

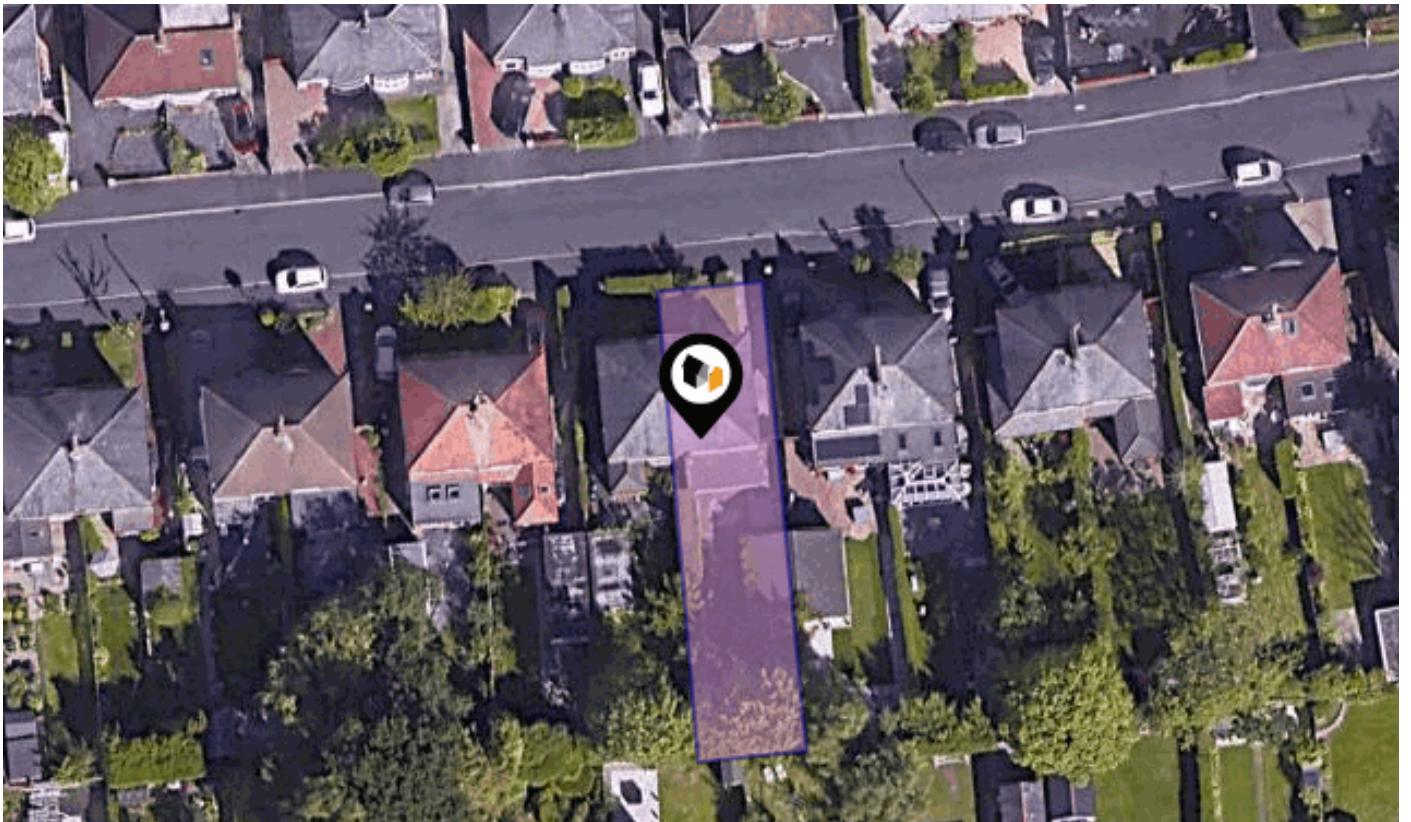


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 23rd August 2024



KENSINGTON AVENUE, PENWORTHAM, PRESTON, PR1

Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Introduction

Our Comments

Property Overview

Nestled in one of Penwortham's most sought-after areas, this charming three-bedroom family home is now available with no onward chain.

