

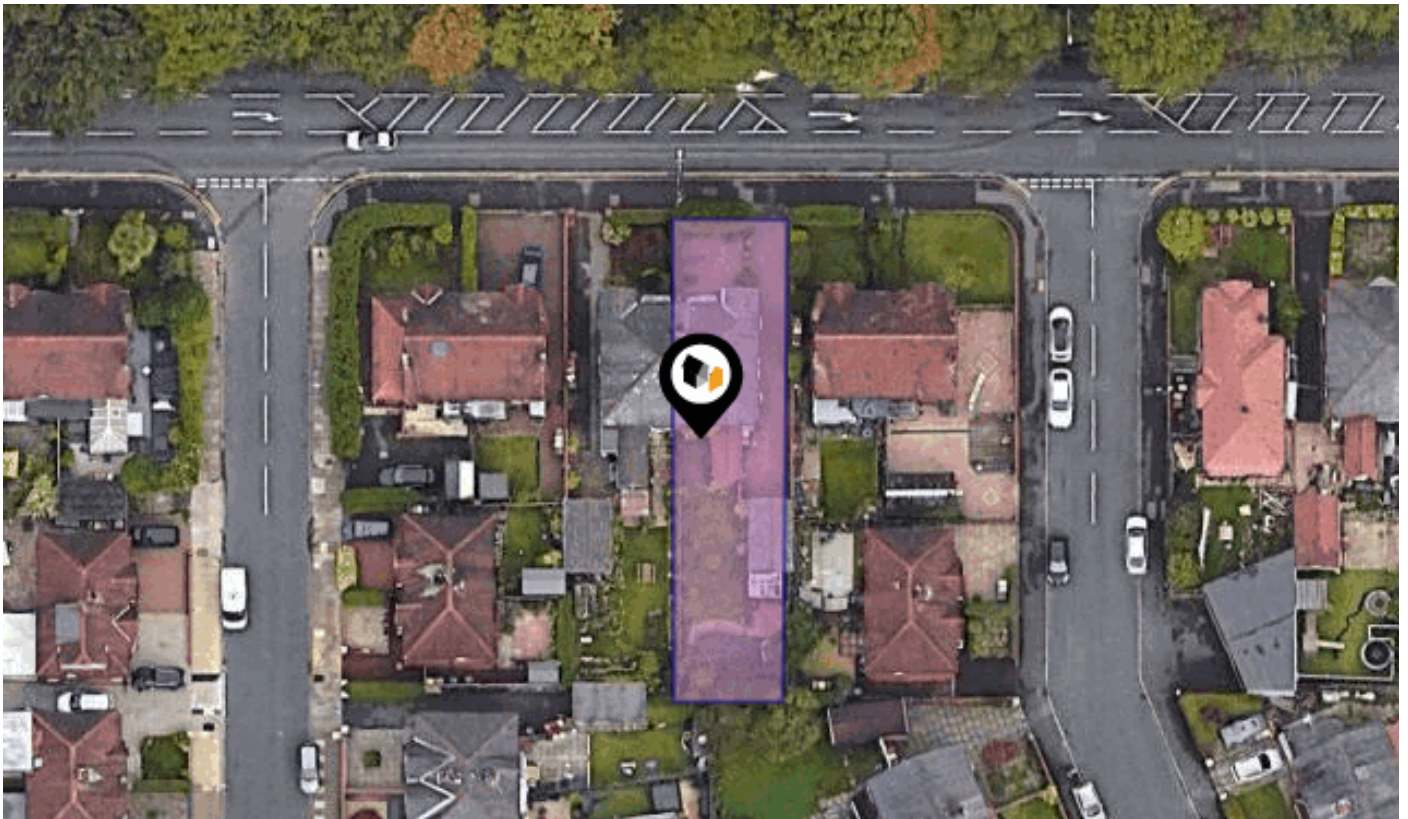


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 23rd August 2024



NEW HALL LANE, PRESTON, PR1

Roberts & Co

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www.roberts-estates.co.uk



Introduction

Our Comments

Property Overview

This spacious 3-bedroom semi-detached home, brimming with potential, is prominently situated on a generous plot, offering abundant space and scope for creating an exceptional family residence.

