

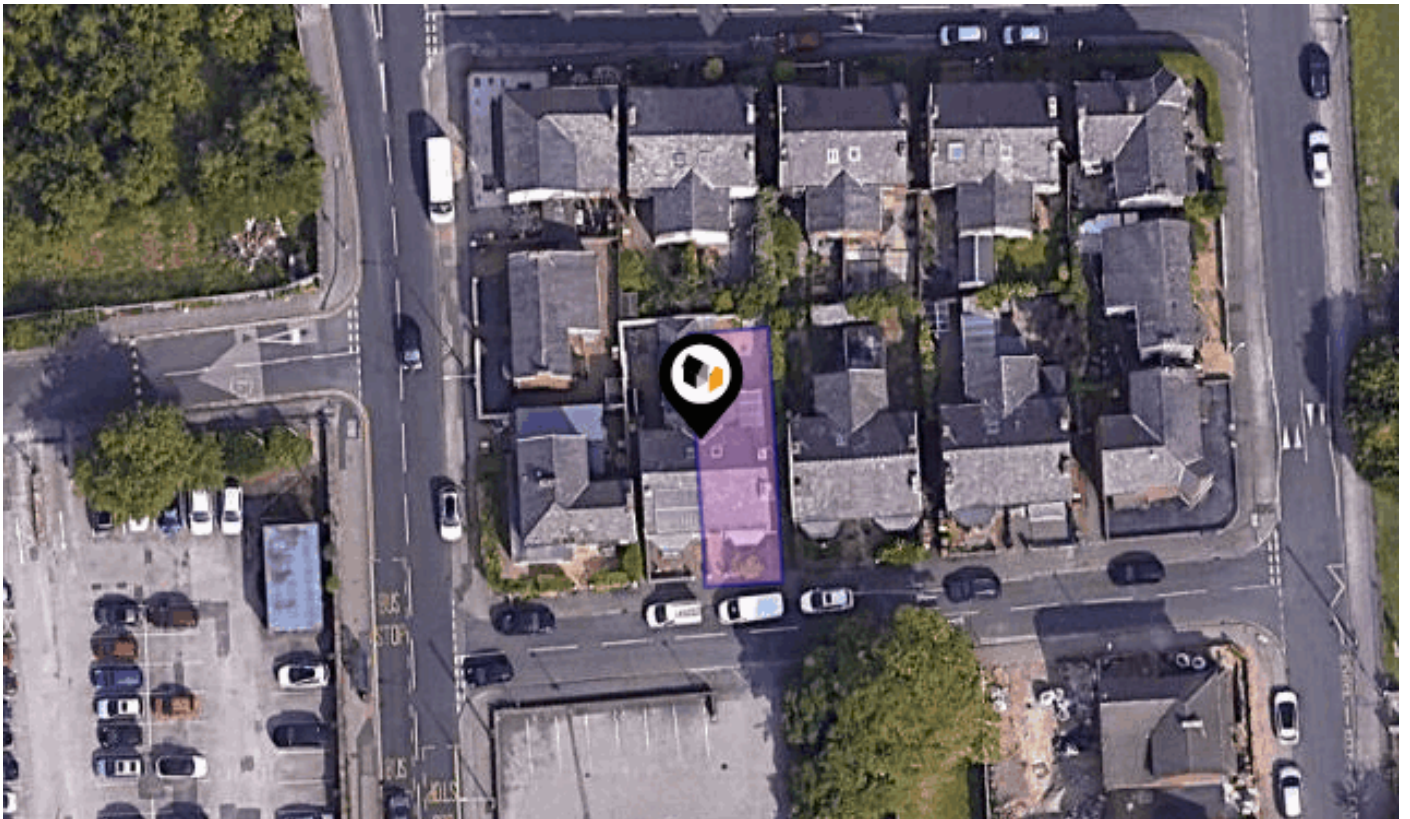


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10<sup>th</sup> October 2024



## LINDALE ROAD, FULWOOD, PRESTON, PR2

### Roberts & Co

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

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### Property Overview

This beautifully presented Edwardian semi-detached home boasts two spacious double bedrooms and is full of character.

