

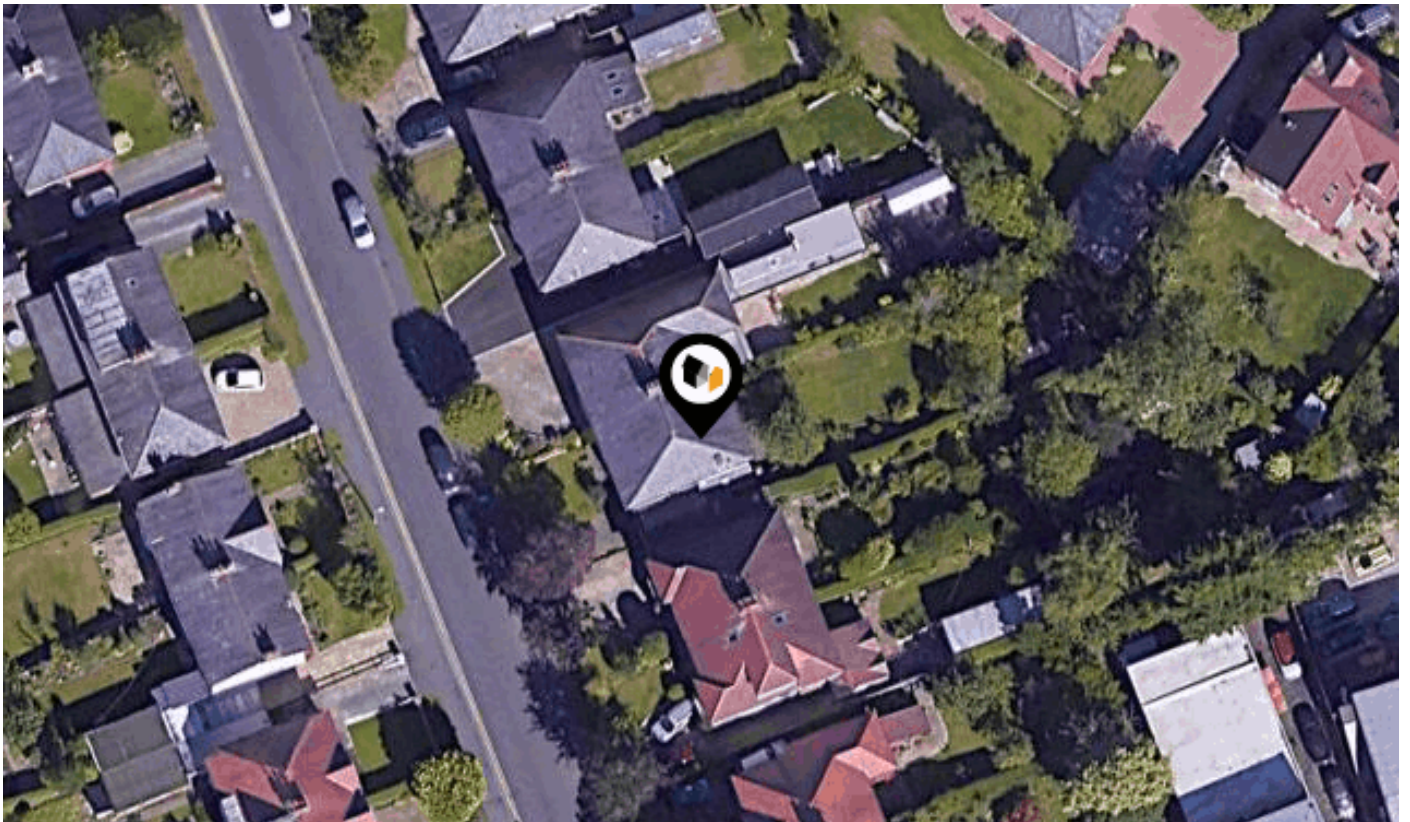


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th September 2024



QUEENSWAY, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

The school catchment areas for this house are excellent, with access to "outstanding" primary and secondary schools.

This charming three-bedroom semi-detached home combines convenience and appeal. Located in the highly sought-after Penwortham area, the property is close to local shops and transport links, making it an ideal setting for family living.

Upon entering, the ground floor features an entrance hall with under-stair pantry cupboard and a cloaks room. The front sitting room is enhanced by a sunny bay window, while the main living room at the back opens onto the garden through a patio door. The kitchen is well-appointed with an extensive range of cupboards and space for appliances. Adjacent to the kitchen is a ground floor shower room, with access to the enclosed carport and the garden.

