

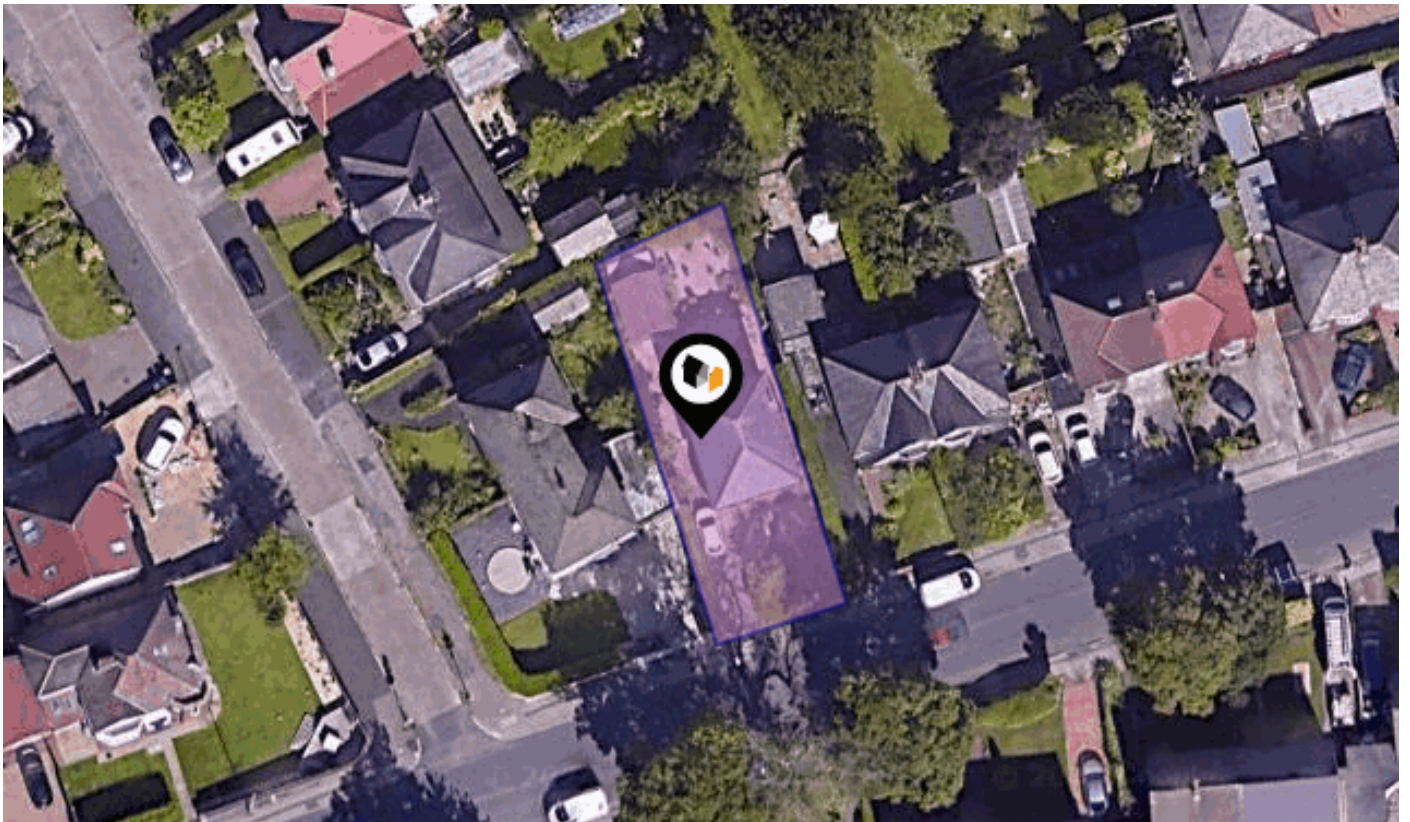


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 20<sup>th</sup> September 2024**



## **NEW LANE, PENWORTHAM, PRESTON, PR1**

### **Roberts & Co**

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

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### Property Overview

This beautifully presented three-bedroom detached house seamlessly blends modern living with period charm, offering spacious accommodation on a generous, low-maintenance plot. Featuring two bright reception rooms, a stylish kitchen, and ample outdoor space, this home is perfect for relaxed family living and entertaining.