The ground floor of this Edwardian semi-detached home begins with a welcoming hallway, offering an inviting first impression with its period features and character. The hallway leads into a charming living room, which boasts a gas fireplace set within an elegant surround, creating a cosy focal point. The room is bathed in natural light, thanks to the large bay window, enhancing the sense of space and warmth.

Toward the rear of the house, the reception room blends effortlessly into the open-plan dining kitchen and conservatory, making it a fantastic space for both everyday living and entertaining. The dining kitchen is thoughtfully designed, featuring a freestanding Smeg gas cooker with a five-ring burner, perfect for those who enjoy cooking. There's ample space for an under-counter fridge and freezer, while the layout allows for additional counter space or storage units if desired. The kitchen opens directly into a bright conservatory, where a wood-burning stove adds to the cosy ambiance, creating the ideal spot to relax during cooler months.

The conservatory doors lead out to a sunny rear yard, a private outdoor haven that enjoys plenty of natural light throughout the day, making it ideal for al fresco dining or simply unwinding. The yard also houses an outbuilding, currently used as a home office, offering versatility for remote work, hobbies, or additional storage. This outdoor space truly complements the home, providing both functionality and the opportunity for relaxation in a peaceful environment.

Upstairs, you'll find two generously sized double bedrooms, both with fitted wardrobes, along with a recently renovated, modern four-piece bathroom, only two months old.

The property also includes a useful cellar with plumbing for a washing machine, offering additional storage or utility space.



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	936 ft <sup>2</sup> / 87 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,103		
<b>Title Number:</b>	LA426977		

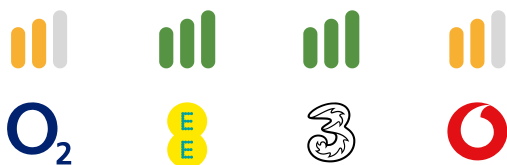
## Local Area

<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)

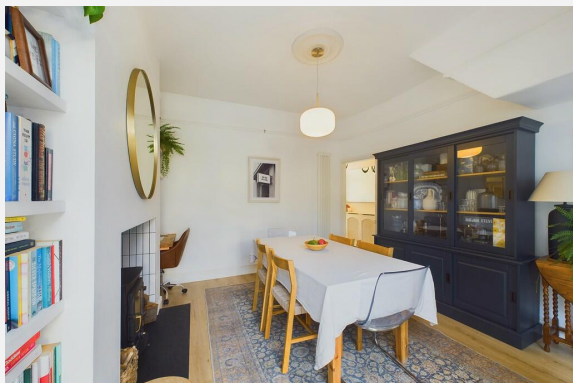
<b>15</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