However, for those with a keen eye for design, this home presents a unique opportunity to be transformed into a truly stunning family haven. The expansive plot provides endless possibilities for expansion and customization, making it an ideal canvas for crafting your dream home.

Upon entry, the entrance hall, featuring a beautiful stained glass window, sets the stage for the home's spaciousness and light.

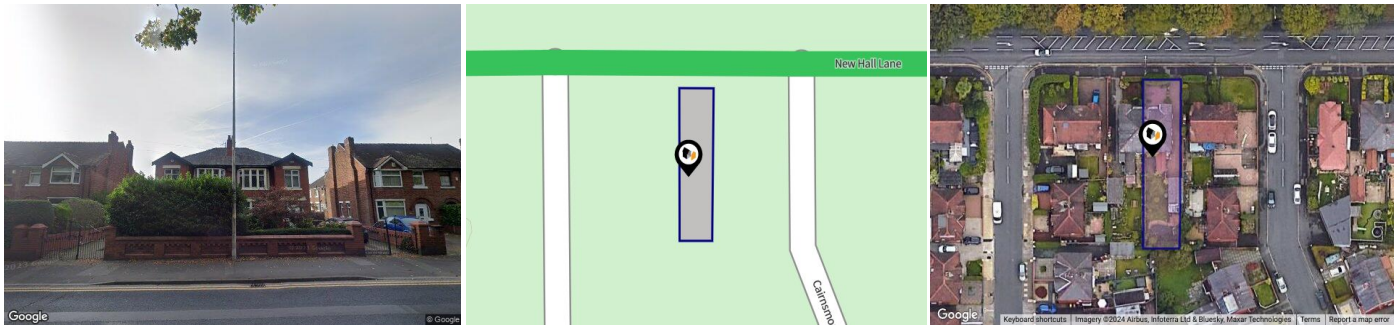
The rear reception room, with patio doors leading to the garden, and an additional reception room at the front of the house, offer plenty of living space.

The kitchen, ripe for rejuvenation, holds great promise for culinary adventures and includes a utility area.

Upstairs you'll discover three bedrooms, along with a shower room and separate WC.

Outside, a detached garage provides versatility as either storage or a workshop. The property also includes a private driveway and mature gardens.

Offered with no chain.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,151 ft ² / 107 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band B		
Annual Estimate:	£1,840		
Title Number:	LA77278		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	300 mb/s	1000 mb/s

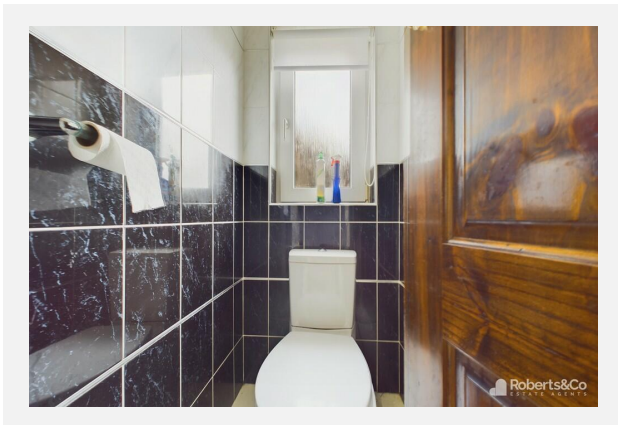
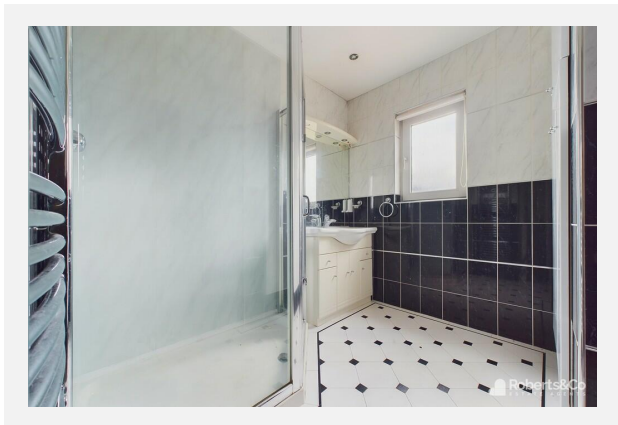
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