Upstairs, the first-floor landing provides access to three spacious bedrooms, along with a fourth room. The principal bedroom features fitted wardrobes and a bay window. Bedroom two, located at the rear, offers garden views. Bedroom three also benefits from fitted cupboards, offering convenient storage. The fourth bedroom, which currently contains fitted cupboards that house the tank and cylinder, could be repurposed as a nursery or study by removing the existing cupboards. The family bathroom is equipped with a four-piece suite.

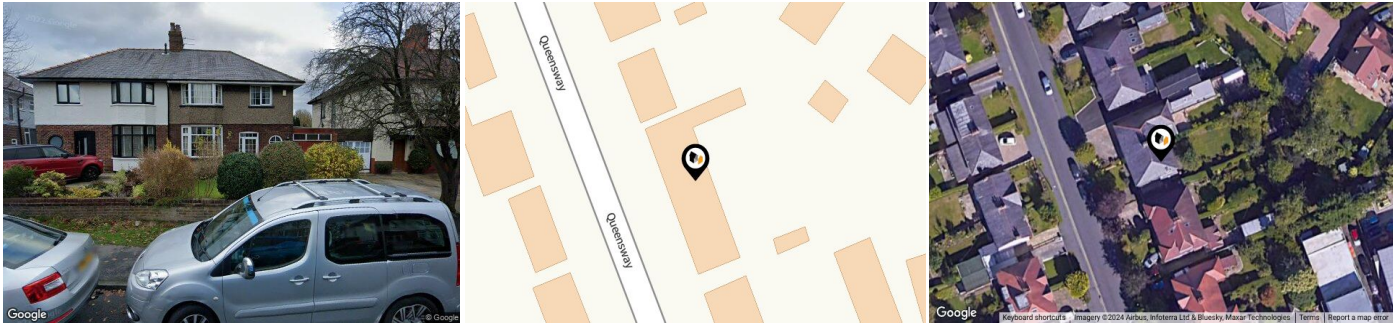
The rear garden is a standout feature of this property, offering an expansive and beautifully maintained outdoor space. A long garden stretches out, providing plenty of room for various activities and relaxation. A side pathway runs the entire length of the garden, ensuring easy access and adding a charming touch to the landscape.

The garden is adorned with mature plants and trees, creating a serene and picturesque environment. These established plantings not only enhance the beauty of the garden but also provide privacy and a sense of tranquillity.

Towards the back of the garden, you'll find a practical garden shed, perfect for storing tools, equipment, and seasonal items. This additional storage space helps keep the garden tidy and organized, allowing for easy maintenance and enjoyment. Overall, the rear garden offers a delightful retreat, perfect for outdoor gatherings, gardening enthusiasts, and peaceful relaxation.

This family home offers wonderfully flexible accommodation and is just a short, level walk from Penwortham High Street.

This lovely home is ready for its new owners to make it their own. Offered with no onward chain!



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,453 ft ² / 135 m ²
Council Tax :	Band D
Annual Estimate:	£2,242

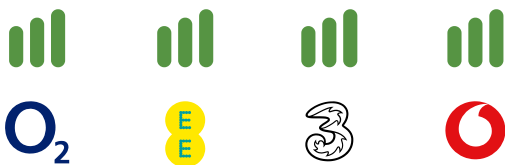
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	- mb/s