Upon entering, you are greeted by a welcoming entrance hall that sets a warm and inviting tone for the rest of the house. The front reception room features a bay window that allows natural light to flood in, along with a striking wooden mantle and an open fireplace, creating a cosy and elegant atmosphere.

The rear reception room has been extended to include a feature gas fireplace, providing a focal point for the room. Patio doors open out onto the garden, seamlessly blending indoor and outdoor living spaces. The fitted kitchen is designed for functionality, with a galley layout offering ample worktop space and room for appliances, making meal preparation a breeze. The ground floor also boasts a downstairs WC with additional under stairs storage.

Upstairs, there are three generously sized bedrooms, each offering plenty of space and comfort. The bathroom, with a 3 piece suite including shower overhead, is complemented by a separate WC, adding convenience for busy households.

The south-facing rear garden is a true highlight, boasting a large patio area that is perfect for outdoor dining, entertaining, or simply relaxing in the sun. There is also a second patio area to the rear of the garage, to follow that sun all day long! Additionally, the property includes a detached, brick built garage with a sloping tiled roof and a driveway, providing secure parking and extra storage space. The rear garden is accessed by a substantial side gate to ensure privacy and security.

This home perfectly combines traditional charm with modern conveniences, making it an ideal choice for families looking to settle in a prime Penwortham location.



Property

| | | | |
|-------------------------|---|----------------|----------|
| Type: | Semi-Detached | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 1,054 ft ² / 98 m ² | | |
| Plot Area: | 0.08 acres | | |
| Year Built : | 1930-1949 | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £1,993 | | |
| Title Number: | LA931612 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