The exterior is largely paved with durable Indian stone, ensuring an attractive, low-maintenance garden. A long, paved driveway provides ample off-road parking, while a detached garage at the rear offers additional storage or the potential for a workshop. With no chain delay, the property is ready for a smooth and quick sale.

Upon entering, a welcoming hallway creates a warm and inviting first impression. The front reception room features a delightful bay window, while the rear living area includes a gas fire with a solid oak surround, offering garden views and direct access to a spacious outdoor patio, perfect for seamless indoor-outdoor living.

The kitchen features timeless shaker-style wooden cabinetry paired with contrasting black worktops, combining style and functionality, and includes a gas range cooker for added convenience.

Upstairs, the landing is bathed in natural light through a beautiful stained glass window, adding a touch of elegance to the space. There are three bedrooms, including two generously-sized doubles and a comfortable single, providing flexible accommodation to suit a variety of needs. The family bathroom is fitted with a three-piece suite, catering to modern living requirements.

The rear garden is designed for ease of maintenance, with a large paved patio ideal for outdoor dining and relaxation, as well as a lower stone section offering further space.

This charming period home retains many original features, offering the perfect balance between timeless appeal and modern convenience. Situated on a large, easy-to-manage plot, it's an excellent opportunity for those seeking a spacious, characterful home.



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	990 ft <sup>2</sup> / 92 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,740		
<b>Title Number:</b>	LA554733		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>6</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

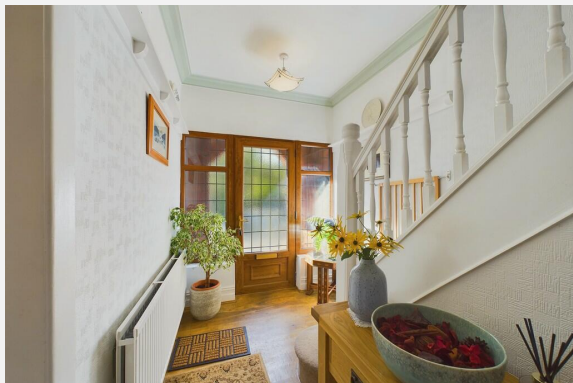
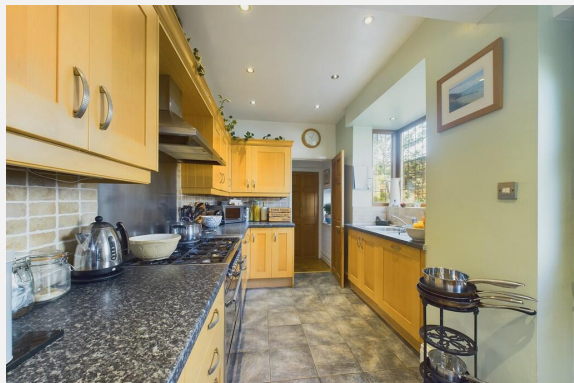
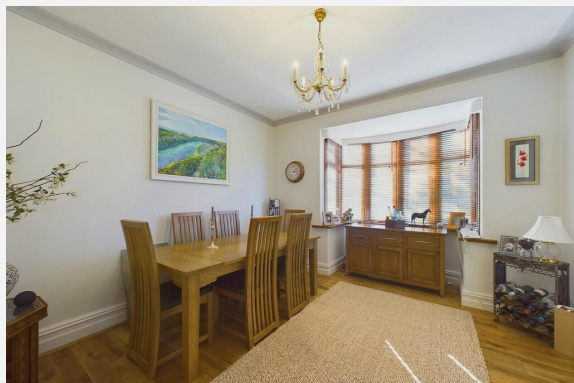
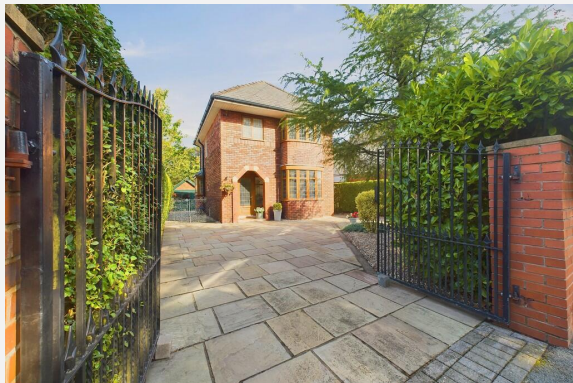
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:











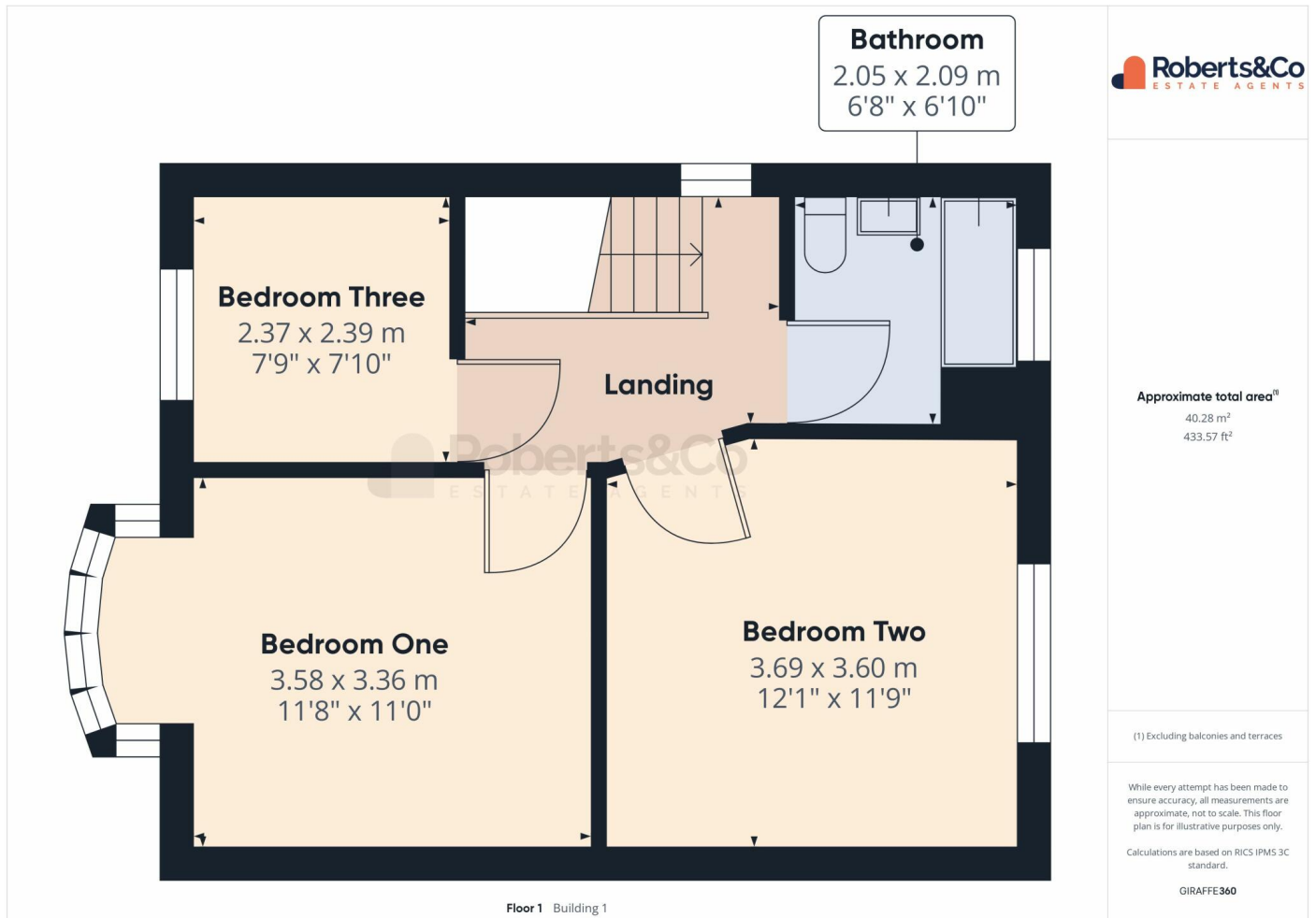
## NEW LANE, PENWORTHAM, PRESTON, PR1



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Penwortham, PR1

Energy rating