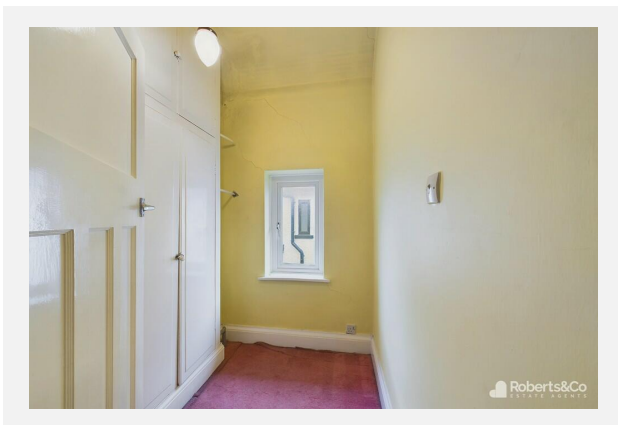
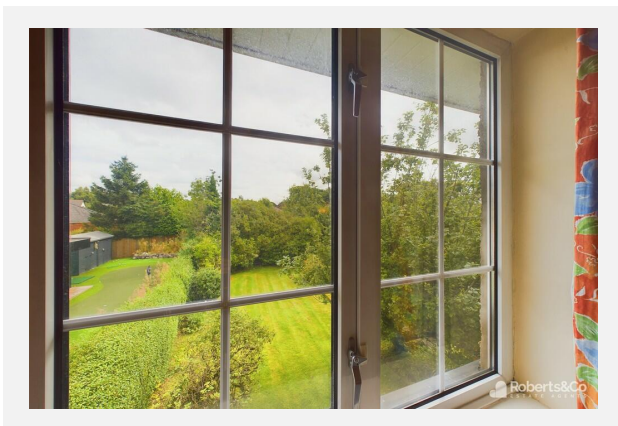
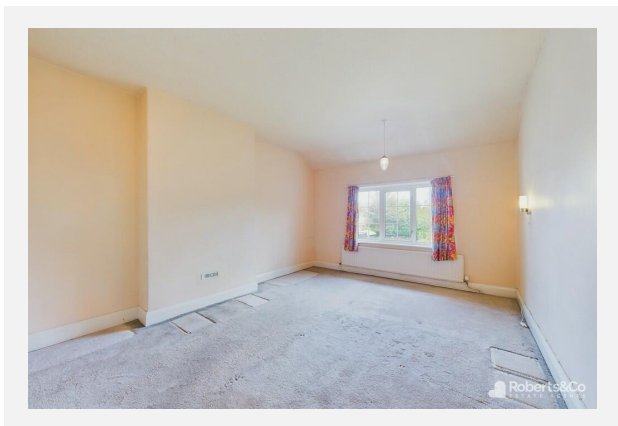
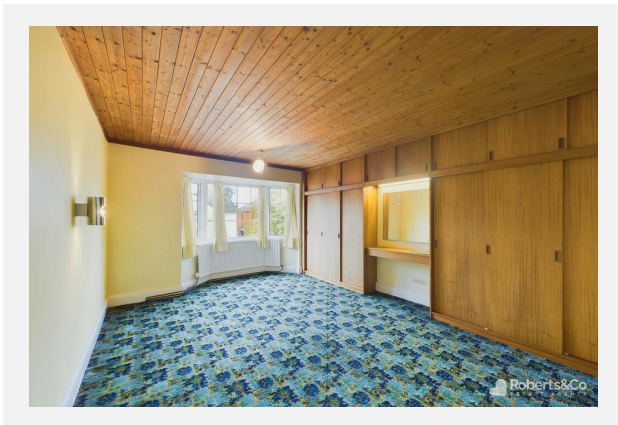
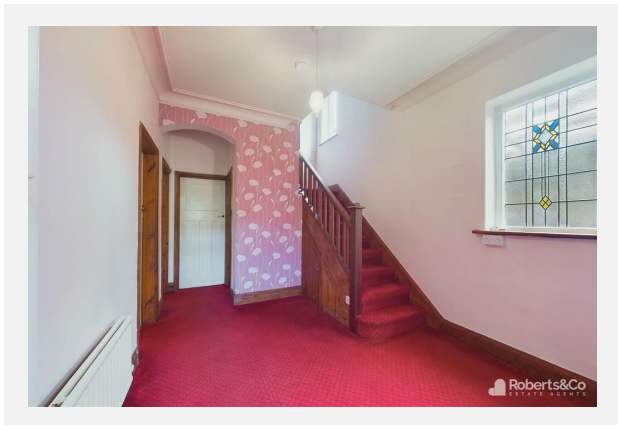
Mobile Coverage: (based on calls indoors)

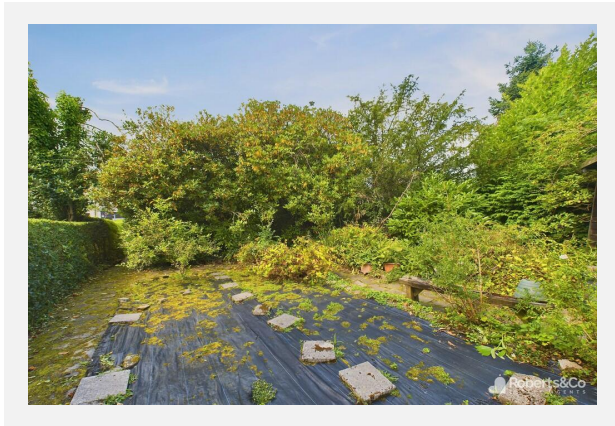


Satellite/Fibre TV Availability:

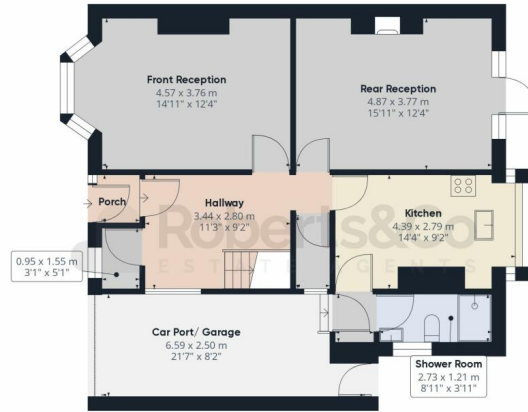








QUEENSWAY, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



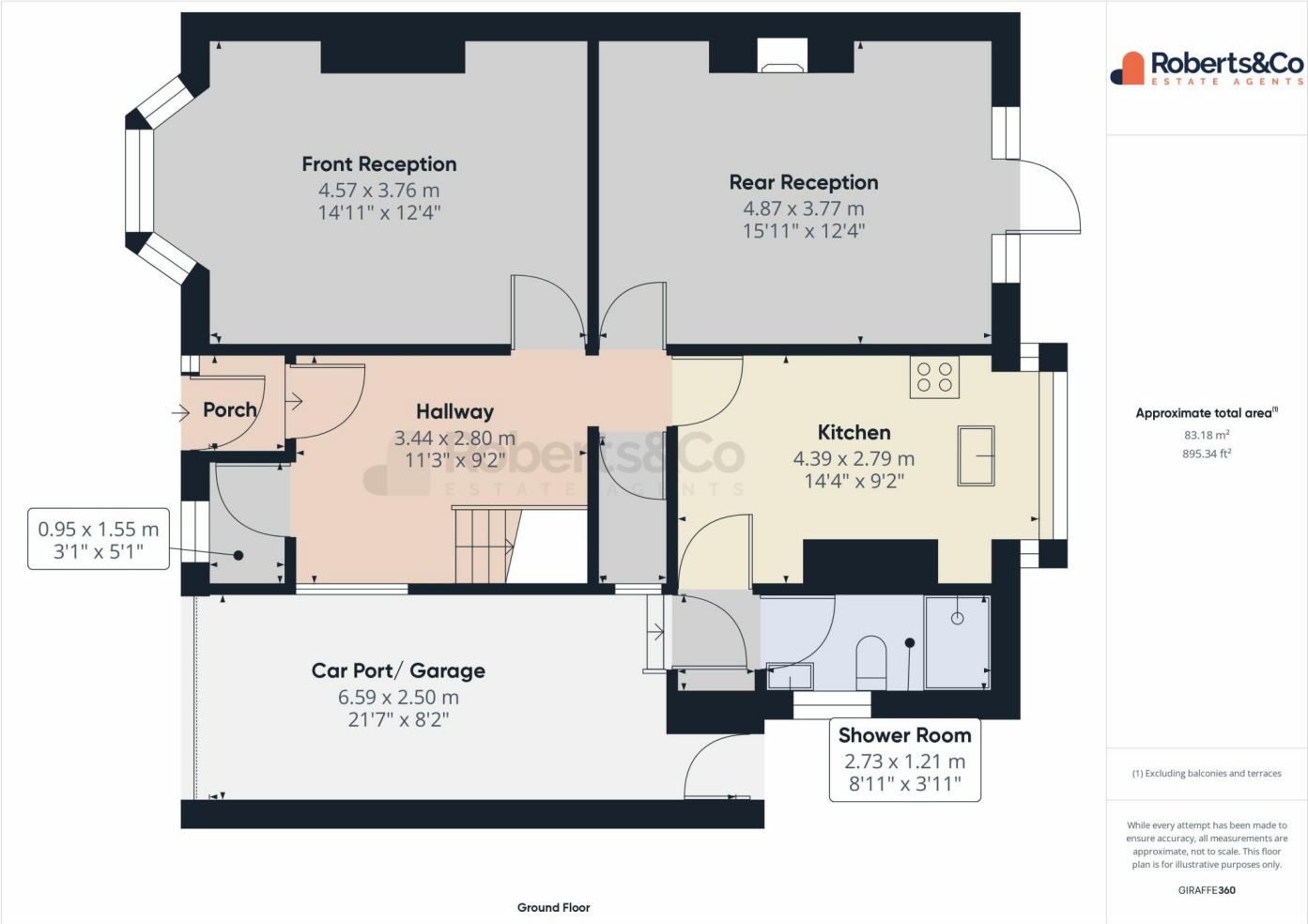
Approximate total area⁽¹⁾
141.42 m²
1522.23 ft²