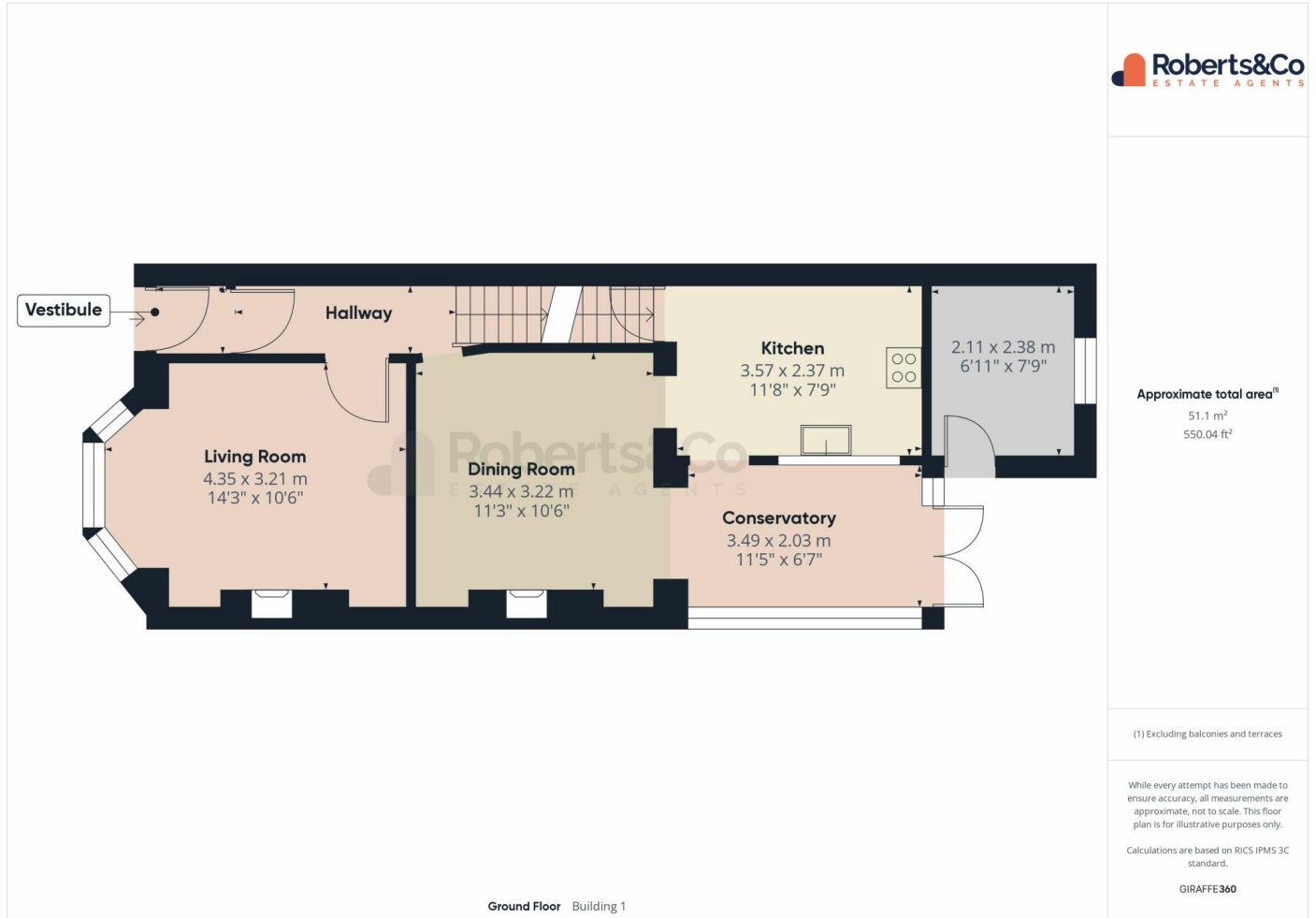




## LINDALE ROAD, FULWOOD, PRESTON, PR2

<p><b>Floor -1</b> Building 1</p>	<p><b>Ground Floor</b> Building 1</p>	<p><b>Approximate total area<sup>1)</sup></b> 109.87 m<sup>2</sup> 1182.63 ft<sup>2</sup></p>
<p><b>Floor 1</b> Building 1</p>	<p><b>Ground Floor</b> Building 2</p>	<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>