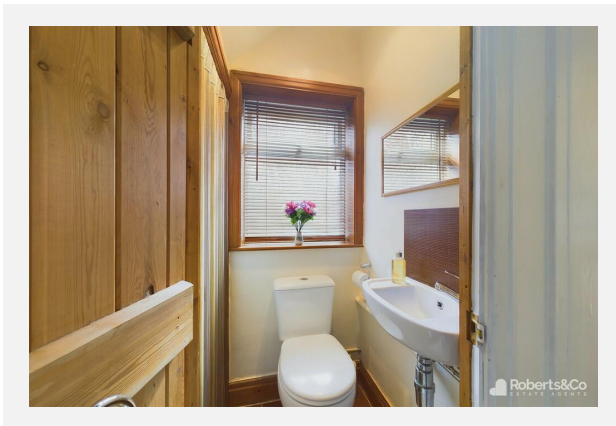
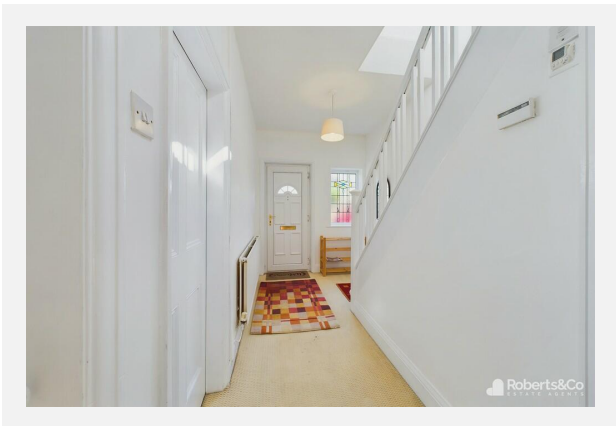
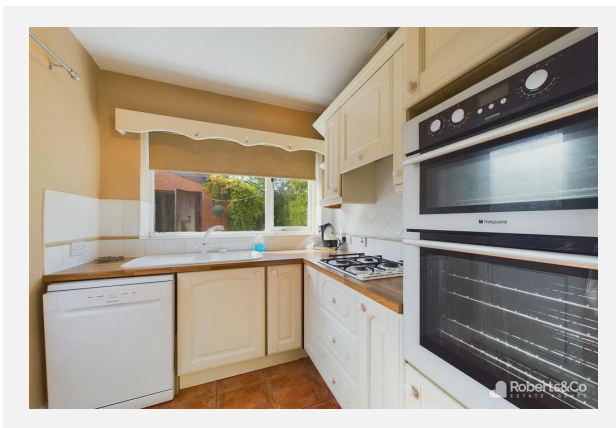
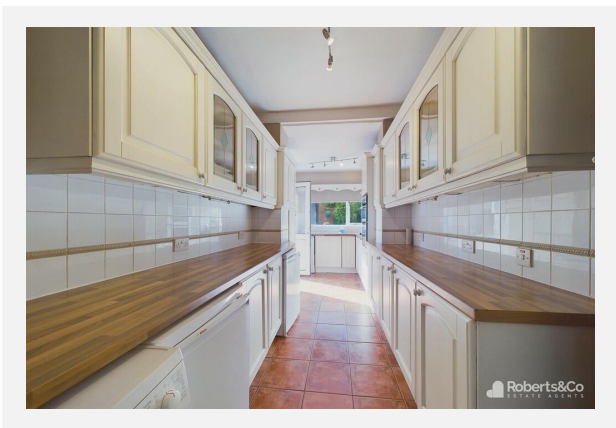
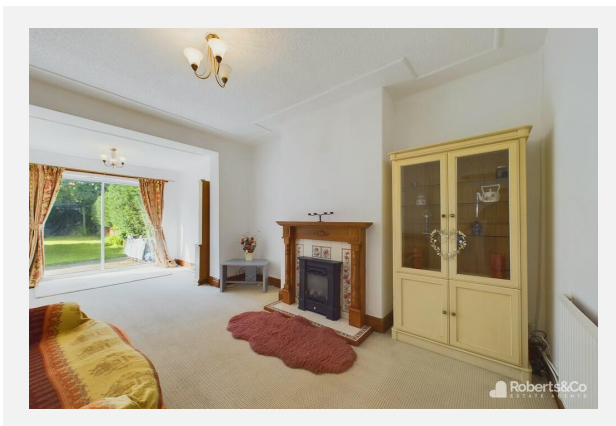
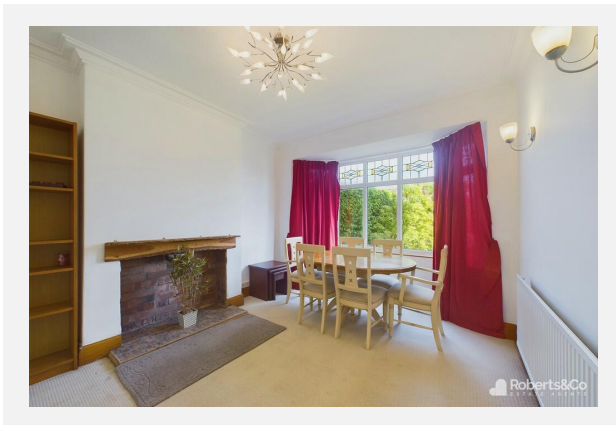
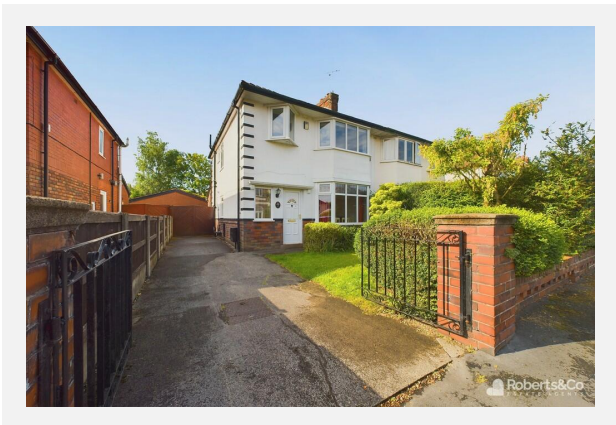
| | | |
|-------------------|-------------------|---------------------|
| 17 mb/s | 80 mb/s | 1000 mb/s |
| | | |

