

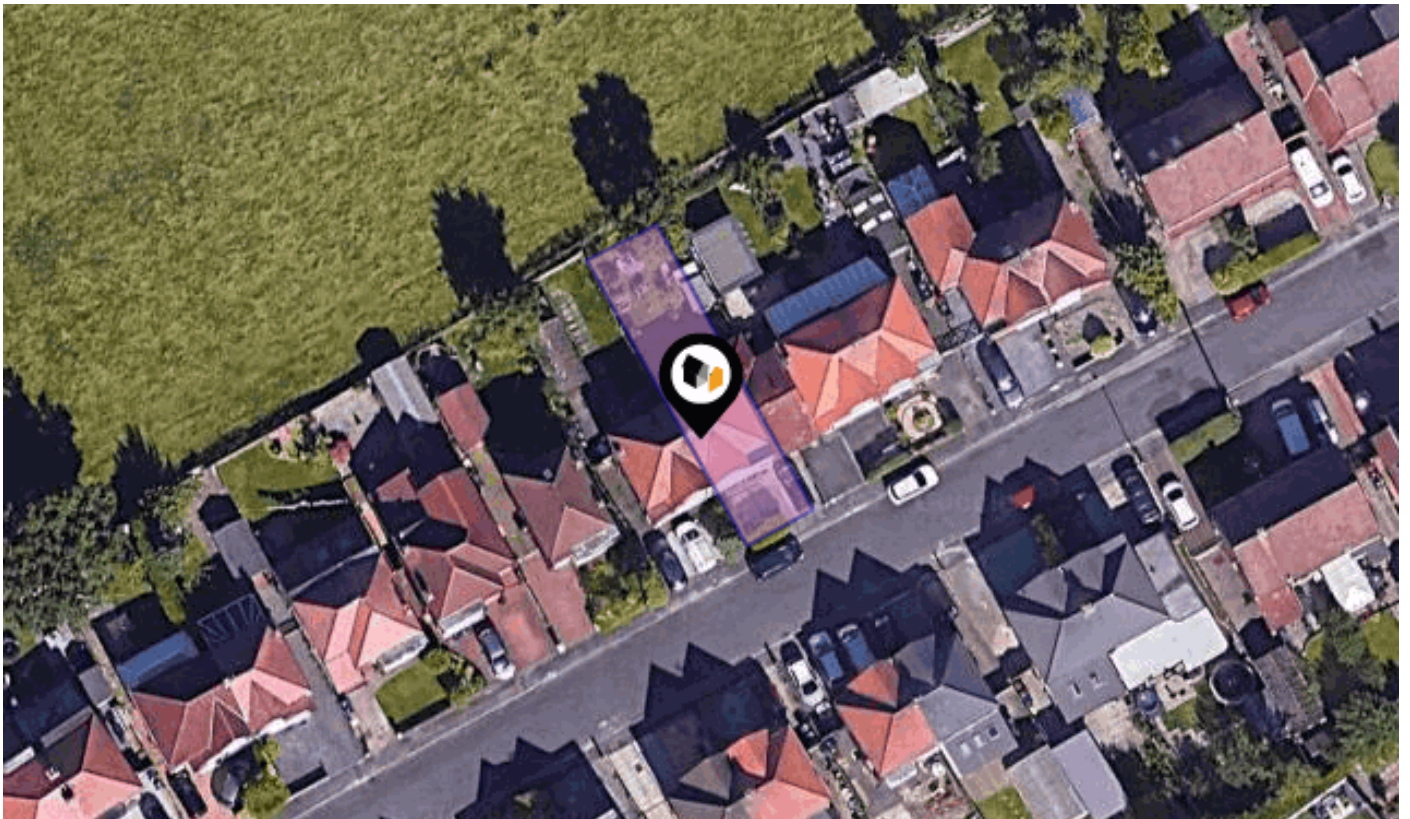


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd August 2024



HOWICK PARK DRIVE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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www.roberts-estates.co.uk



Property Overview

Experience the perfect blend of practicality and style in this spacious 4-bedroom semi-detached home, which boasts a stunning open rear aspect with views over picturesque fields. This charming family residence offers an open-plan dining kitchen area, and two reception rooms, all complemented by a driveway and a private rear garden. Conveniently located near Penwortham centre and within an excellent school catchment area, it's an ideal setting for family life.

