

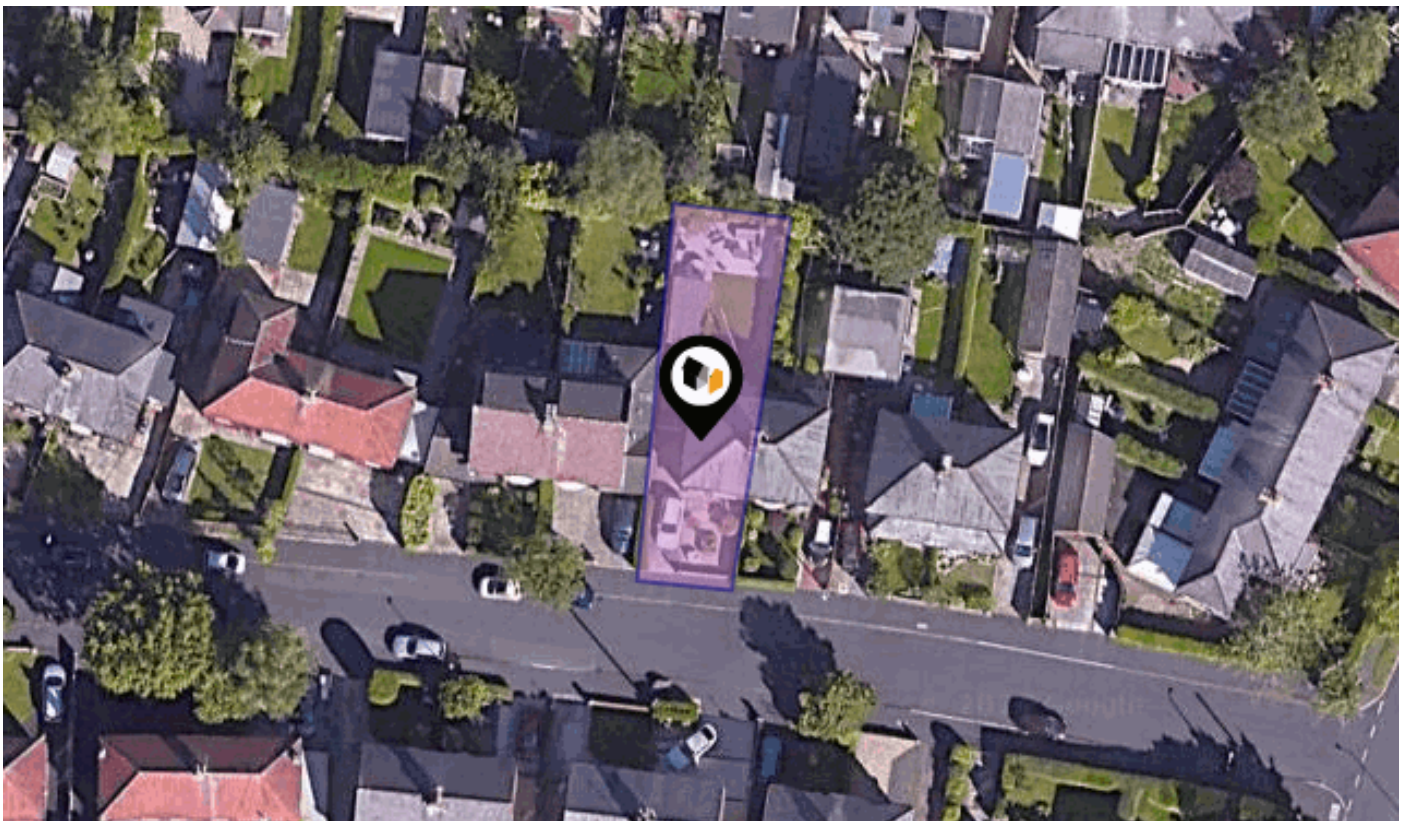


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 08th November 2024



SHAFTESBURY AVENUE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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www.roberts-estates.co.uk



Property Overview

Welcome to this charming two-bedroom family home nestled in the heart of Penwortham, a highly sought-after location that offers both style and comfort in a welcoming, family-friendly environment.