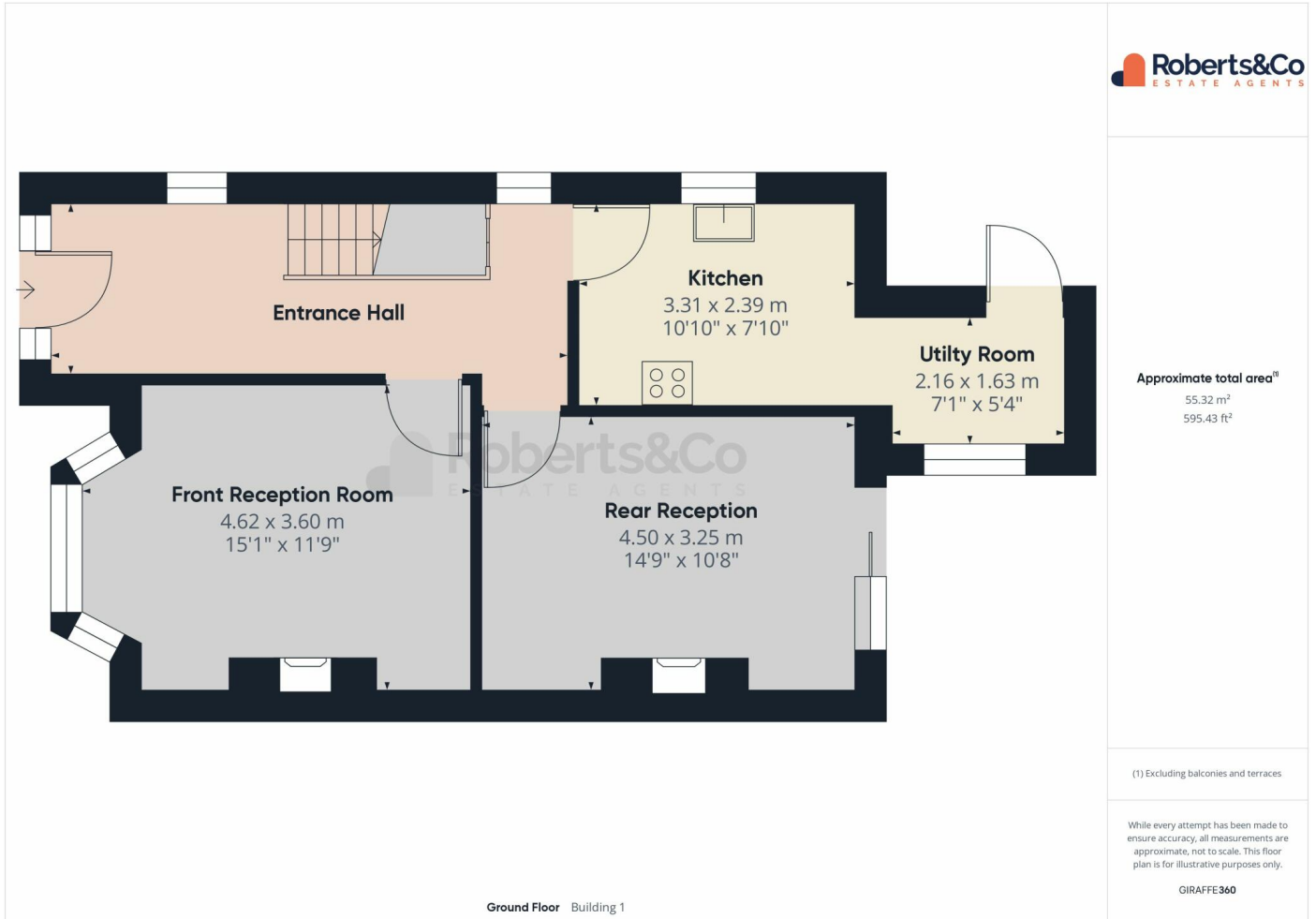




NEW HALL LANE, PRESTON, PR1



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Energy rating

