

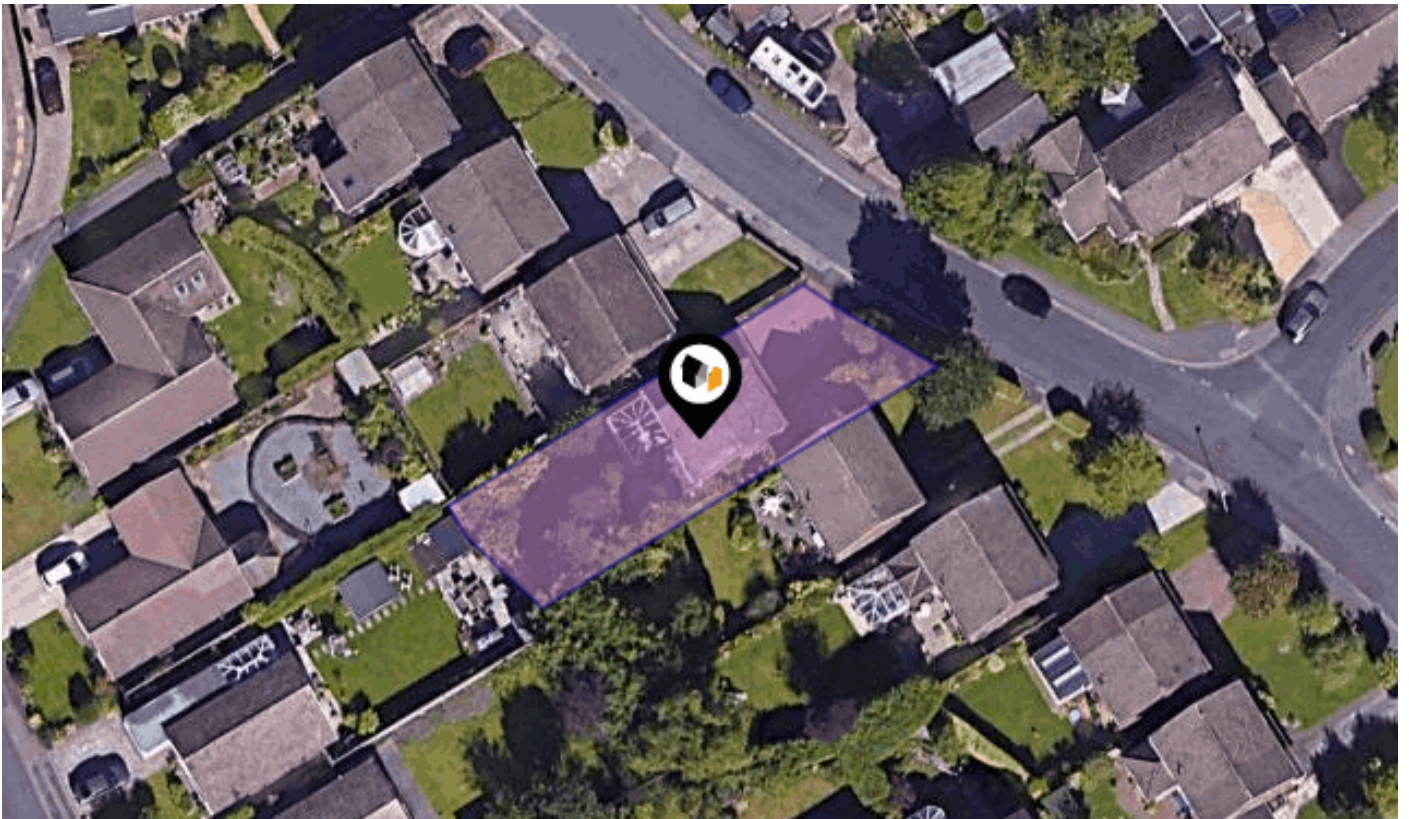


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11th October 2024



CENTRAL DRIVE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

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www.roberts-estates.co.uk



Introduction

Our Comments

Property Overview

Nestled in a sought-after, vibrant neighbourhood, this extended three-bedroom detached home enjoys close proximity to a wide range of amenities, excellent schools, and convenient transport links.