Upon entering, you're greeted by an interior thoughtfully designed with on-trend colour schemes, natural wood effect flooring, and tasteful soft furnishings that bring warmth and character to every corner.

The spacious living room flows beautifully across the ground floor, providing a generous area for family relaxation and gathering. A cosy wood-burning stove enhances the ambiance, making it the perfect spot for unwinding on chilly winter evenings.

The heart of this home is its modern and well-appointed kitchen diner-a space thoughtfully designed for enjoying memorable meals and social gatherings. This fitted kitchen features a suite of sleek units, discreetly offering ample storage for all your culinary needs, and includes an integrated oven, grill, and hob.

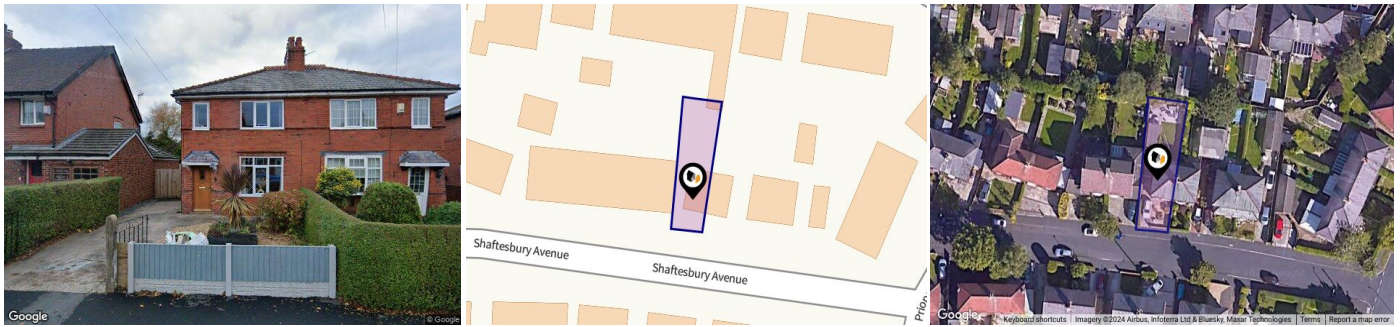
Additionally, it has dedicated spaces with plumbing for both a washing machine and dishwasher, ensuring household chores are hassle-free.

Upstairs, the main bedroom is a spacious, light-filled retreat positioned at the front of the house, with a large window that allows natural light to pour in. This room could also be easily converted back into two bedrooms, creating a third bedroom if needed, providing versatile living options. The second bedroom, equally well-presented and welcoming, overlooks the rear garden, making it an ideal space for family members or guests. A well-appointed three-piece family bathroom adds both comfort and convenience. An exceptional feature of this home is the fully boarded and insulated loft space, which offers additional storage and potential, making the most of every inch of the property. Additionally, the roof has recently been re-slatted, felted, and battened, adding longevity and peace of mind.

Outside, the rear garden is ideal for entertaining and outdoor enjoyment. A beautiful, expansive 45m² porcelain patio creates a stunning setting for hosting friends and family, while a long, lush lawn offers a tranquil area for relaxation and play.

To the front of the property, off-road parking is available alongside a low-maintenance, hard-standing area, allowing easy access to and from the home. The detached garage at the rear provides invaluable storage space, adding further functionality to this already well-rounded property.