The generously sized living room is filled with natural light streaming through the front window, with a feature gas fire creating a cosy and inviting focal point.

The well-appointed kitchen, complete with patio doors leading to the garden, is flooded with natural light, enhancing the seamless connection between indoor and outdoor spaces. It's both stylish and functional, equipped with integrated appliances for culinary enthusiasts and a breakfast bar that adds a touch of sophistication, along with ample space for a dining table and chairs.

A separate front sitting room offers versatility as an office or playroom.

Additionally, the ground floor includes a bedroom with an ensuite, doubling as a utility room.

Upstairs, you'll find three bedrooms and a modern three-piece family bathroom.

The rear garden, with its beautiful views over expansive fields, provides a serene and idyllic backdrop for outdoor living. Whether you're enjoying a morning coffee, dining al fresco, or simply relaxing in the peaceful surroundings, this space is sure to delight. There's also a garden room currently used as a home office, adding to the home's appeal.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,065 ft ² / 99 m ²		
Plot Area:	0.04 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£1,993		
Title Number:	LA536229		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

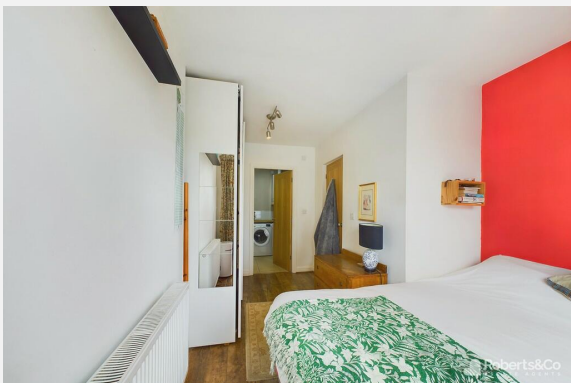
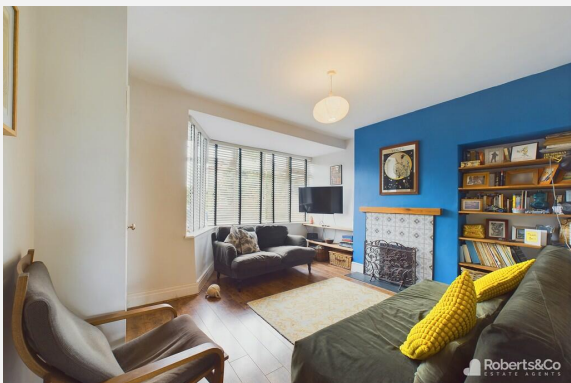
10 mb/s	65 mb/s	1000 mb/s

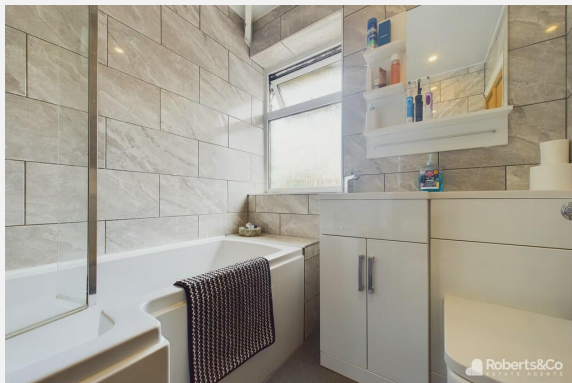
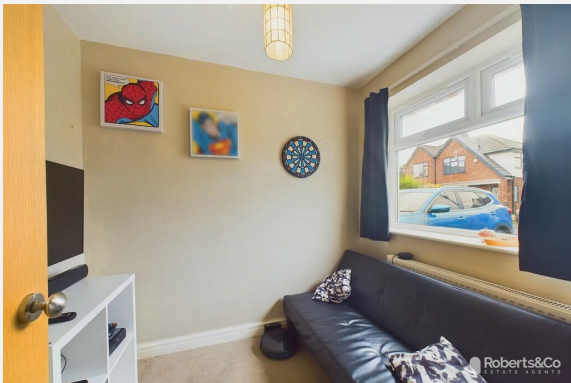
Mobile Coverage: (based on calls indoors)