The property is offered with no onward chain, making it an ideal choice for a hassle-free move.

To the front, a double driveway provides ample off-road parking along with a garage.

Upon entering, you're welcomed by a porch leading into a bright and spacious hallway.

The heart of the home is the expansive, extended dual-aspect living and dining room, bathed in natural light from the patio doors that open onto the private, non-overlooked garden. Additionally, a handy under-stairs storage cupboard ensures practical organization.

The kitchen is well-equipped, featuring a gas hob, electric oven, and plumbing for a washing machine.

There's also a charming conservatory offering extra living space and a convenient downstairs WC.

Upstairs, the home offers two generous double bedrooms, a well-sized single bedroom, and a modern shower room.

Outside, the garden benefits from privacy and is ideal for outdoor relaxation or entertaining.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	968 ft ² / 90 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band D		
Annual Estimate:	£2,242		
Title Number:	LAN8116		

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	46 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

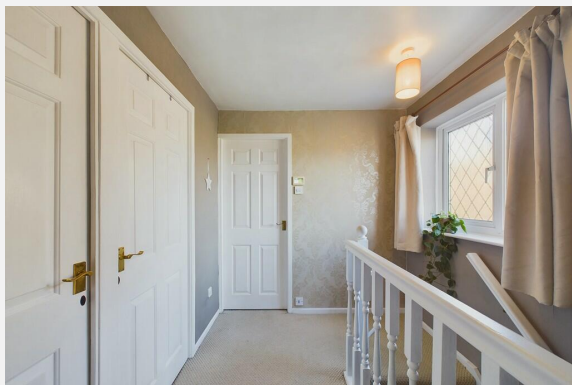
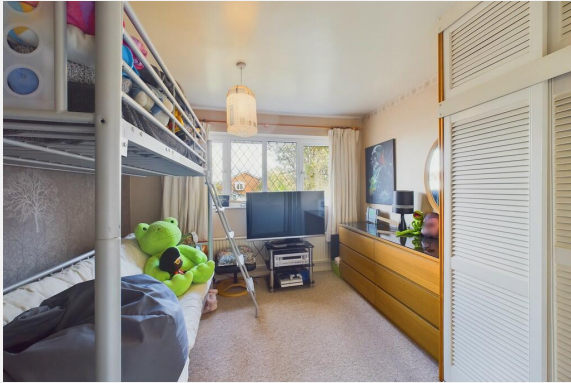