**D**

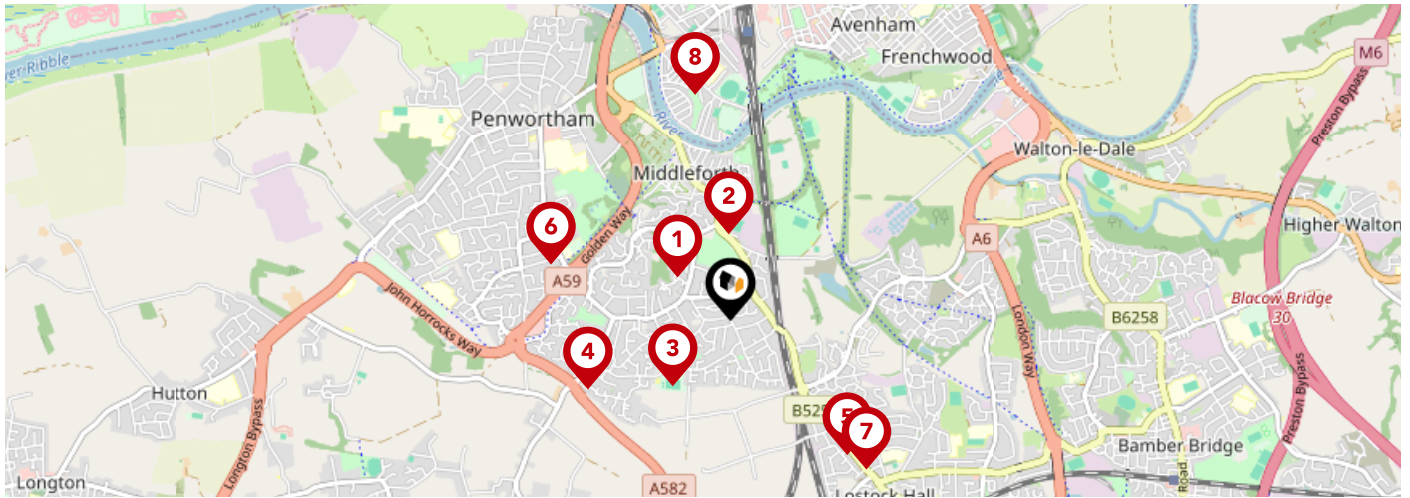
Valid until 07.03.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78   <b>C</b>
55-68	<b>D</b>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