D

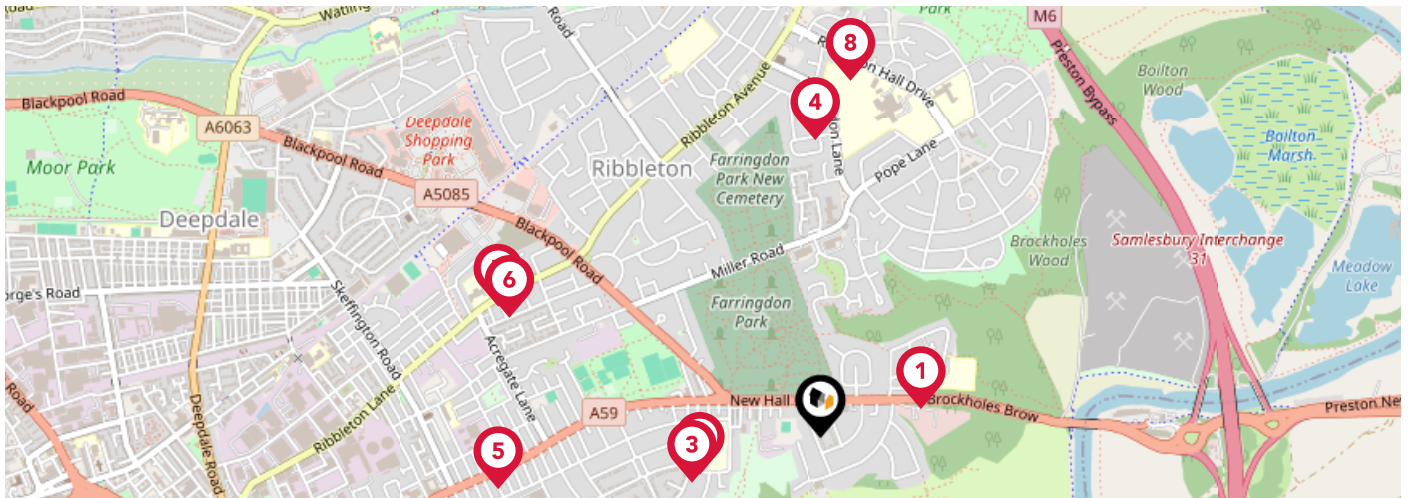
Valid until 07.07.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