(1) Excluding balconies and terraces

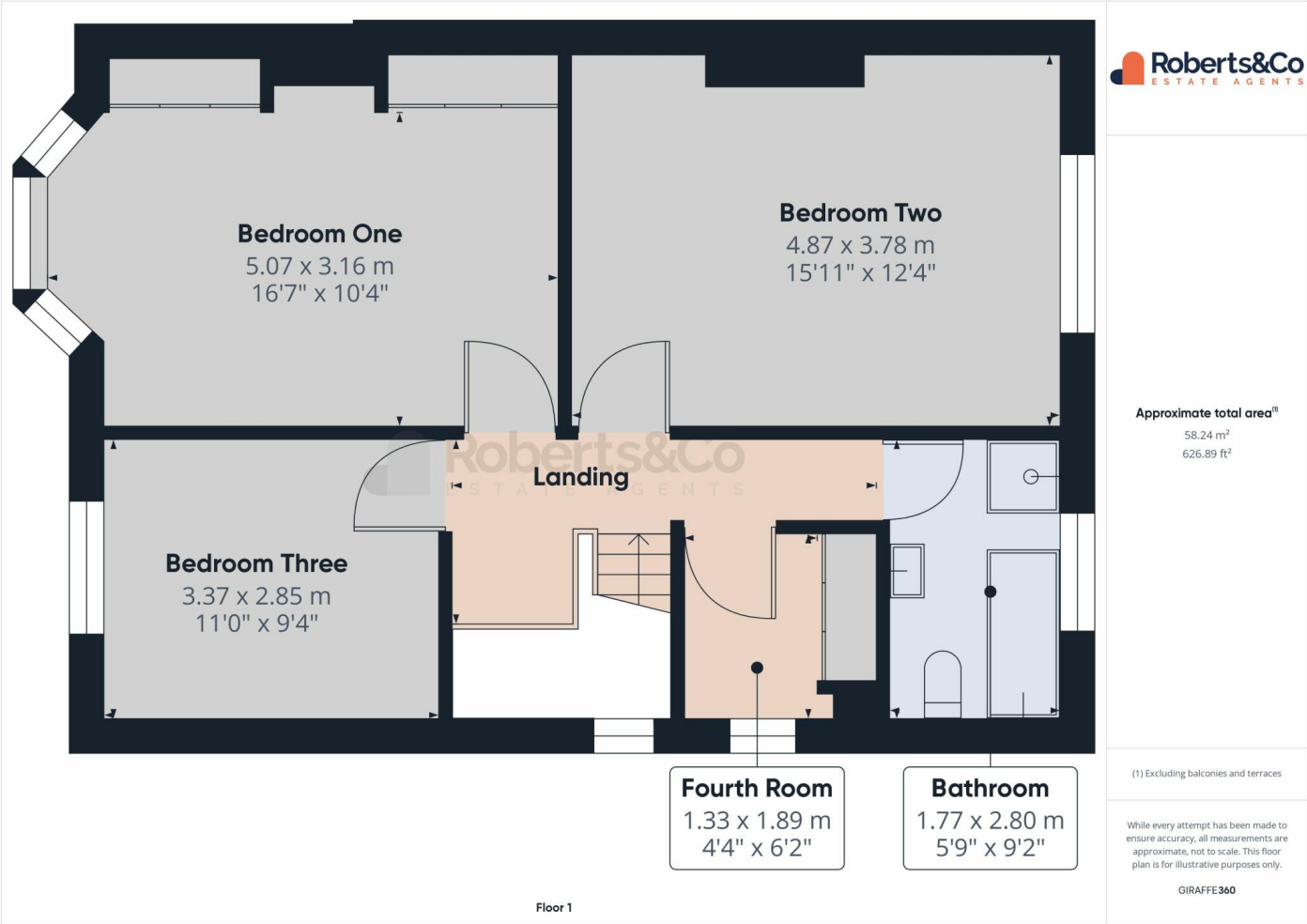
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