Planning History

This Address

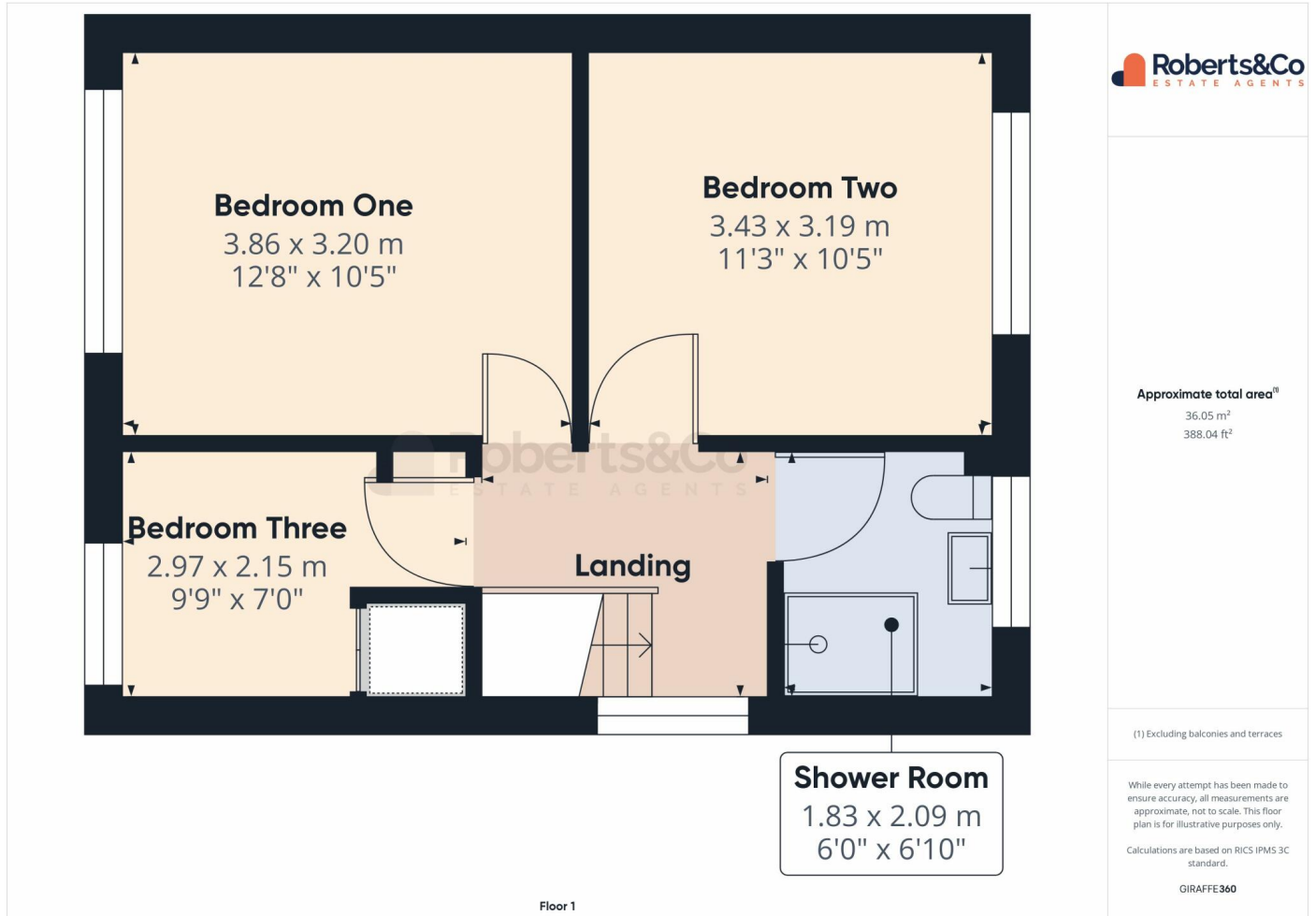
Planning records for: *Central Drive, Penwortham, Preston, PR1*

Reference - SouthRibble/07/2015/1755/HOH	
Decision:	Decided
Date:	13th November 2015
Description:	First Floor Side Extension over existing Garage





CENTRAL DRIVE, PENWORTHAM, PRESTON, PR1



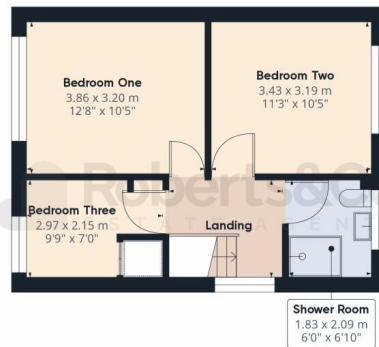
CENTRAL DRIVE, PENWORTHAM, PRESTON, PR1



CENTRAL DRIVE, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area[®]
120.78 m²
1300.07 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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Penwortham, PRESTON, PR1