This home represents a unique opportunity to experience a blend of modern amenities, cosy design, and versatile spaces in one of Penwortham's most desirable areas-perfect for creating cherished memories with family and friends.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	699 ft ² / 65 m ²		
Plot Area:	0.07 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,744		
Title Number:	LAN93100		

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

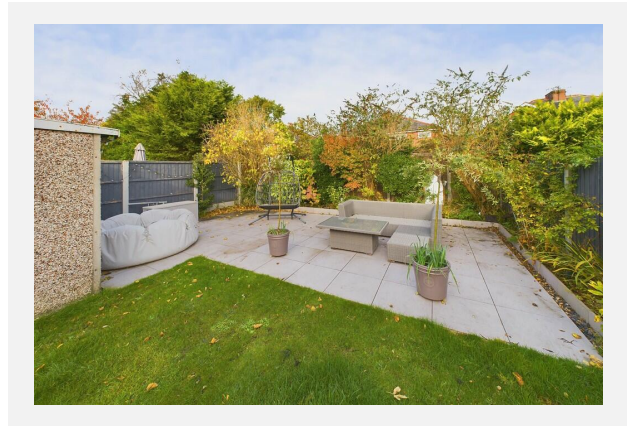
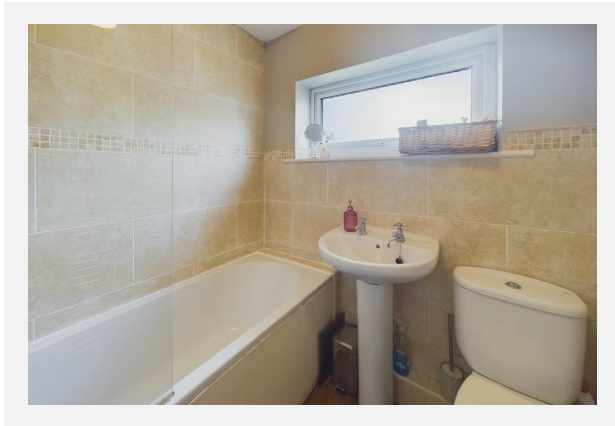
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



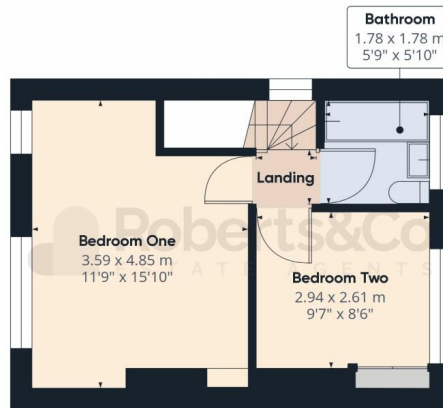




SHAFTESBURY AVENUE, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area[†]
58.93 m²
634.32 ft²

(†) 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

SHAFTESBURY AVENUE, PENWORTHAM, PRESTON, PR1



SHAFTESBURY AVENUE, PENWORTHAM, PRESTON, PR1



Shaftesbury Avenue, Penwortham, PR1

Energy rating

C

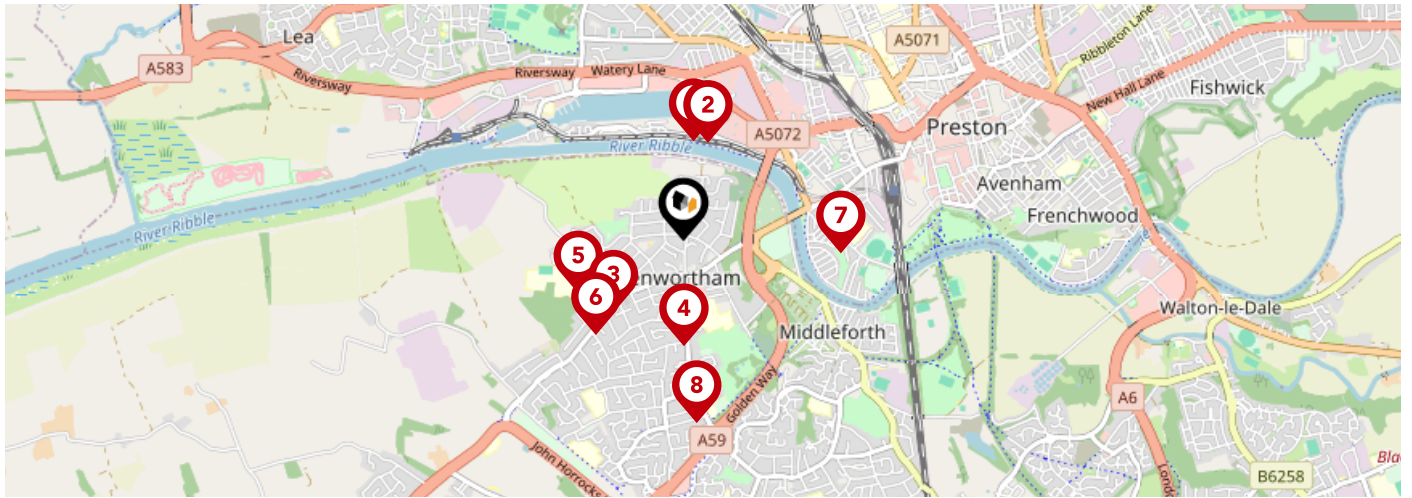
Valid until 15.04.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