## LINDALE ROAD, FULWOOD, PRESTON, PR2



## LINDALE ROAD, FULWOOD, PRESTON, PR2





Lindale Road, Fulwood, PR2

Energy rating

**D**

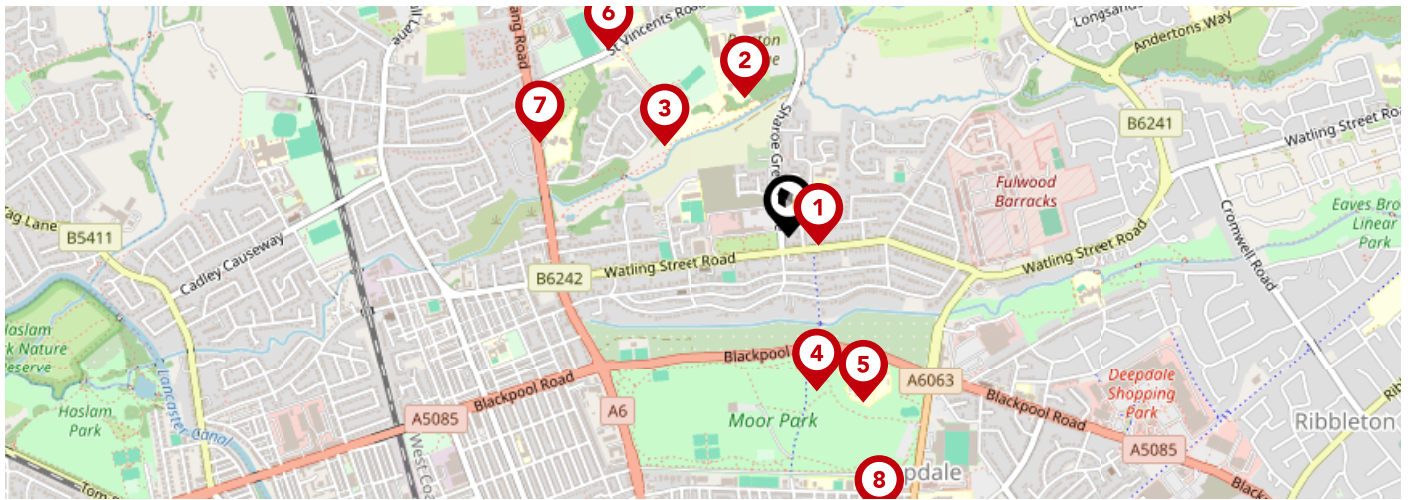
Valid until 27.06.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<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

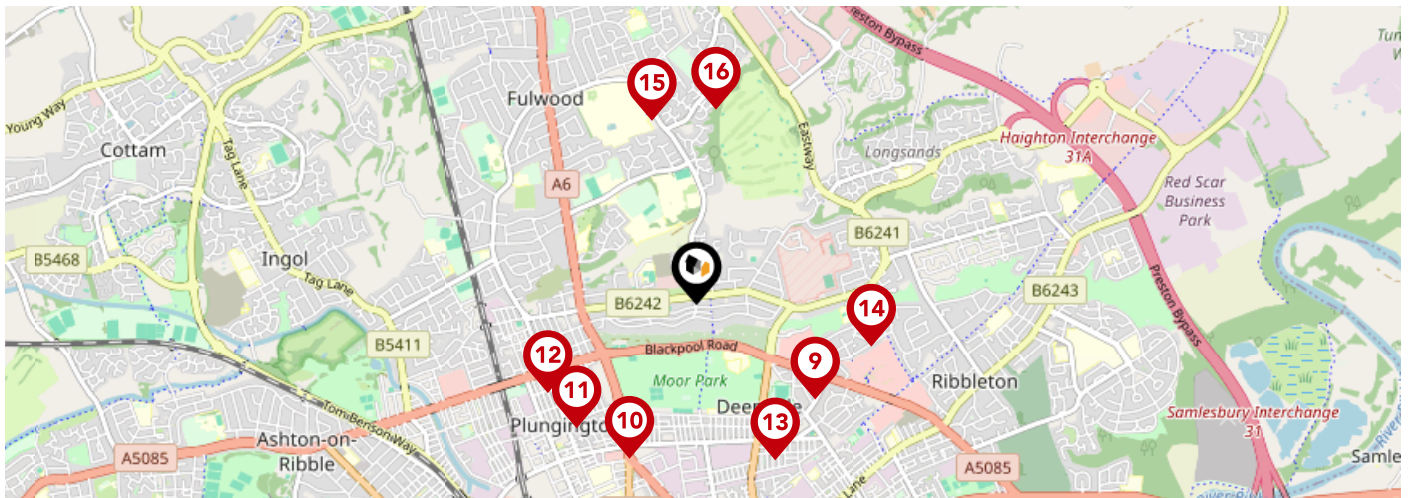
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 150 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 33% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	87 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Kennington Primary School</b> Ofsted Rating: Good   Pupils: 244   Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Preston College</b> Ofsted Rating: Good   Pupils:0   Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Archbishop Temple Church of England High School</b> Ofsted Rating: Requires improvement   Pupils: 775   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Acorns Primary School</b> Ofsted Rating: Good   Pupils: 89   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Larches High School</b> Ofsted Rating: Good   Pupils: 105   Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Corpus Christi Catholic High School</b> Ofsted Rating: Good   Pupils: 804   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Pius X Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 115   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moor Park High School and Sixth Form</b> Ofsted Rating: Good   Pupils: 609   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