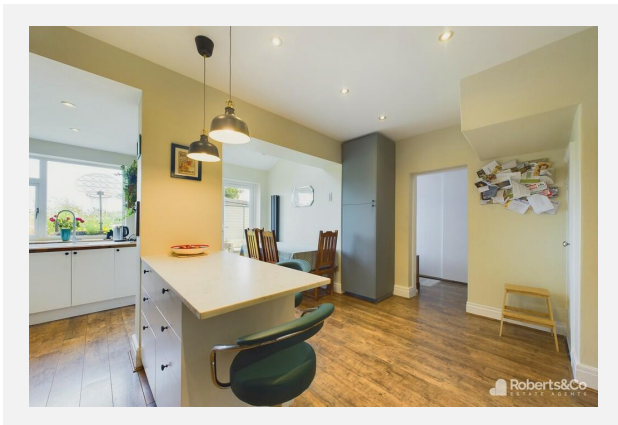
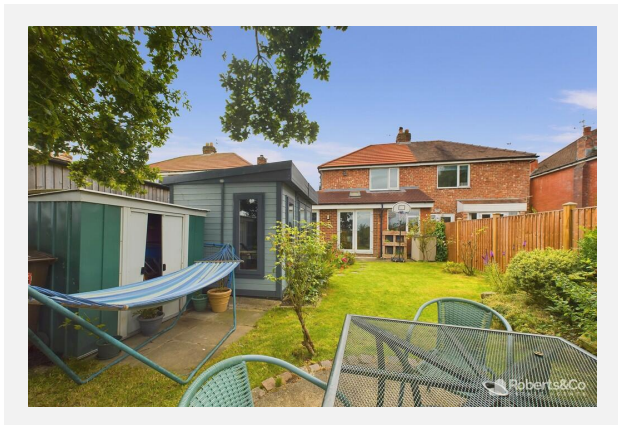


Satellite/Fibre TV Availability:









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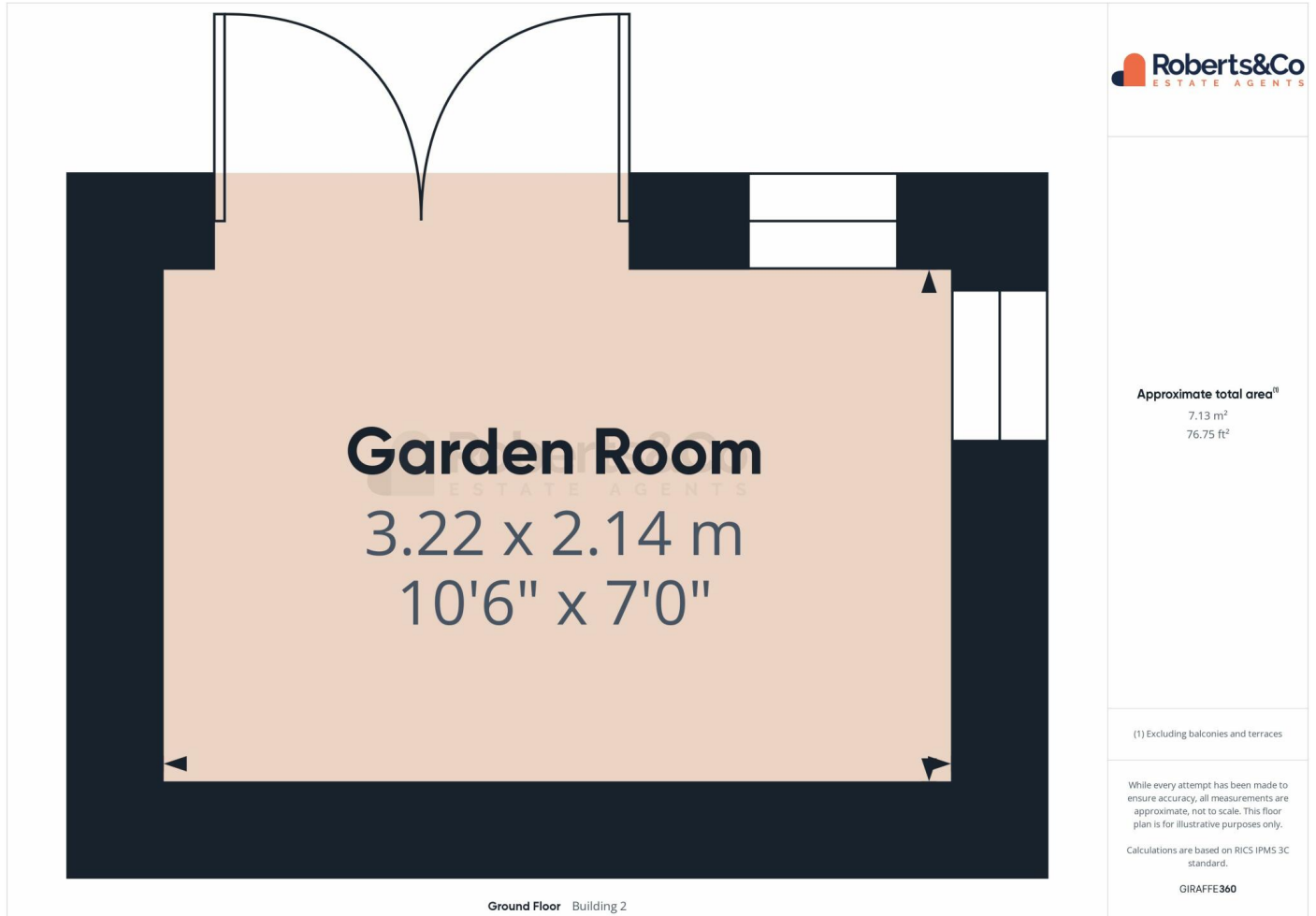
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PENWORTHAM, PR1

