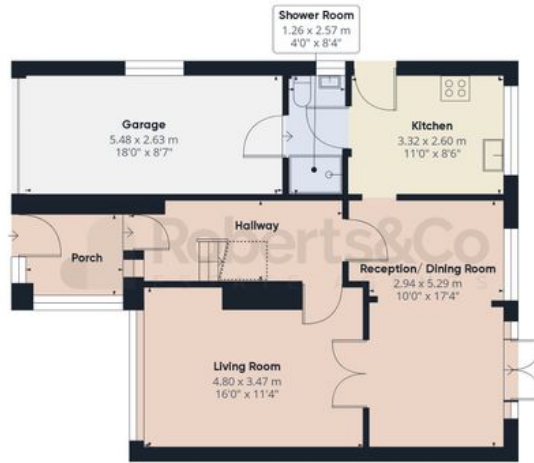
Satellite/Fibre TV Availability:







BANKHEAD LANE, HOGHTON, PRESTON, PR5



Ground Floor



Floor 1



Approximate total area⁽¹⁾

125.46 m²
1350.44 ft²

Reduced headroom

1.2 m²
12.92 ft²

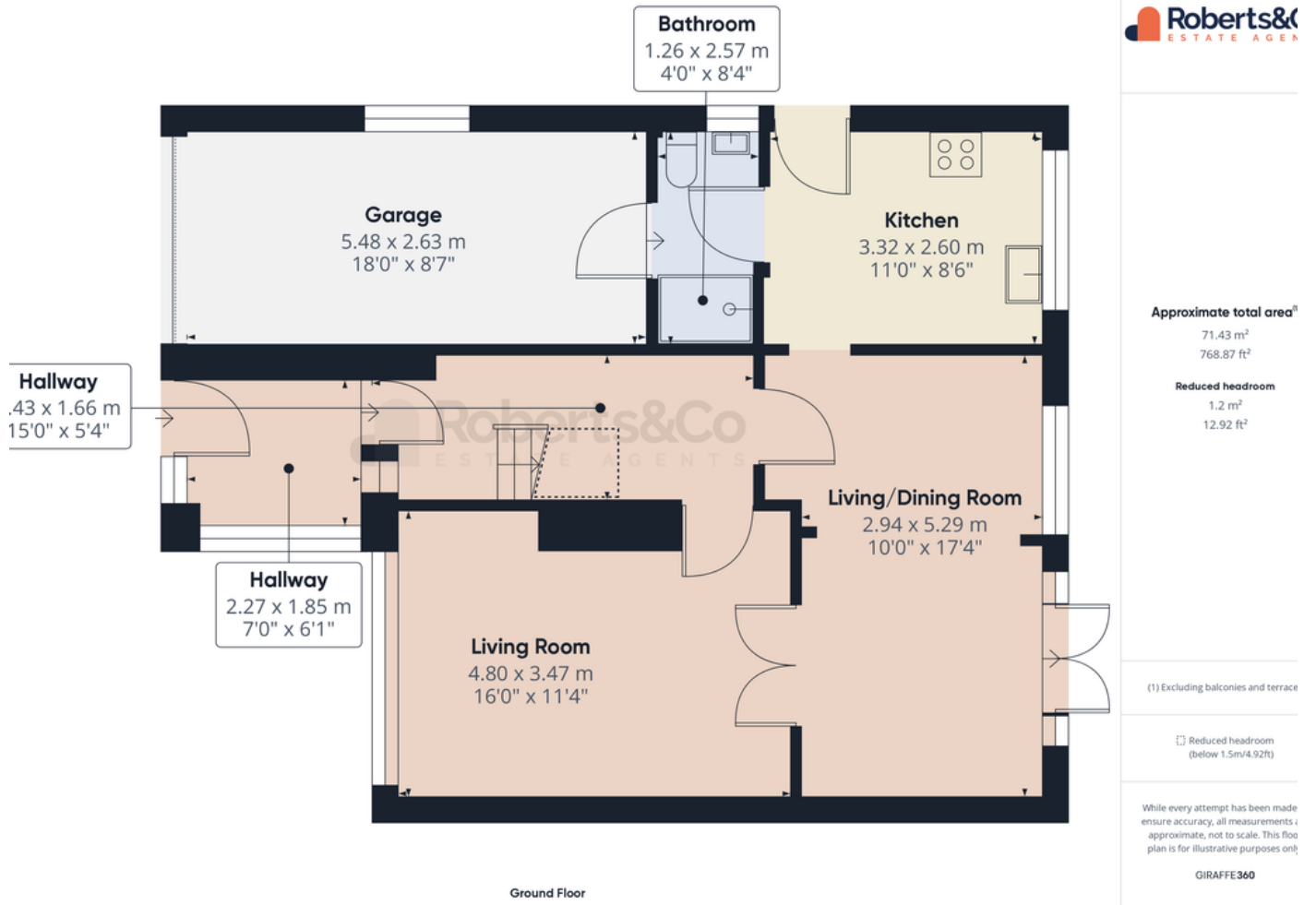
(1) Excluding balconies and terrace

Reduced headroom
(below 1.5m/4.92ft)

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