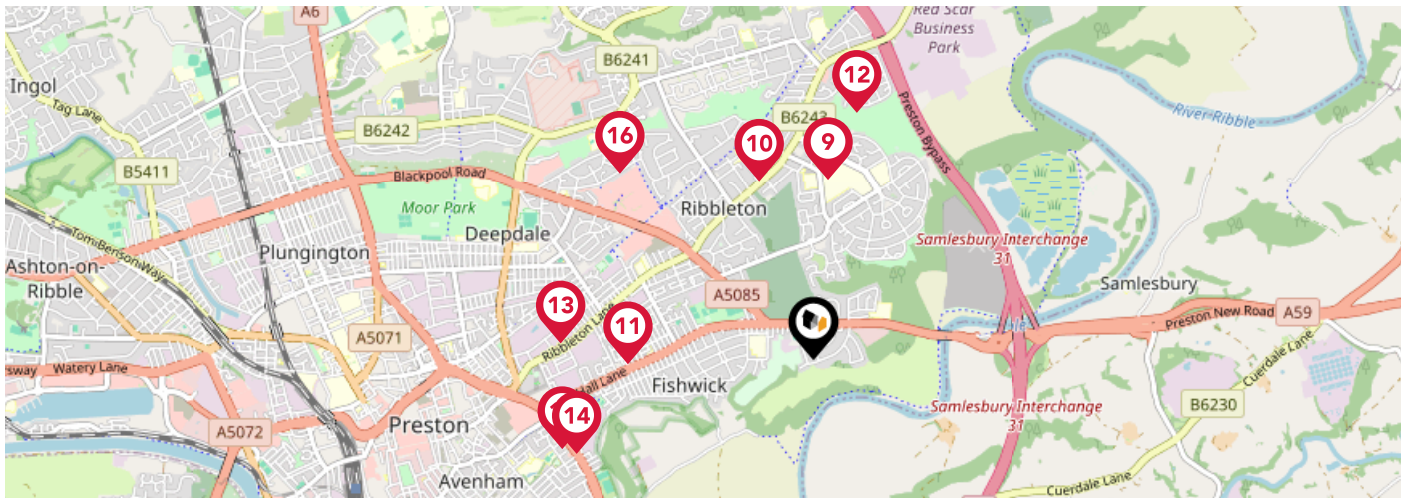
Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Average
Roof:	Pitched 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 73% of fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	107 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Brockholes Wood Community Primary School and Nursery Ofsted Rating: Good Pupils: 210 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Teresa's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 201 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Fishwick Primary School Ofsted Rating: Good Pupils: 159 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Blessed Sacrament Catholic Primary School, Preston Ofsted Rating: Good Pupils: 400 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Matthew's Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 468 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ribbleton Avenue Infant School Ofsted Rating: Outstanding Pupils: 248 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ribbleton Avenue Methodist Junior School Ofsted Rating: Good Pupils: 278 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Moor Nook Community Primary School Ofsted Rating: Good Pupils: 199 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

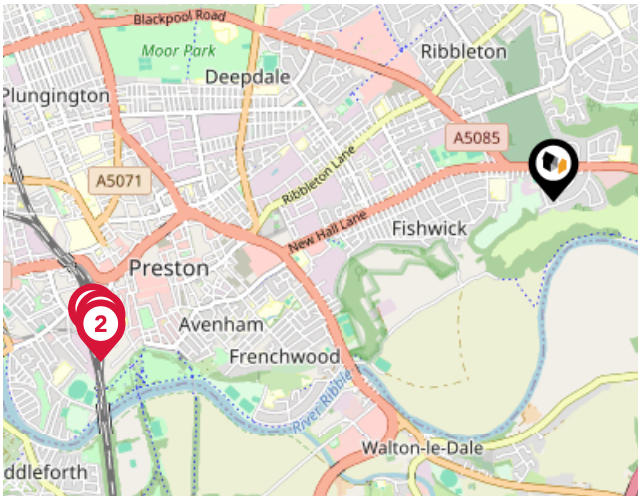
Area Schools



		Nursery	Primary	Secondary	College	Private
	Sir Tom Finney Community High School Ofsted Rating: Good Pupils: 231 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preston Greenlands Community Primary School Ofsted Rating: Requires improvement Pupils: 195 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 345 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preston Grange Primary School Ofsted Rating: Good Pupils: 184 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preston Muslim Girls High School Ofsted Rating: Outstanding Pupils: 599 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Olive School, Preston Ofsted Rating: Outstanding Pupils: 421 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Boys' School, Preston Ofsted Rating: Outstanding Pupils: 613 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holme Slack Community Primary School Ofsted Rating: Good Pupils: 207 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