QUEENSWAY, PENWORTHAM, PRESTON, PR1



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Energy rating

D

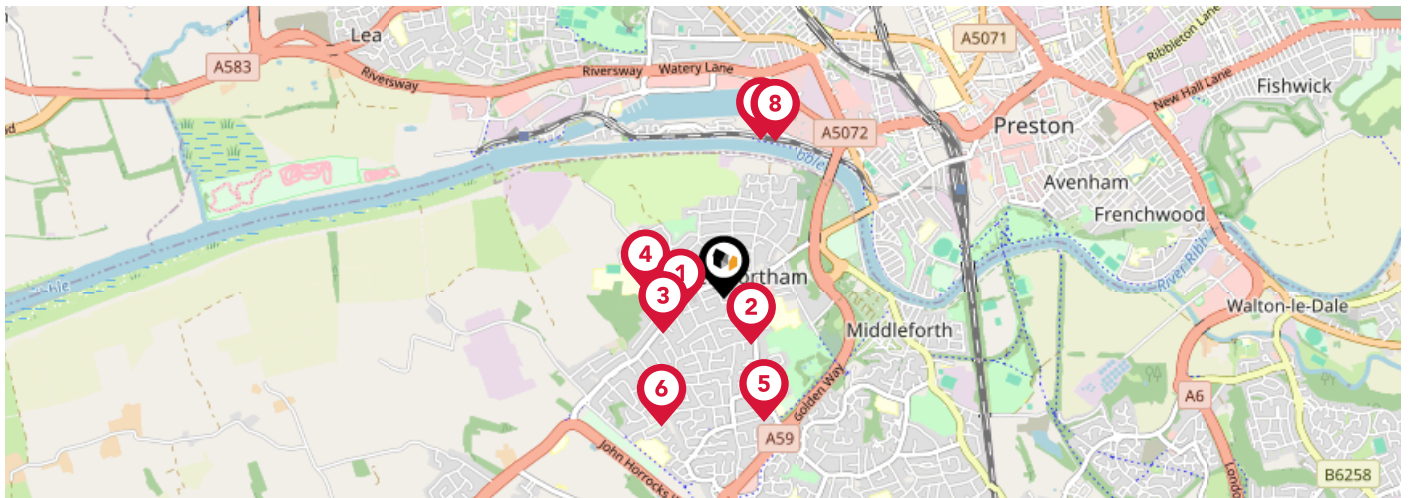
Valid until 06.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

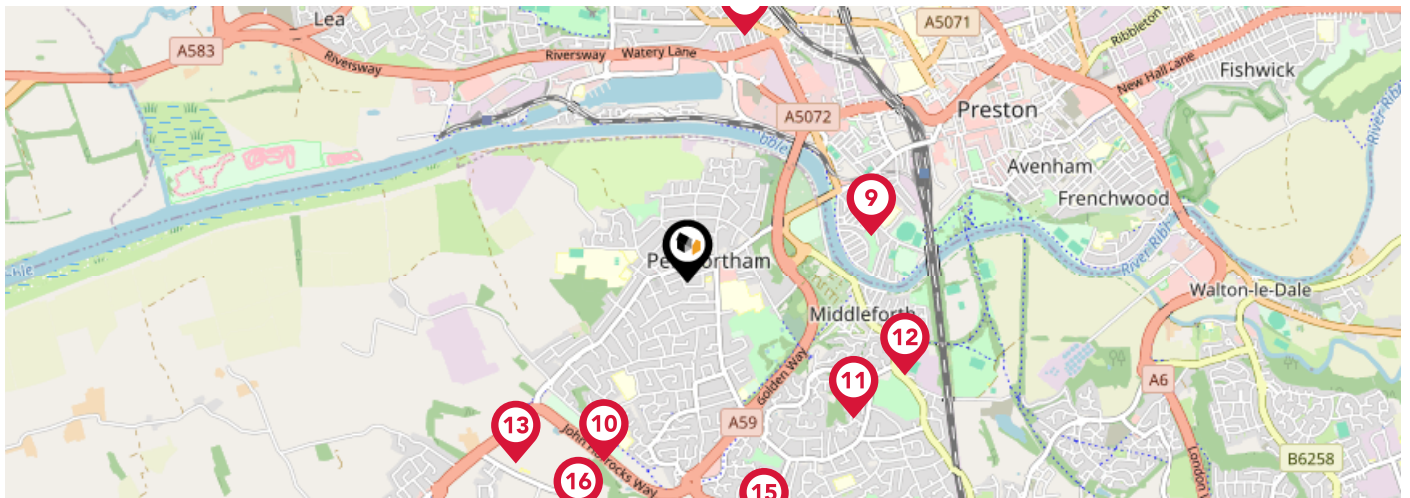
Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 54% of fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	135 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.2	<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:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