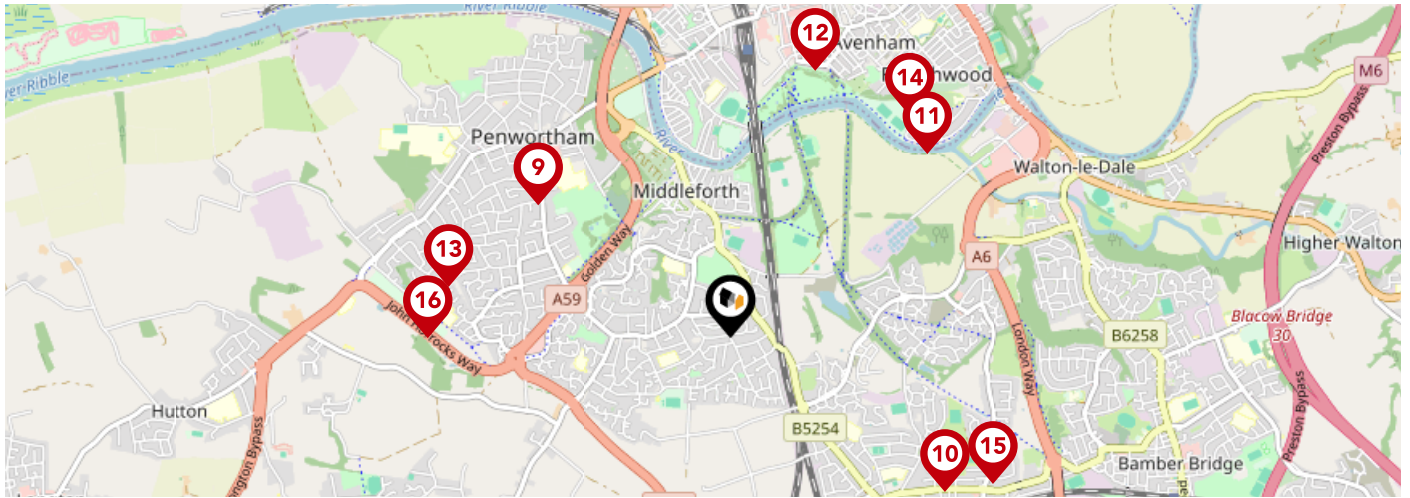
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	92 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Penwortham Middleforth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 190   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Applebee Wood Community Specialist School</b> Ofsted Rating: Good   Pupils: 161   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b> Ofsted Rating: Requires improvement   Pupils: 360   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Stephen's CofE School</b> Ofsted Rating: Good   Pupils: 351   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

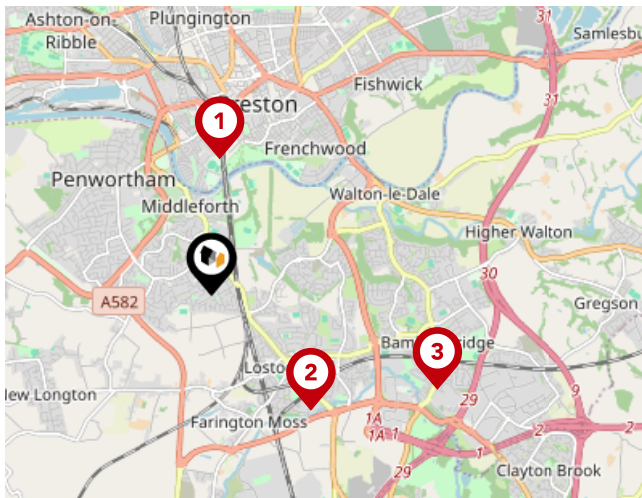




		Nursery	Primary	Secondary	College	Private
	<b>Penwortham Girls' High School</b> Ofsted Rating: Outstanding   Pupils: 801   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lostock Hall Community Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ The King Catholic High School</b> Ofsted Rating: Not Rated   Pupils: 395   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Imam Muhammad Zakariya School</b> Ofsted Rating: Good   Pupils: 103   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 370   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Frenchwood Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 330   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lostock Hall Academy</b> Ofsted Rating: Good   Pupils: 778   Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Hallows Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 912   Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