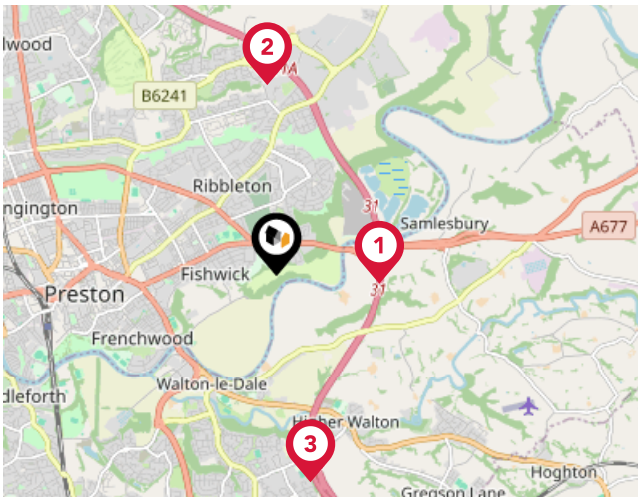
Area

Transport (National)



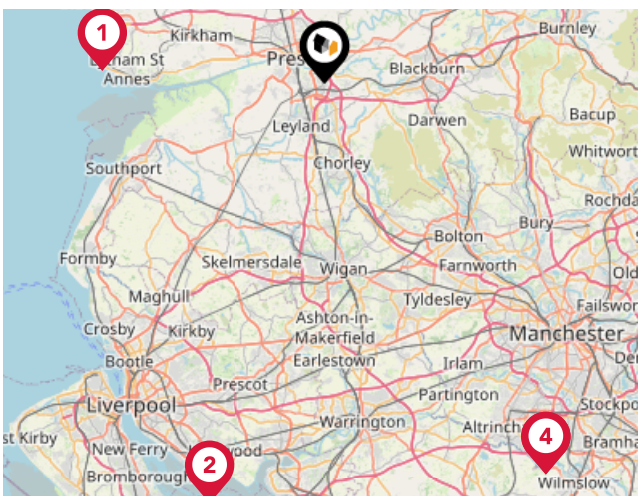
National Rail Stations

Pin	Name	Distance
1	Railway Station	2.09 miles
2	Rail Station	2.1 miles
3	Preston Rail Station	2.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31	0.91 miles
2	M6 J31A	1.67 miles
3	M6 J30	1.83 miles
4	M6 J29	3.33 miles
5	M65 J1A	3.37 miles

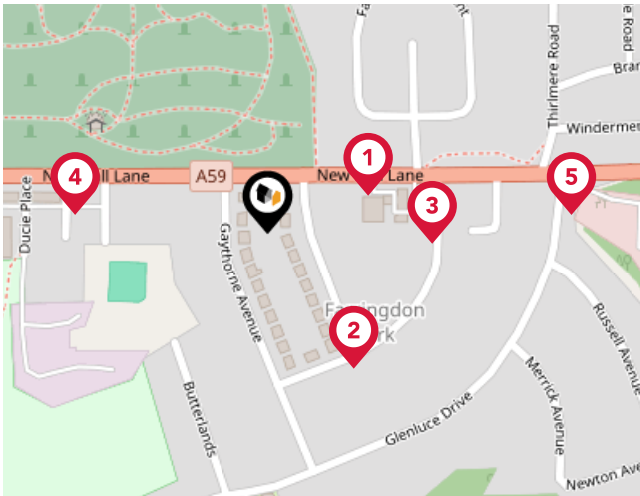


Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	15.71 miles
2	Liverpool John Lennon Airport	30.68 miles
3	Manchester Airport Terminal 2	31.64 miles
4	Terminal Two Access	31.64 miles