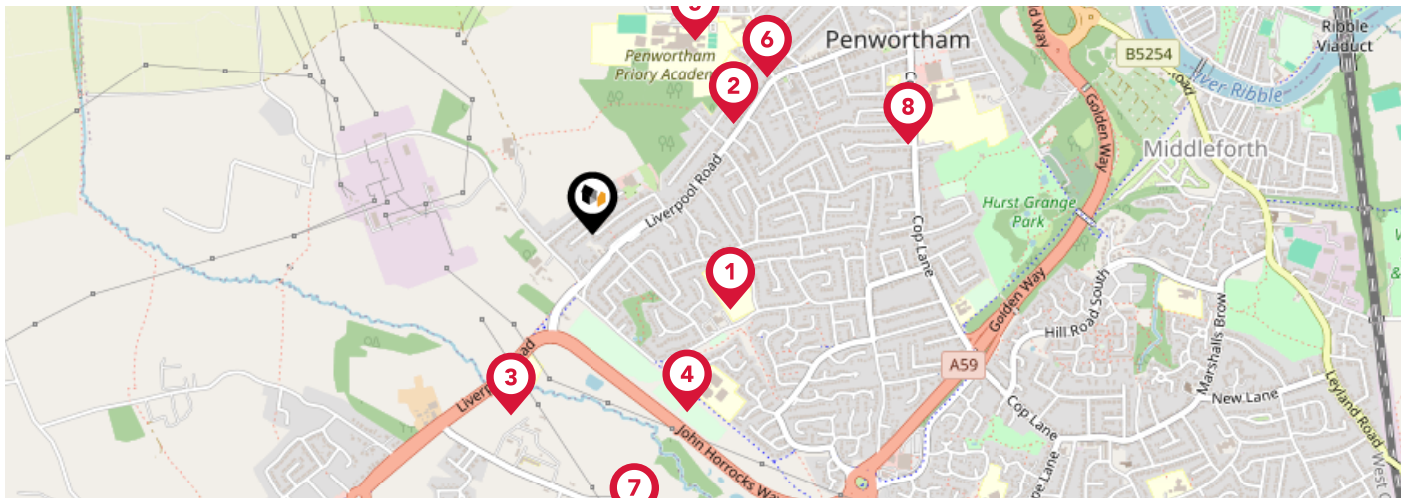
Energy rating
C

Valid until 29.03.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

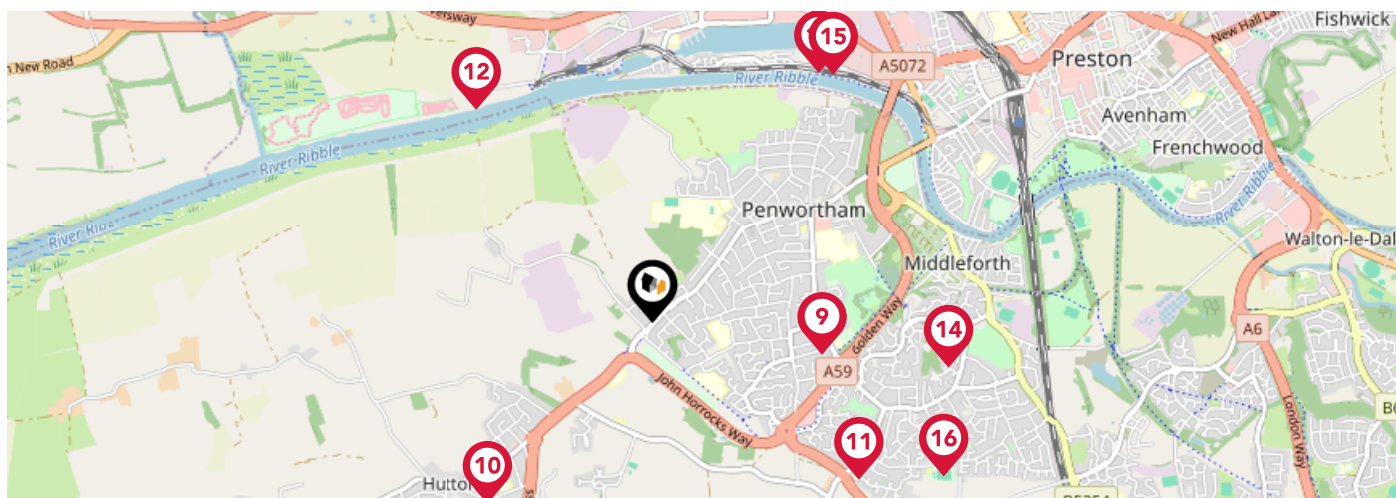
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	99 m ²



		Nursery	Primary	Secondary	College	Private
Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.34		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.39		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.43		<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: 912 Distance:0.44		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.48		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.51		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.65		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.72		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

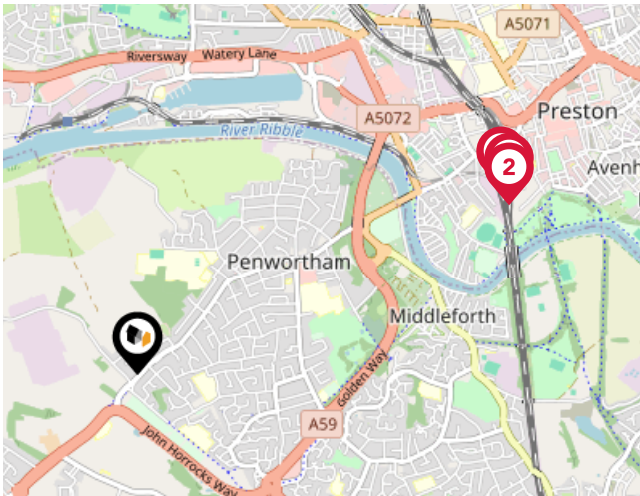
Area Schools



		Nursery	Primary	Secondary	College	Private
	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.76	<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: 857 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pioneer TEC Ofsted Rating: Requires improvement Pupils:0 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