BANKHEAD LANE, HOGHTON, PRESTON, PR5



BANKHEAD LANE, HOGHTON, PRESTON, PR5



Approximate total area[®]
54.04 m²
581.68 ft²

(1) Excluding balconies and terrace

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

Hoghton, PRESTON, PR5

Energy rating

D

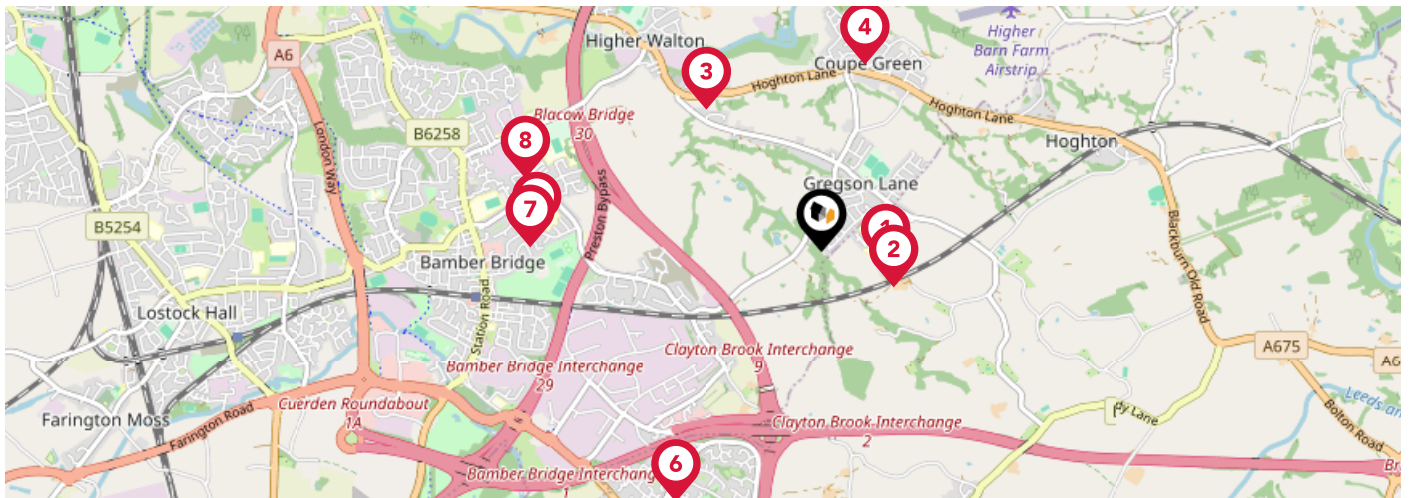
Valid until 17.07.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