Energy rating

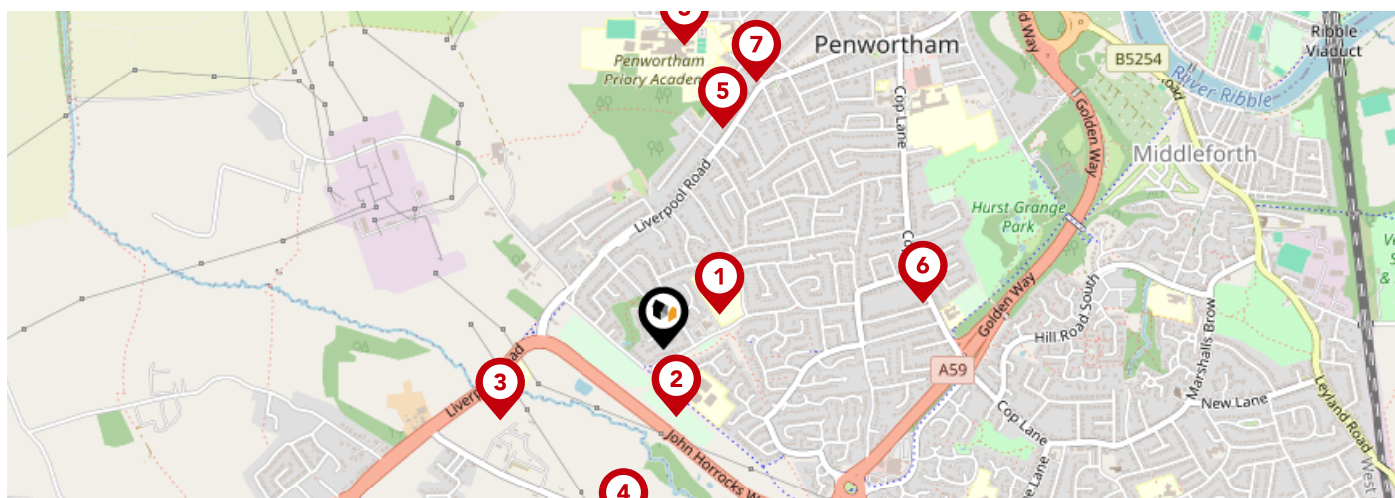
E

Valid until 22.09.2034

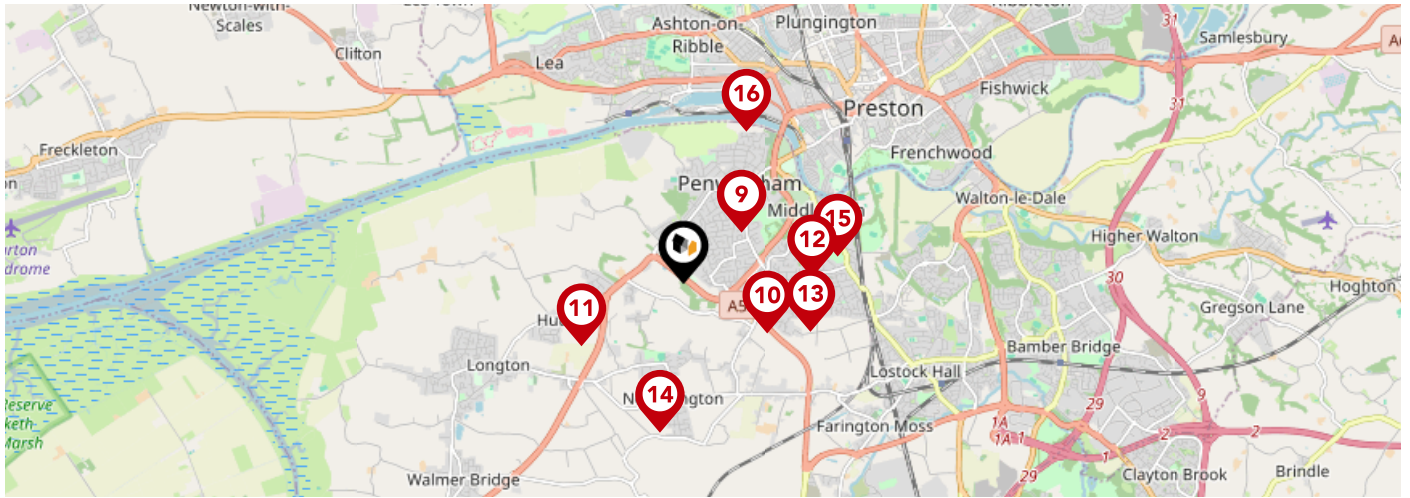
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	90 m ²