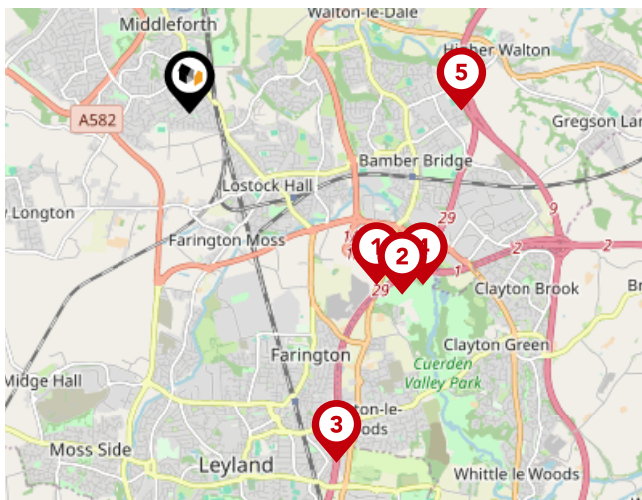
# Area

## Transport (National)



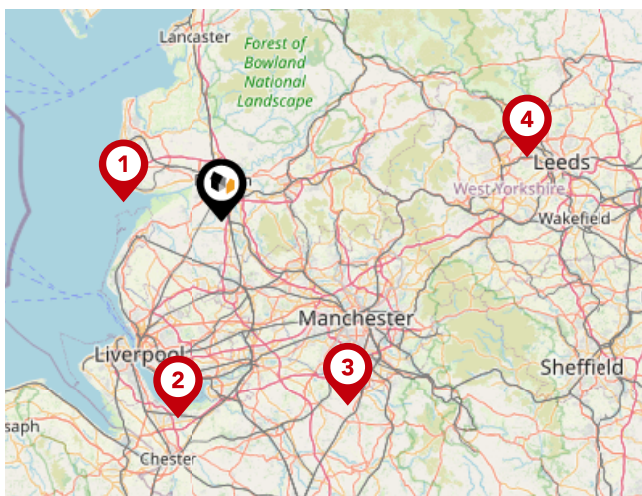
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.2 miles
2	Lostock Hall Rail Station	1.33 miles
3	Bamber Bridge Rail Station	2.15 miles



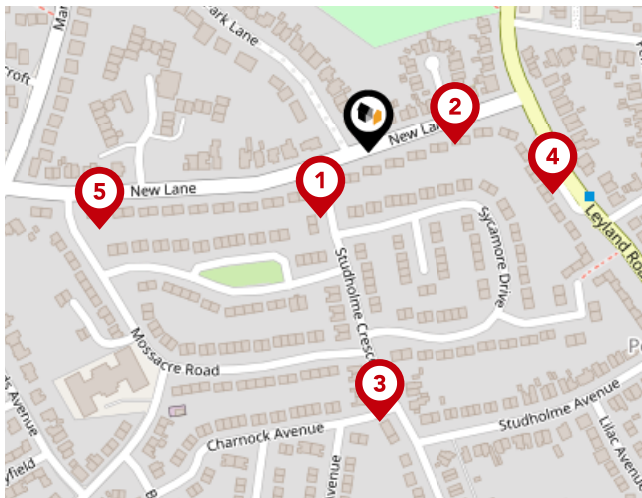
### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.23 miles
2	M65 J1	2.45 miles
3	M6 J28	3.32 miles
4	M6 J29	2.54 miles
5	M6 J30	2.39 miles