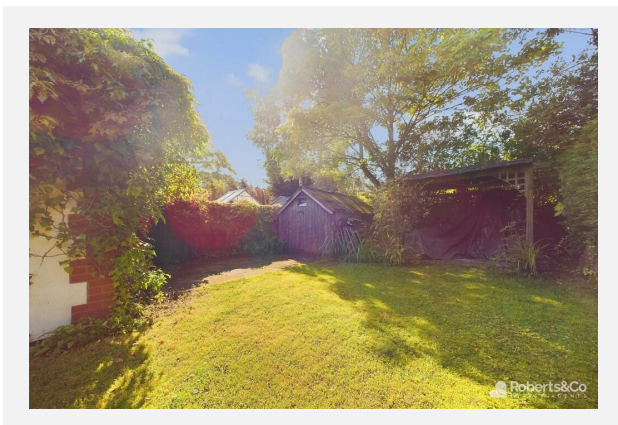
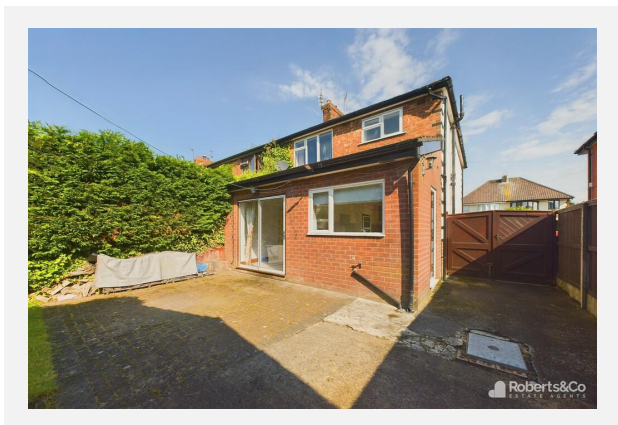
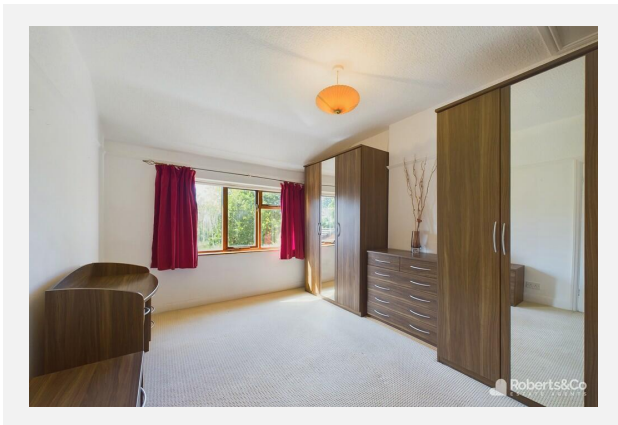
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