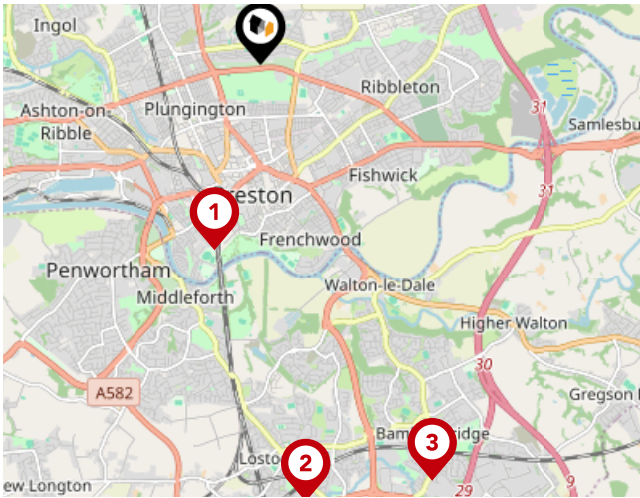
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>St Gregory's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 209   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abrar Academy</b> Ofsted Rating: Not Rated   Pupils: 83   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eldon Primary School</b> Ofsted Rating: Outstanding   Pupils: 257   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moorbrook School</b> Ofsted Rating: Good   Pupils: 57   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Deepdale Community Primary School</b> Ofsted Rating: Good   Pupils: 691   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holme Slack Community Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Clare's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 288   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sherwood Primary School</b> Ofsted Rating: Outstanding   Pupils: 426   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

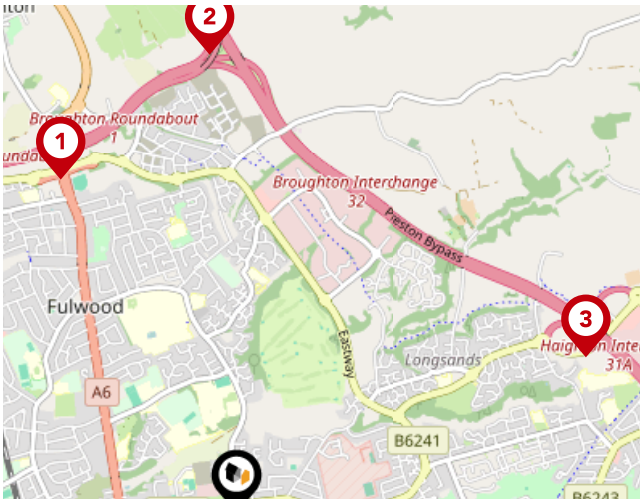
# Area

## Transport (National)



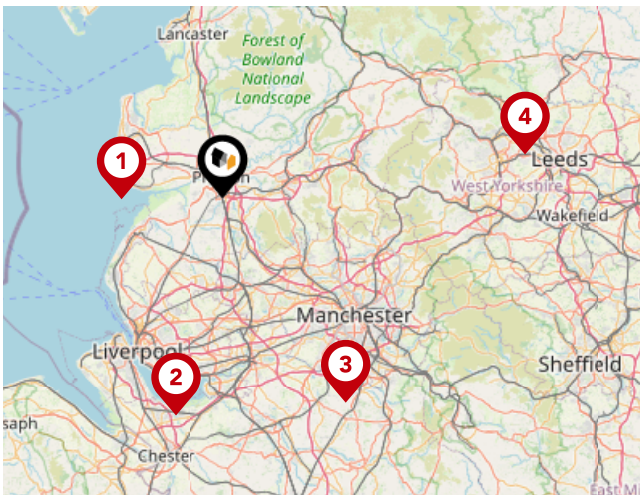
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.68 miles
2	Lostock Hall Rail Station	3.86 miles
3	Bamber Bridge Rail Station	3.96 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	1.65 miles
2	M6 J32	2.01 miles
3	M6 J31A	1.68 miles
4	M6 J30	3.39 miles
5	M6 J31	2.73 miles