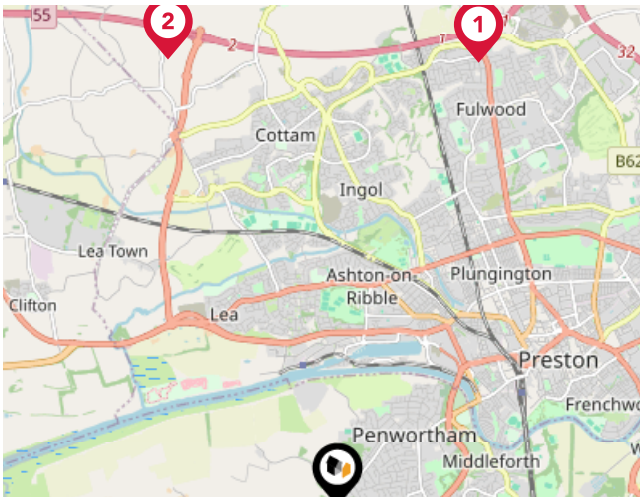
Area

Transport (National)



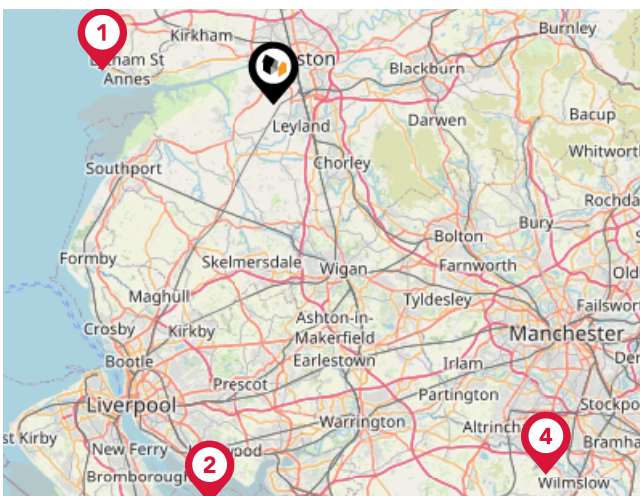
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.79 miles
2	Rail Station	1.8 miles
3	Railway Station	1.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	4.09 miles
2	M55 J2	4.19 miles
3	M6 J32	4.83 miles
4	M65 J1A	3.69 miles
5	M6 J28	4.46 miles

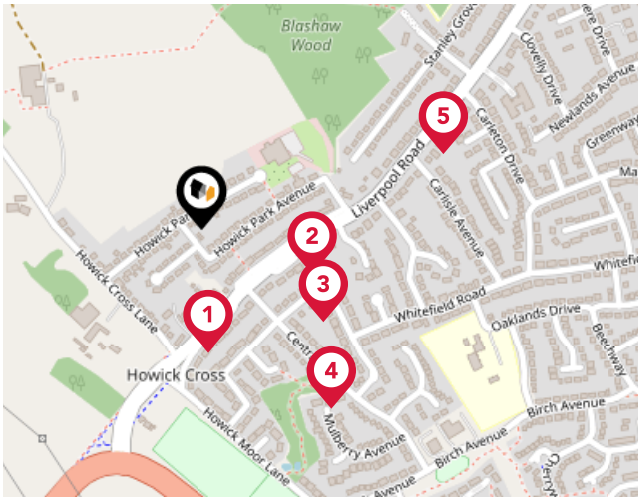


Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	12.29 miles
2	Liverpool John Lennon Airport	28.5 miles
3	Manchester Airport Terminal 2	32.4 miles
4	Terminal Two Access	32.41 miles