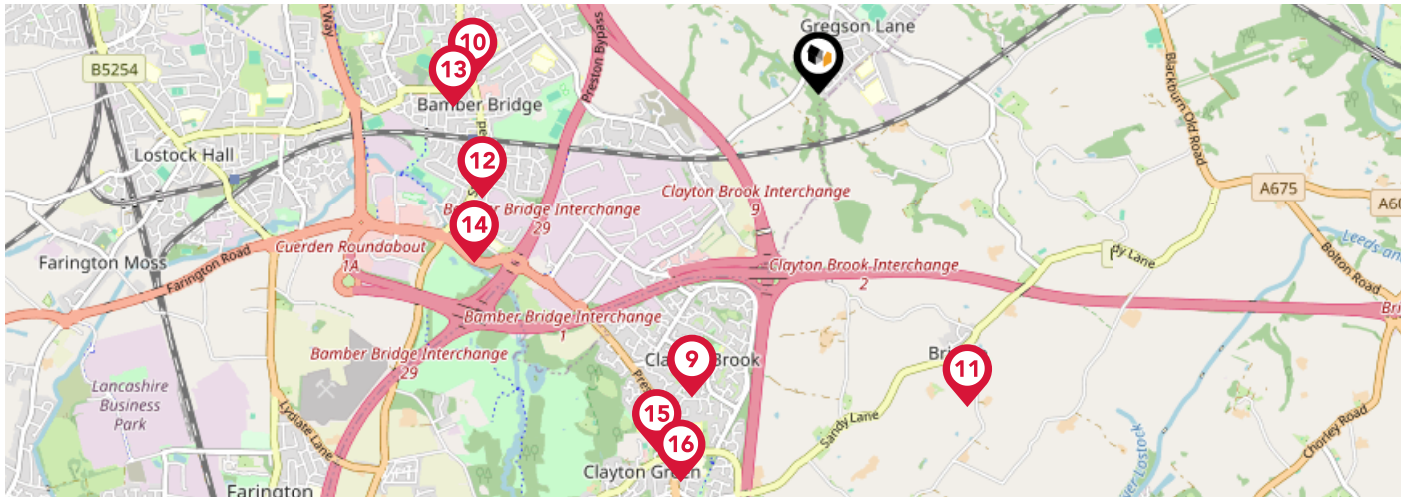
Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	87 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Brindle Gregson Lane Primary School Ofsted Rating: Requires Improvement Pupils: 194 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Joseph's Catholic Primary School, Brindle Ofsted Rating: Good Pupils: 101 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Higher Walton Church of England Primary School Ofsted Rating: Good Pupils: 117 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Coupe Green Primary School Ofsted Rating: Good Pupils: 143 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Coppice School Ofsted Rating: Good Pupils: 64 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Progress School Ofsted Rating: Outstanding Pupils: 12 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Good Pupils: 131 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Walton-Le-Dale High School Ofsted Rating: Requires Improvement Pupils: 775 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

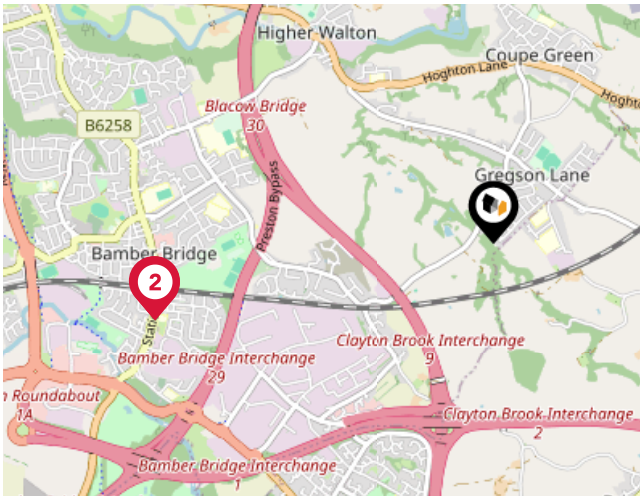
Area Schools



	Nursery	Primary	Secondary	College	Private
Clayton Brook Primary School Ofsted Rating: Good Pupils: 175 Distance: 1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance: 1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brindle St James' Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 68 Distance: 1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 197 Distance: 1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance: 1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bridgeway School Ofsted Rating: Not Rated Pupils: 50 Distance: 1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cambian Red Rose School Ofsted Rating: Good Pupils: 27 Distance: 1.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Bede's Catholic Primary School Ofsted Rating: Good Pupils: 207 Distance: 1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