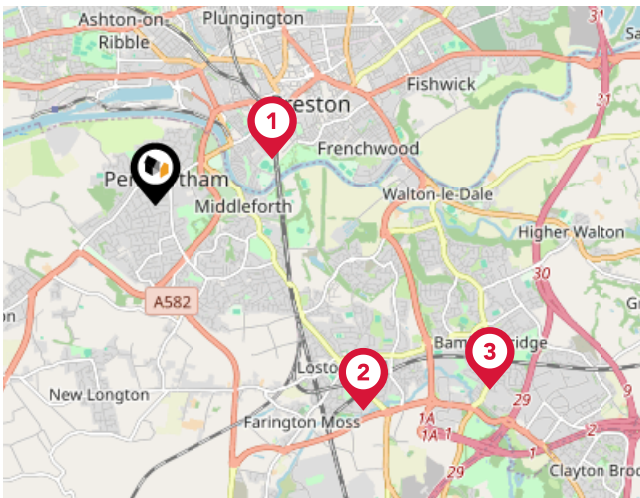
Area Schools



		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"/>
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.87	<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:0.94	<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:1.04	<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:1.09	<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:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

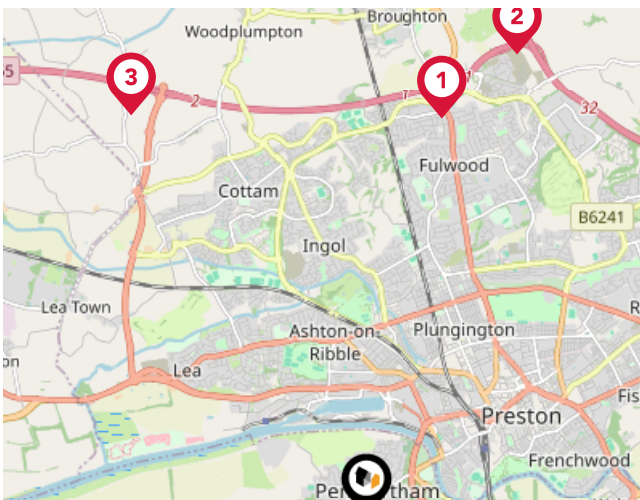
Area

Transport (National)



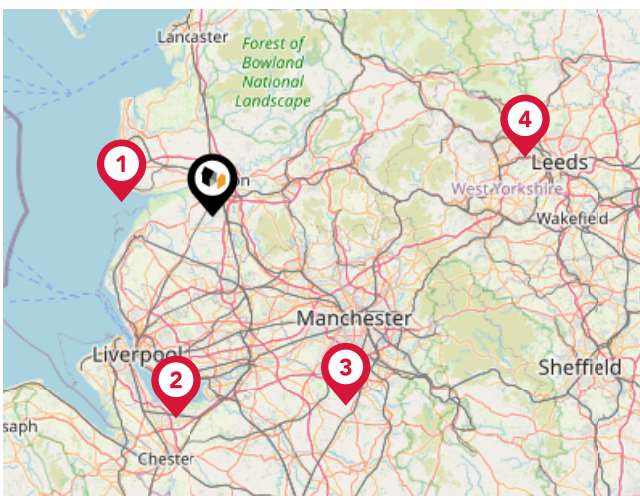
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.11 miles
2	Lostock Hall Rail Station	2.56 miles
3	Bamber Bridge Rail Station	3.36 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.56 miles
2	M6 J32	4.26 miles
3	M55 J2	4.08 miles
4	M65 J1A	3.47 miles
5	M65 J1	3.69 miles