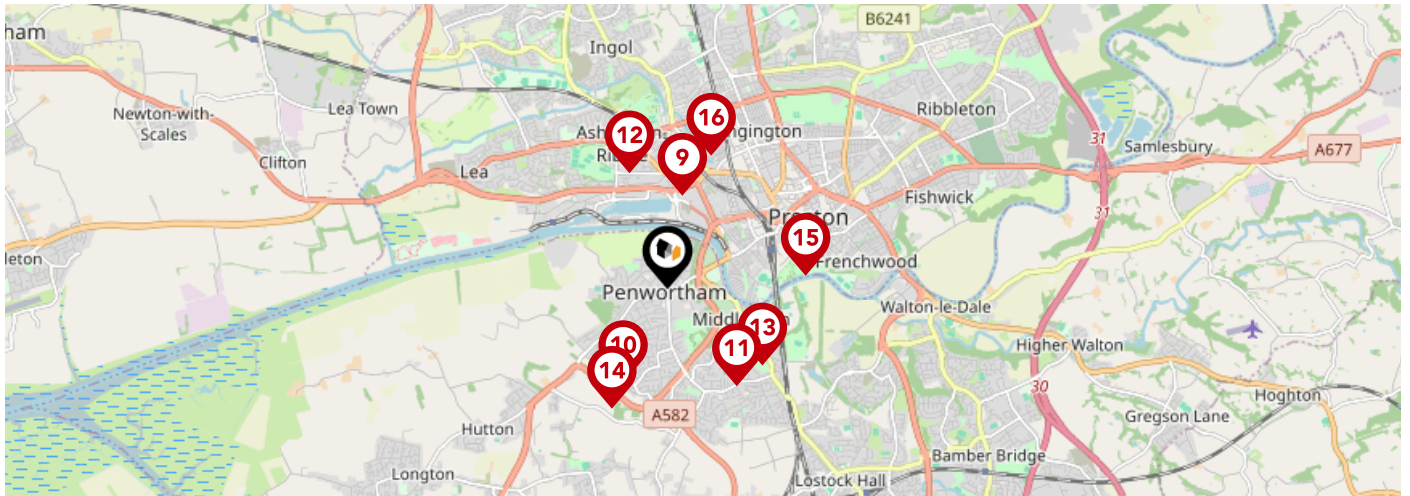
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 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 88% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	65 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.44	<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:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

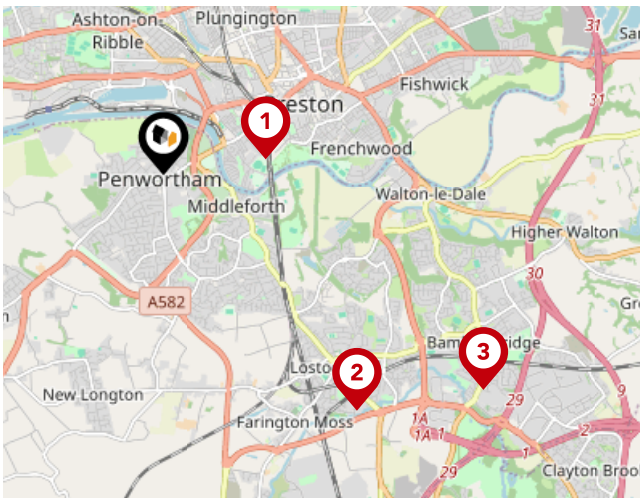
Area Schools



		Nursery	Primary	Secondary	College	Private
	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.83	<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:0.91	<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:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:1.07	<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:1.07	<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:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