KENSINGTON AVENUE, PENWORTHAM, PRESTON, PR1



KENSINGTON AVENUE, PENWORTHAM, PRESTON, PR1



KENSINGTON AVENUE, PENWORTHAM, PRESTON, PR1



Penwortham, PR1

Energy rating

C

Valid until 27.06.2032

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

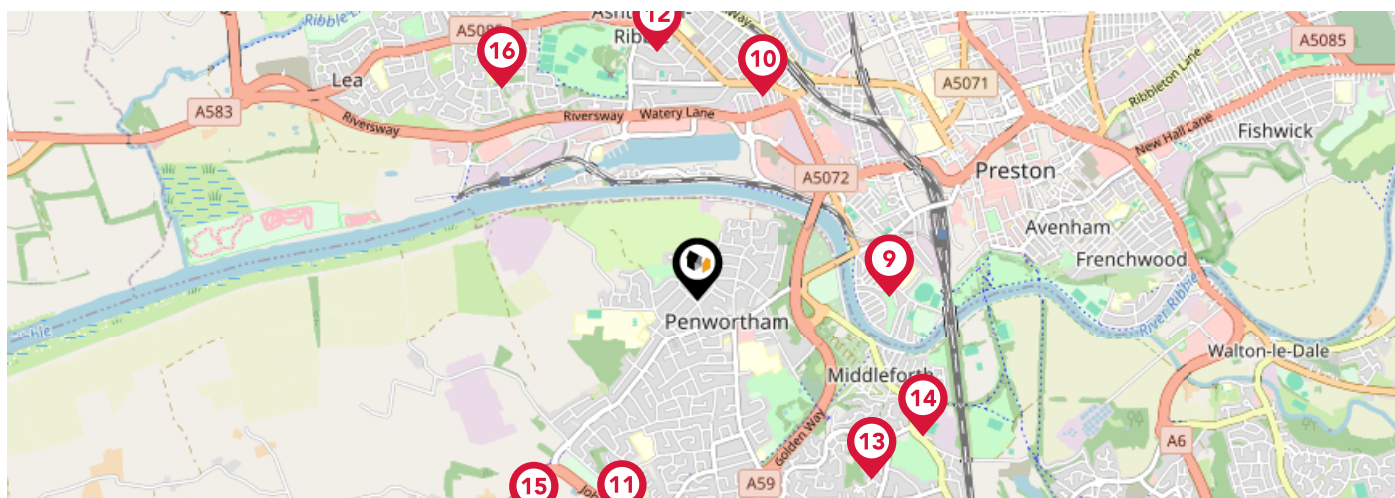
Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| 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, 150 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 79% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 98 m ² |

Area Schools



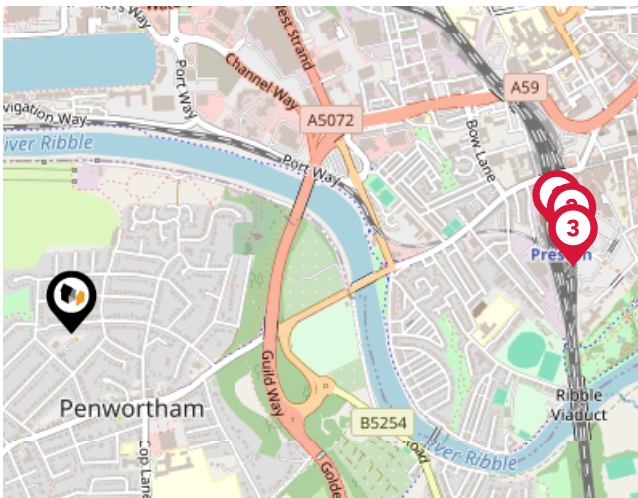
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.35 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.42 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.54 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.56 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | 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"/> |
| 8 | Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.93 | <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:1.03 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.1 | <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: 205 Distance:1.1 | <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: Requires improvement Pupils: 190 Distance:1.15 | <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:1.22 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Royal Cross Primary School Ofsted Rating: Outstanding Pupils: 26 Distance:1.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