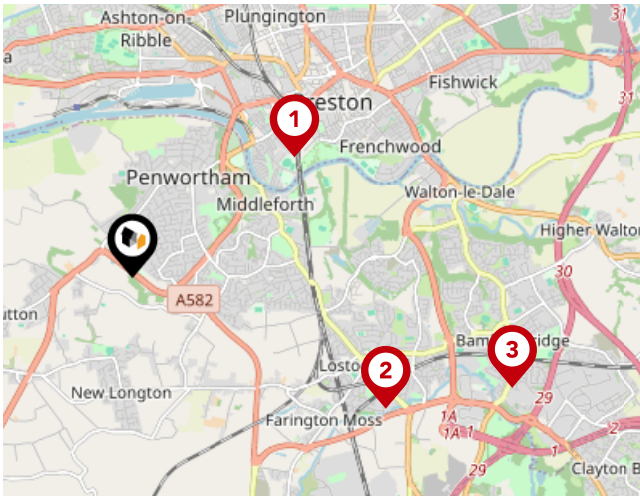
		Nursery	Primary	Secondary	College	Private
1	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.06	<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:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.33	<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:1.36	<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:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

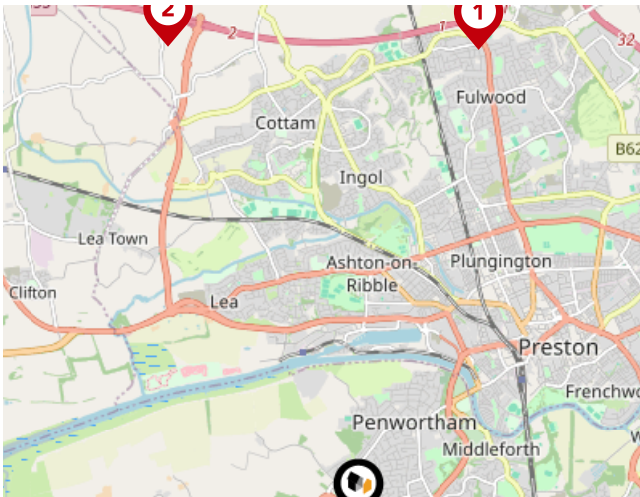
Area

Transport (National)



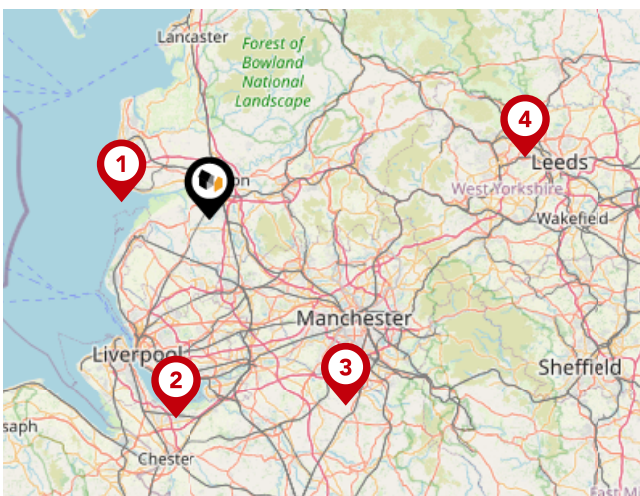
National Rail Stations

Pin	Name	Distance
	Preston Rail Station	1.77 miles
	Lostock Hall Rail Station	2.5 miles
	Bamber Bridge Rail Station	3.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M55 J1	4.27 miles
	M55 J2	4.48 miles
	M65 J1A	3.42 miles
	M6 J28	4.15 miles
	M65 J1	3.65 miles

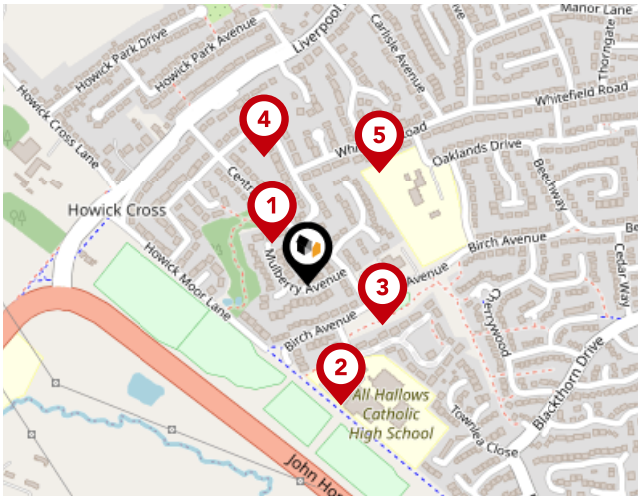


Airports/HELIPADS

Pin	Name	Distance
	Highfield	12.52 miles
	Speke	28.29 miles
	Manchester Airport	32.51 miles
	Leeds Bradford Airport	45.07 miles