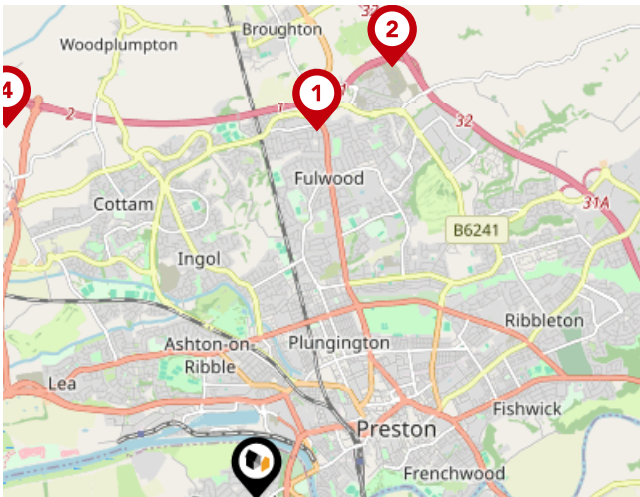
Area

Transport (National)



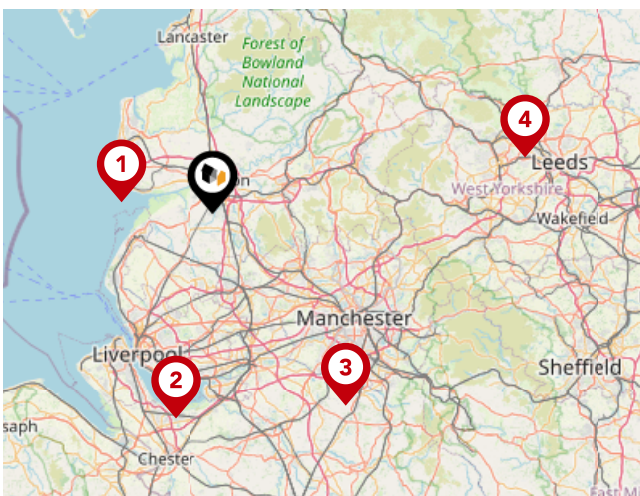
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.92 miles
2	Lostock Hall Rail Station	2.68 miles
3	Bamber Bridge Rail Station	3.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.28 miles
2	M6 J32	3.97 miles
3	M65 J1A	3.56 miles
4	M55 J2	3.92 miles
5	M65 J1	3.77 miles

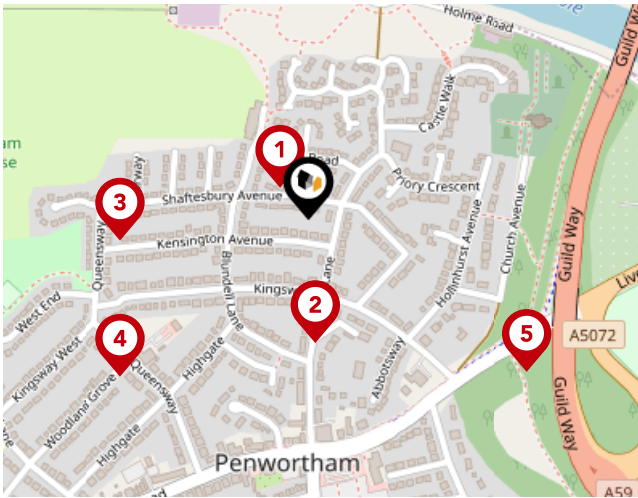


Airports/HELIPADS

Pin	Name	Distance
1	Highfield	12.87 miles
2	Speke	29.26 miles
3	Manchester Airport	32.95 miles
4	Leeds Bradford Airport	44.39 miles