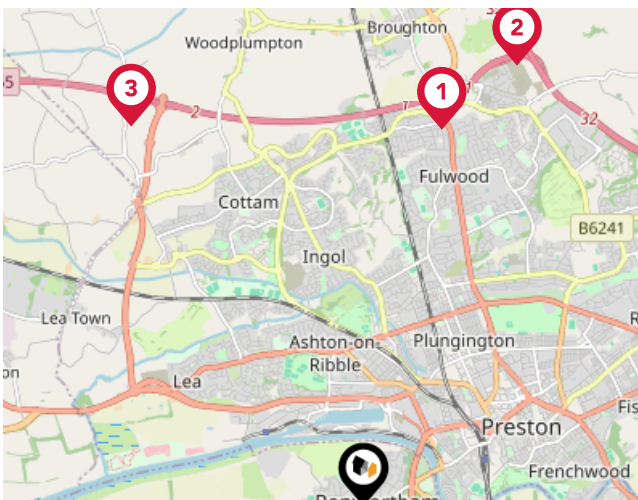
Area

Transport (National)



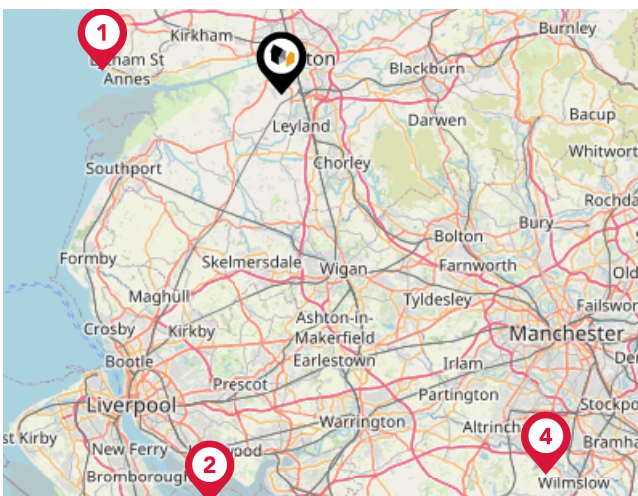
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------|------------|
| 1 | Preston Rail Station | 1.09 miles |
| 2 | Railway Station | 1.11 miles |
| 3 | Rail Station | 1.11 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M55 J1 | 3.38 miles |
| 2 | M6 J32 | 4.09 miles |
| 3 | M55 J2 | 3.9 miles |
| 4 | M65 J1A | 3.62 miles |
| 5 | M65 J1 | 3.84 miles |

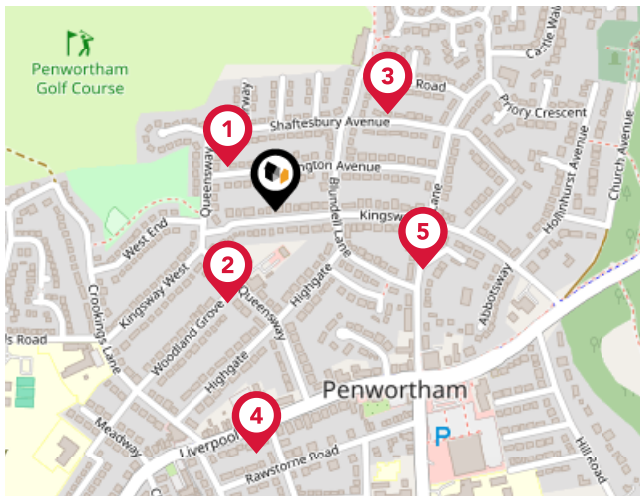


Airports/Helipads

| Pin | Name | Distance |
|-----|---------------------------------|-------------|
| 1 | Blackpool International Airport | 12.73 miles |
| 2 | Liverpool John Lennon Airport | 29.17 miles |
| 3 | Manchester Airport Terminal 2 | 32.57 miles |
| 4 | Terminal Two Access | 32.57 miles |