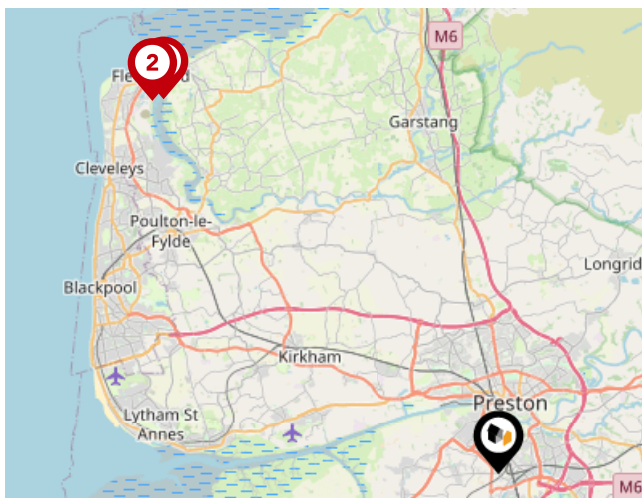
### Airports/HELIPADS

Pin	Name	Distance
1	Highfield	13.87 miles
2	Speke	28.4 miles
3	Manchester Airport	31.61 miles
4	Leeds Bradford Airport	43.78 miles



Bus Stops/Stations

Pin	Name	Distance
1	Studholme Crescent	0.04 miles
2	New Lane School Stop	0.05 miles
3	Charnock Avenue	0.15 miles
4	New Lane	0.1 miles
5	Moss Acre Road	0.15 miles



Ferry Terminals

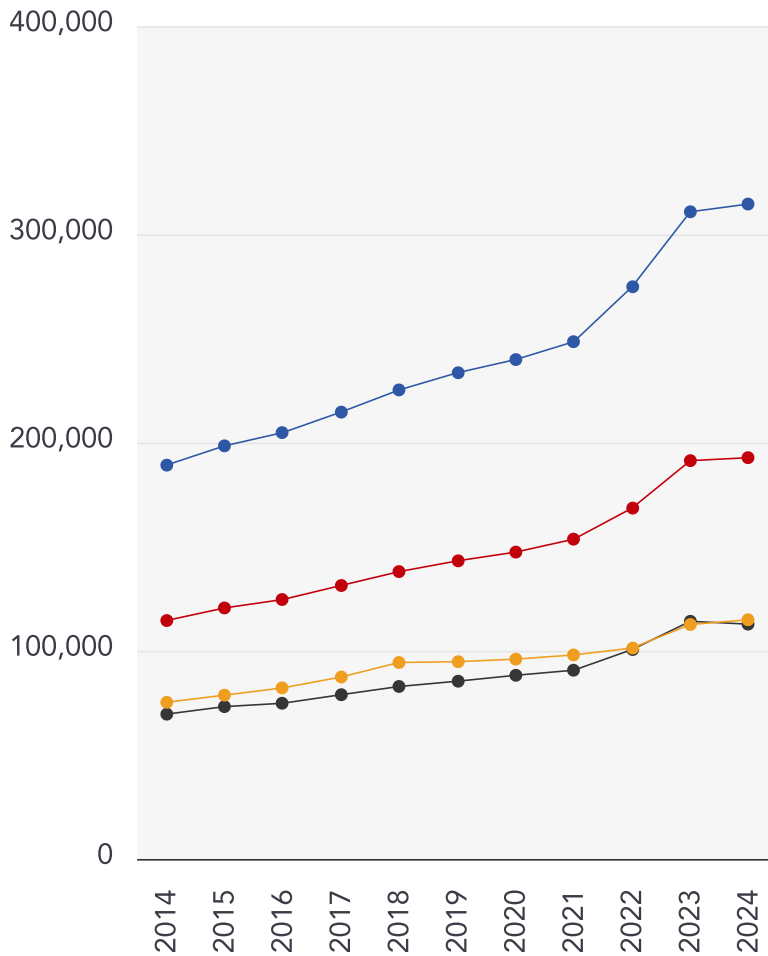
Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.6 miles
2	Fleetwood for Knott End Ferry Landing	17.81 miles



# Market

## House Price Statistics

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



Detached

**+66.29%**

Semi-Detached

**+68.31%**

Flat

**+52.7%**

Terraced

**+62.15%**



### Roberts & Co

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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

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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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