### Airports/Helipads

Pin	Name	Distance
1	Highfield	14.07 miles
2	Speke	31.26 miles
3	Manchester Airport	33.72 miles
4	Leeds Bradford Airport	42.8 miles

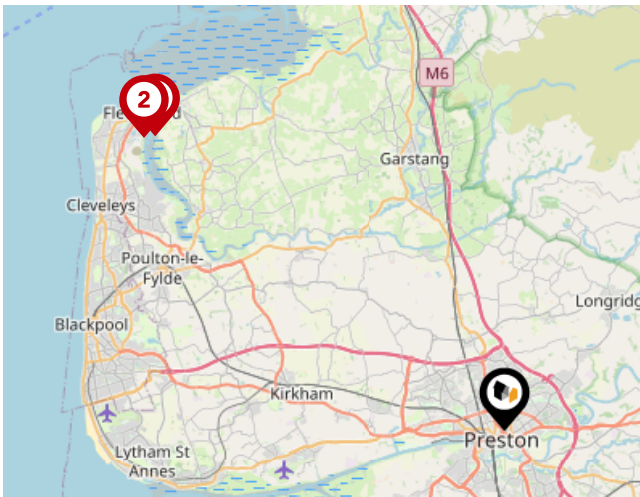
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Lindale Road	0.02 miles
2	Sharoe Green Library	0.04 miles
3	Lulworth Road	0.07 miles
4	Preston Business Centre	0.1 miles
5	Park Road	0.21 miles



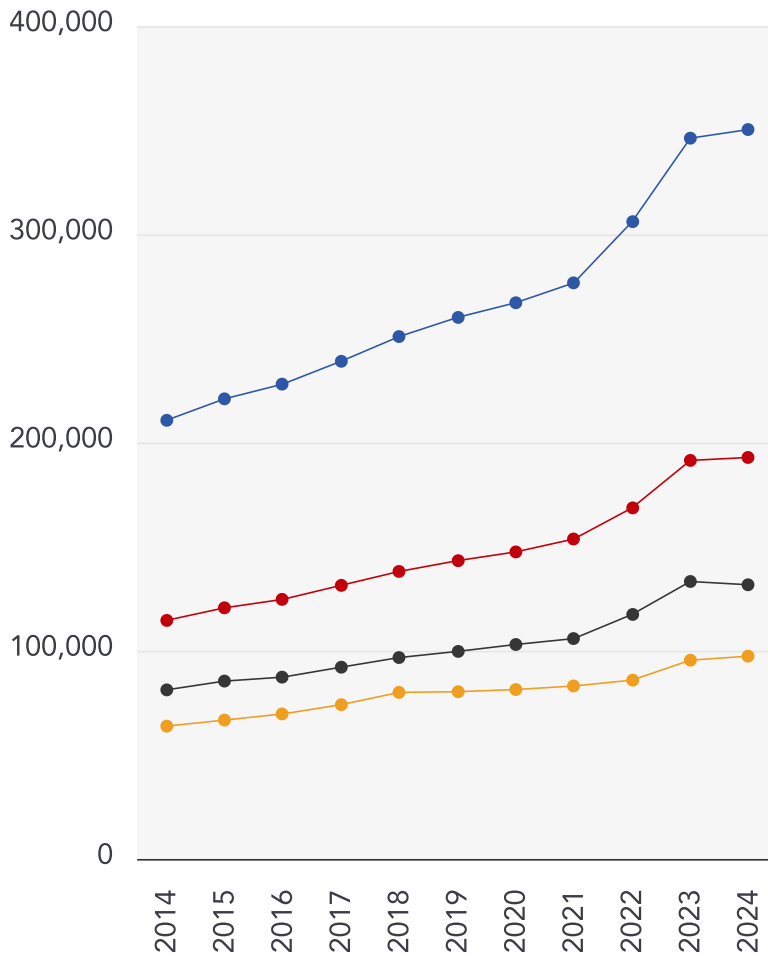
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.97 miles
2	Fleetwood for Knott End Ferry Landing	16.21 miles

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

**+66.29%**

Semi-Detached

**+68.31%**

Terraced

**+62.15%**

Flat

**+52.7%**



### 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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