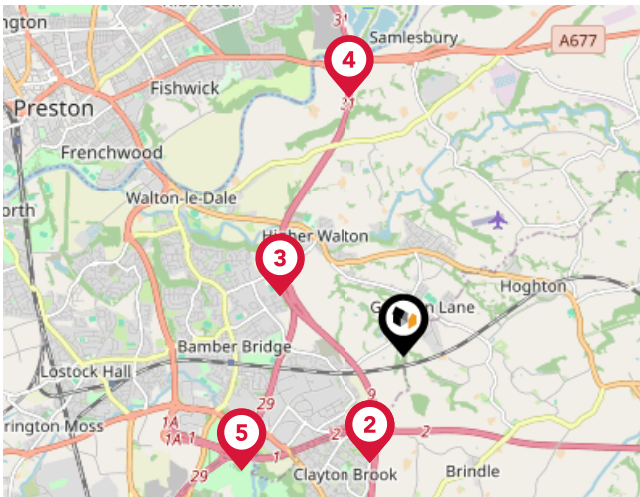
Area

Transport (National)



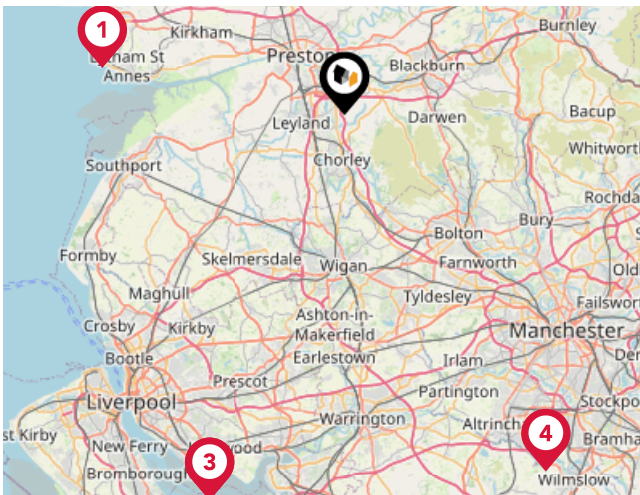
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	1.52 miles
2	Bamber Bridge Rail Station	1.52 miles
3	Bamber Bridge Rail Station	1.52 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J2	0.96 miles
2	M61 J9	0.97 miles
3	M6 J30	1.2 miles
4	M6 J31	2.33 miles
5	M6 J29	1.72 miles

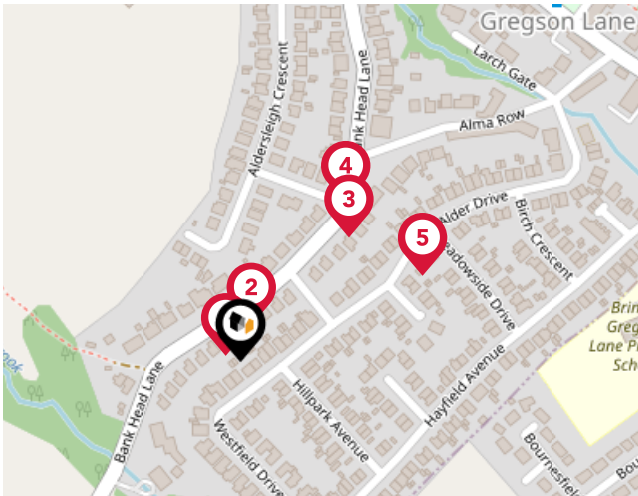


Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	17.36 miles
2	Liverpool John Lennon Airport	28.85 miles
3	Liverpool John Lennon Airport	28.85 miles
4	Terminal Two Access	28.89 miles