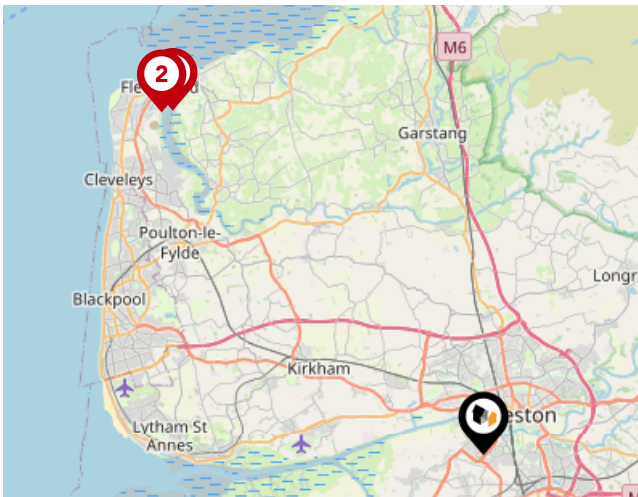
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Clive Road	0.05 miles
2	Priory Lane	0.13 miles
3	Shaftsbury Avenue	0.21 miles
4	St Teresa's Church	0.27 miles
5	Flyover	0.29 miles



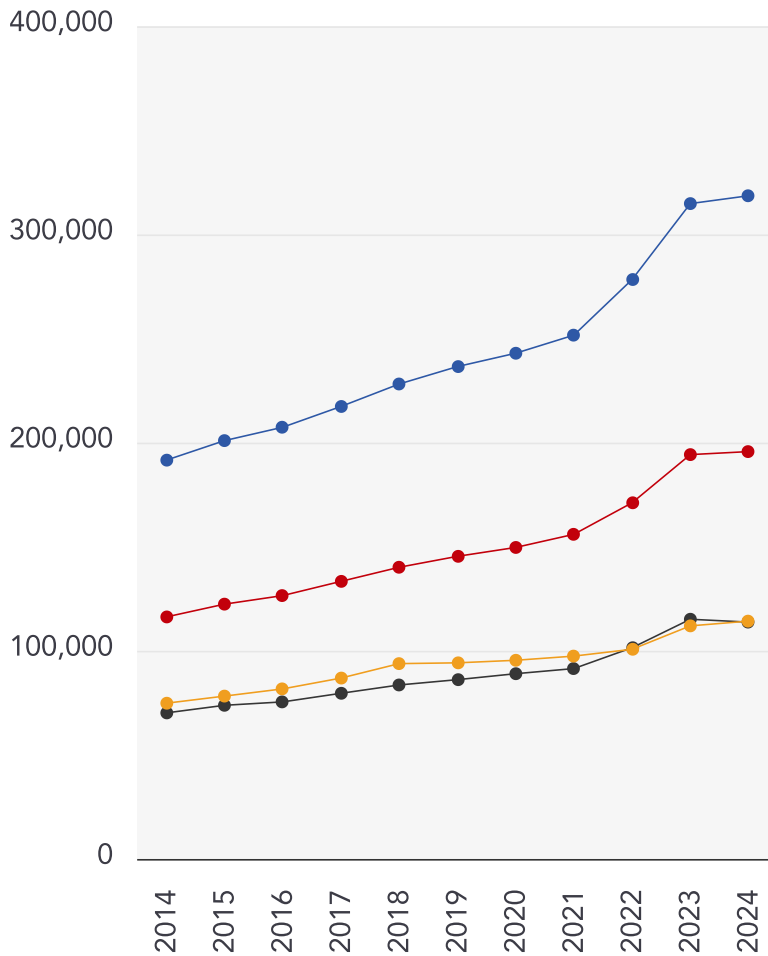
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.26 miles
2	Fleetwood for Knott End Ferry Landing	16.47 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

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



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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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