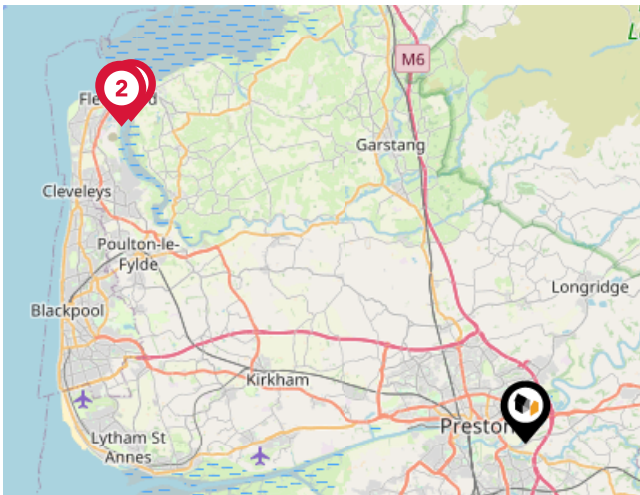
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Farrington Crescent	0.06 miles
2	Tudor Avenue	0.09 miles
3	Brockholes Brow	0.09 miles
4	Ripon Terrace	0.11 miles
5	Glenluce Drive	0.17 miles



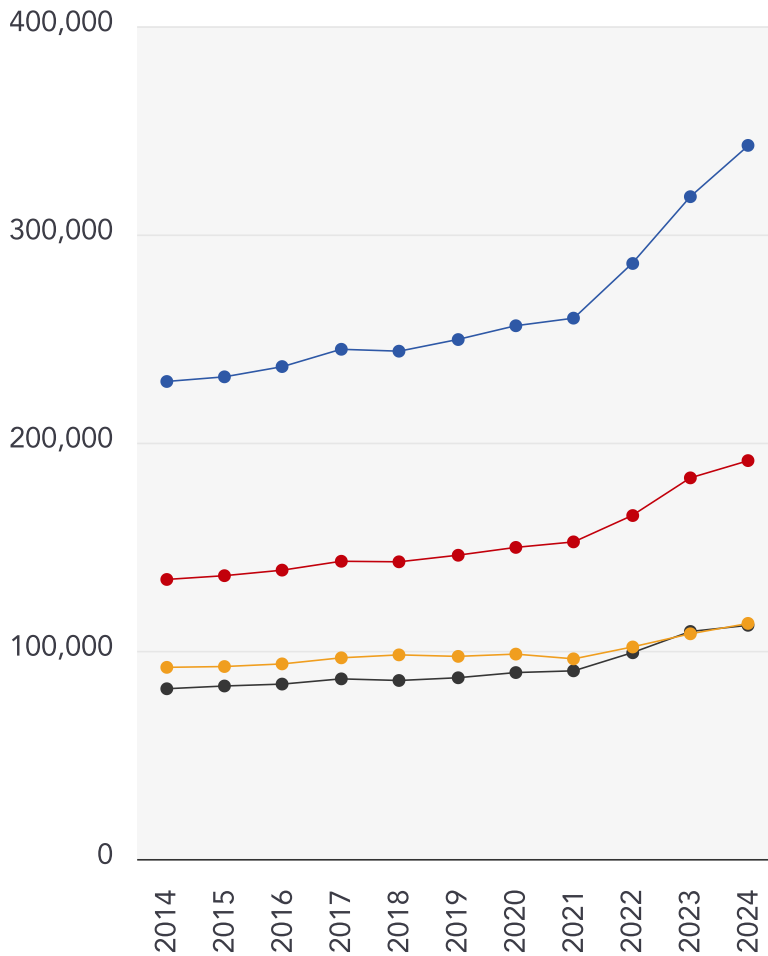
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.84 miles
2	Fleetwood for Ireland Ferry Terminal	17.97 miles
3	Fleetwood for Knott End Ferry Landing	18.09 miles

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

+42.52%

Flat

+22.94%

Terraced

+37.28%



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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