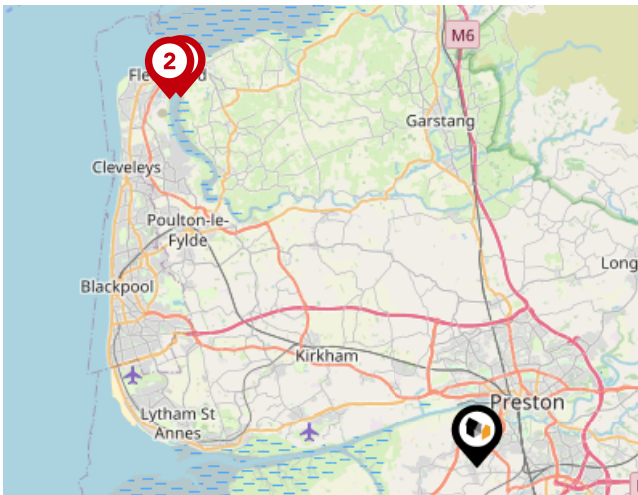
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Central Drive	0.06 miles
2	All Hallows RCHS	0.14 miles
3	Sainsburys	0.1 miles
4	Moor Avenue	0.15 miles
5	Parklands Avenue	0.15 miles



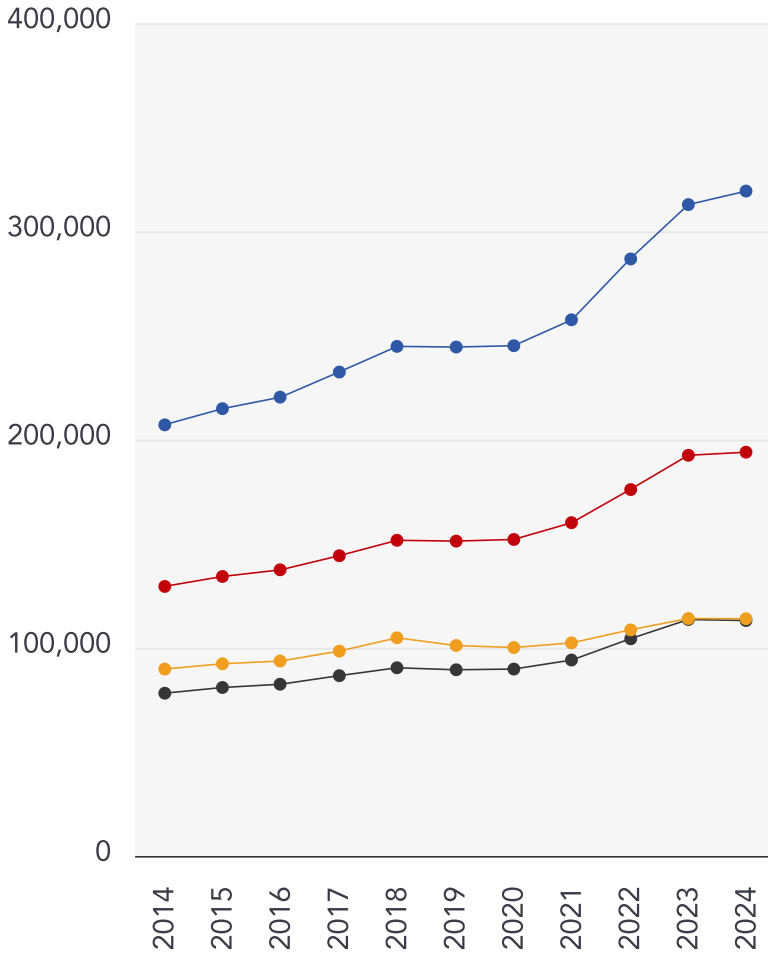
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.62 miles
2	Fleetwood for Knott End Ferry Landing	16.81 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.



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