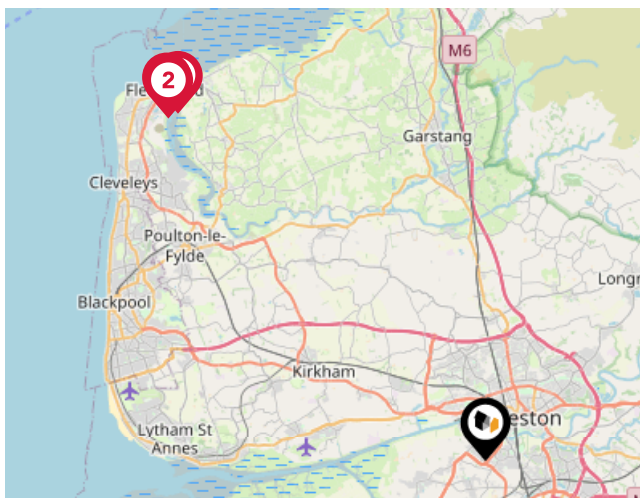
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------------|------------|
| 1 | Shaftesbury Avenue | 0.07 miles |
| 2 | St Teresa's Church | 0.11 miles |
| 3 | Clive Road | 0.16 miles |
| 4 | Crookings Lane | 0.27 miles |
| 5 | Priory Lane | 0.17 miles |



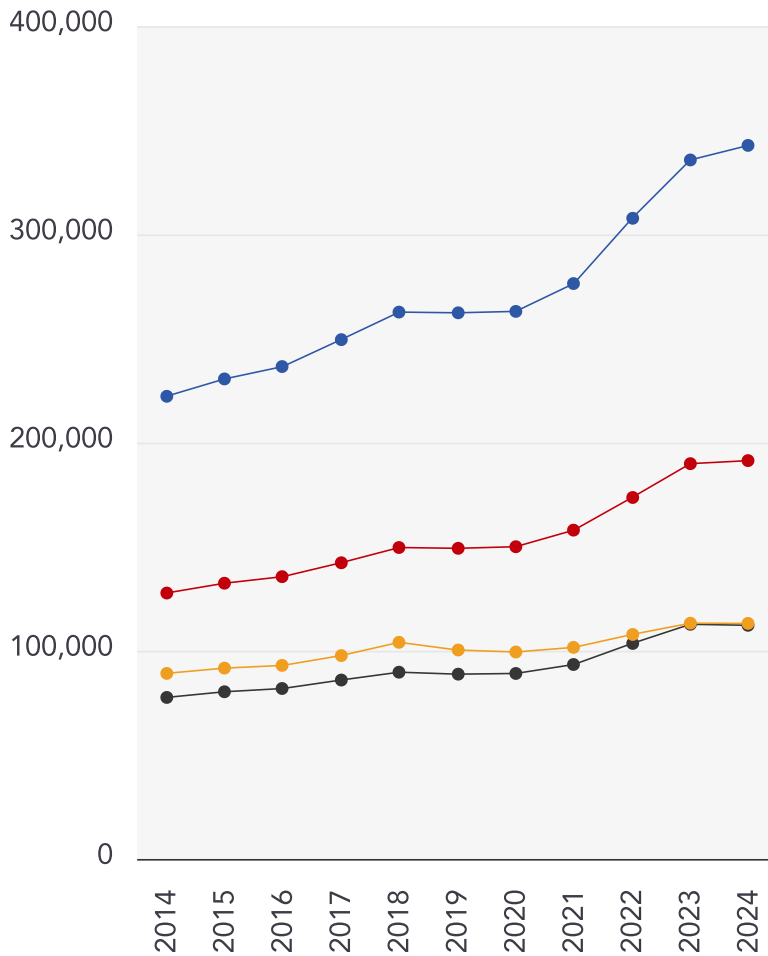
Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------------------------|-------------|
| 1 | Knott End-On-Sea Ferry Landing | 16.21 miles |
| 2 | Fleetwood for Ireland Ferry Terminal | 16.29 miles |
| 3 | Fleetwood for Knott End Ferry Landing | 16.41 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



@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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Roberts & Co

36e Liverpool Road, Penwortham, Preston,
PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