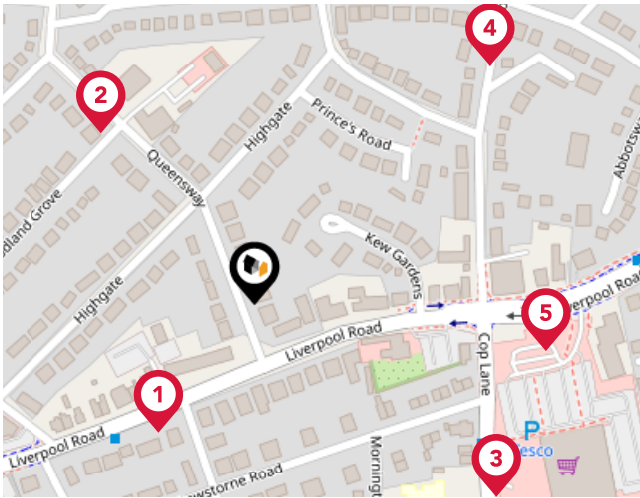


Airports/HELIPADS

Pin	Name	Distance
1	Highfield	12.78 miles
2	Speke	28.98 miles
3	Manchester Airport	32.8 miles
4	Leeds Bradford Airport	44.56 miles

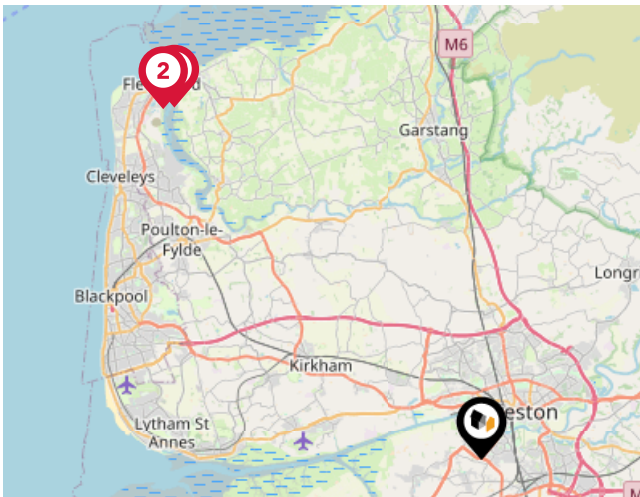
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Crookings Lane	0.09 miles
2	St Teresa's Church	0.13 miles
3	St Marys Health Centre	0.17 miles
4	Priory Lane	0.18 miles
5	Tesco	0.16 miles



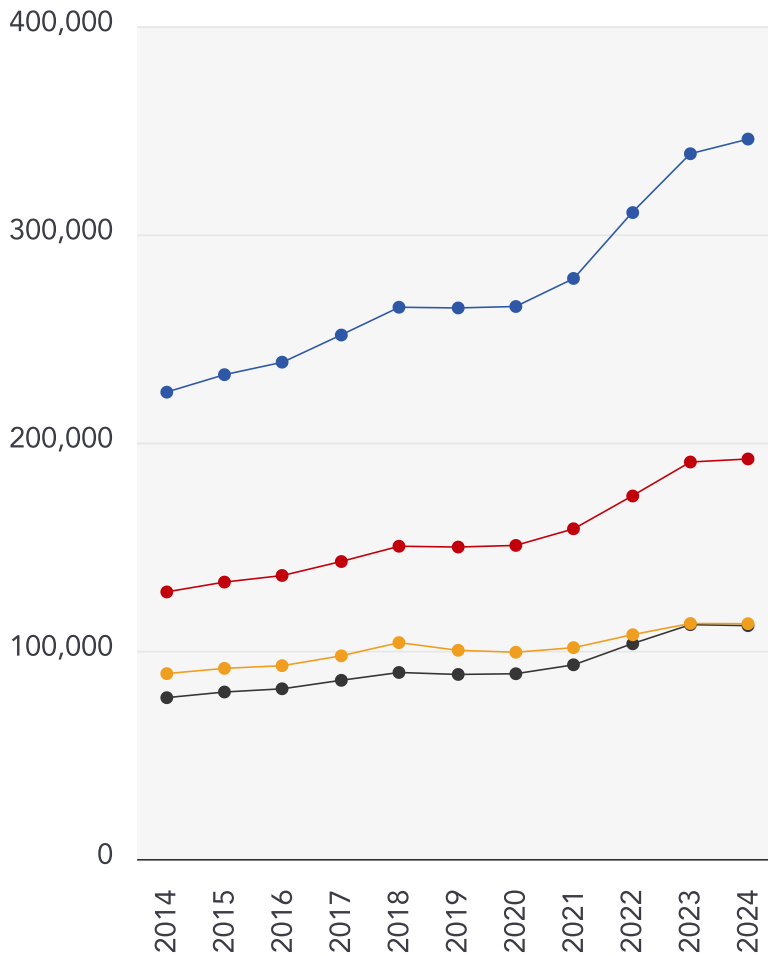
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.38 miles
2	Fleetwood for Knott End Ferry Landing	16.58 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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