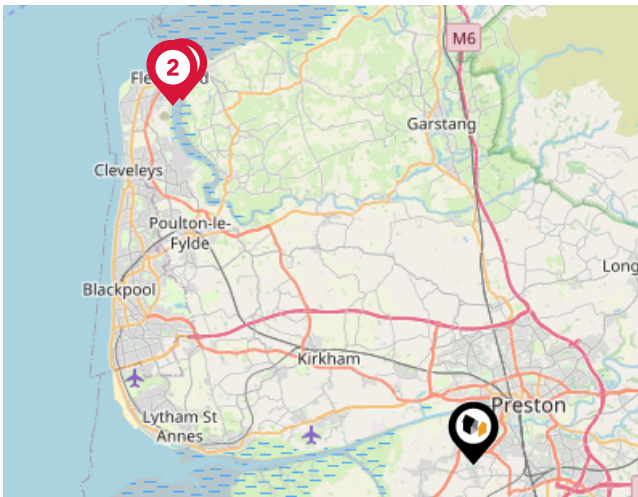
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Howick Cross Lane	0.14 miles
2	Howick Shops	0.13 miles
3	Moor Avenue	0.17 miles
4	Central Drive	0.24 miles
5	Carleton Drive	0.28 miles



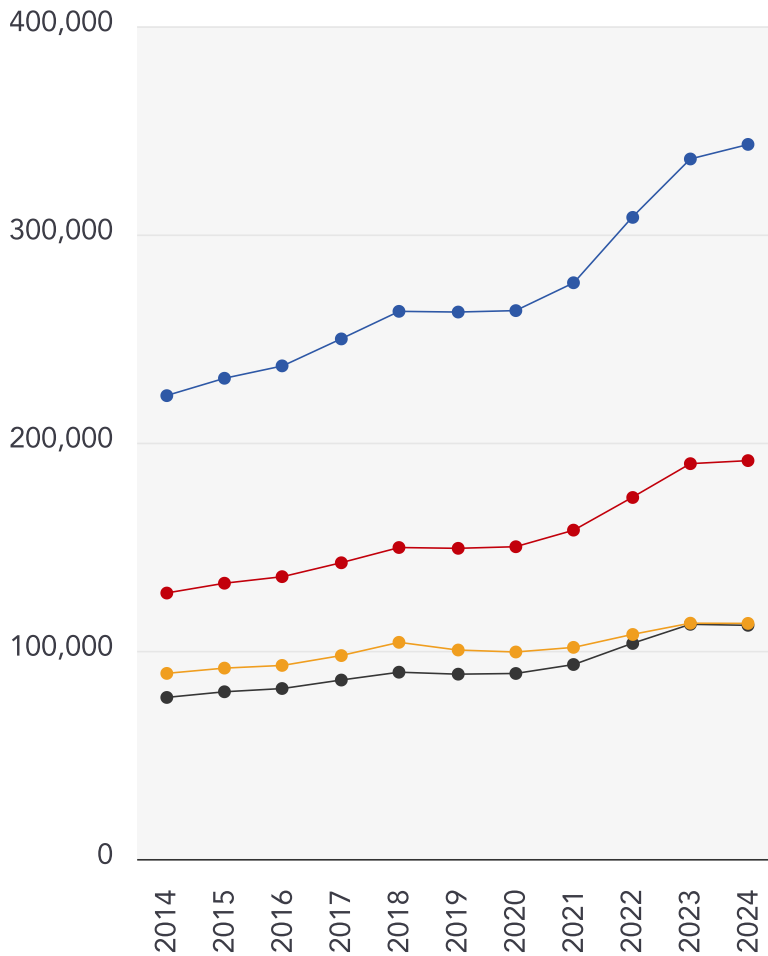
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.32 miles
2	Fleetwood for Ireland Ferry Terminal	16.38 miles
3	Fleetwood for Knott End Ferry Landing	16.5 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



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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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