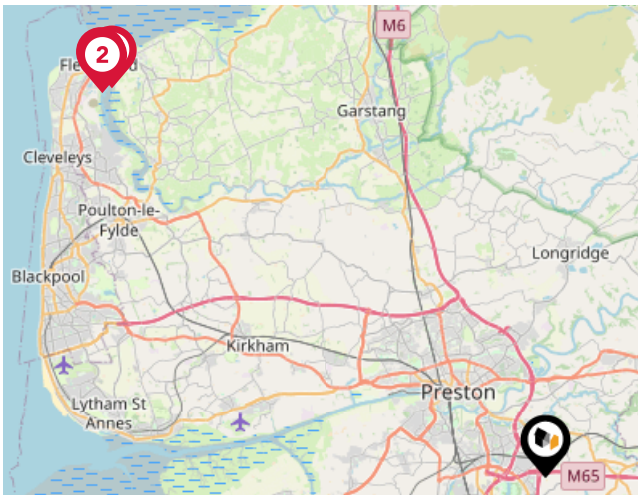
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Alder Drive	0.01 miles
2	Alder Drive	0.02 miles
3	Alma Row	0.09 miles
4	Alma Row	0.11 miles
5	Meadowside Drive	0.11 miles



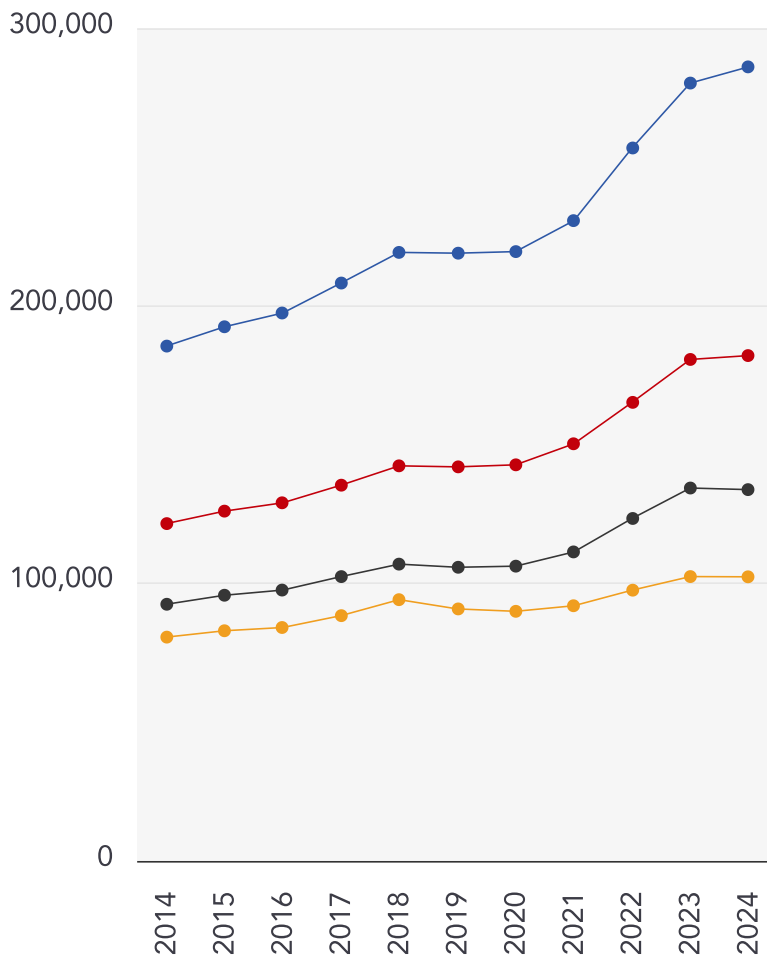
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	20.41 miles
2	Fleetwood for Ireland Ferry Terminal	20.53 miles
3	Fleetwood for Knott End Ferry Landing	20.65 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR5



Detached

+54.23%

Semi-Detached

+49.8%

Terraced

+44.66%

Flat

+26.94%



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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