

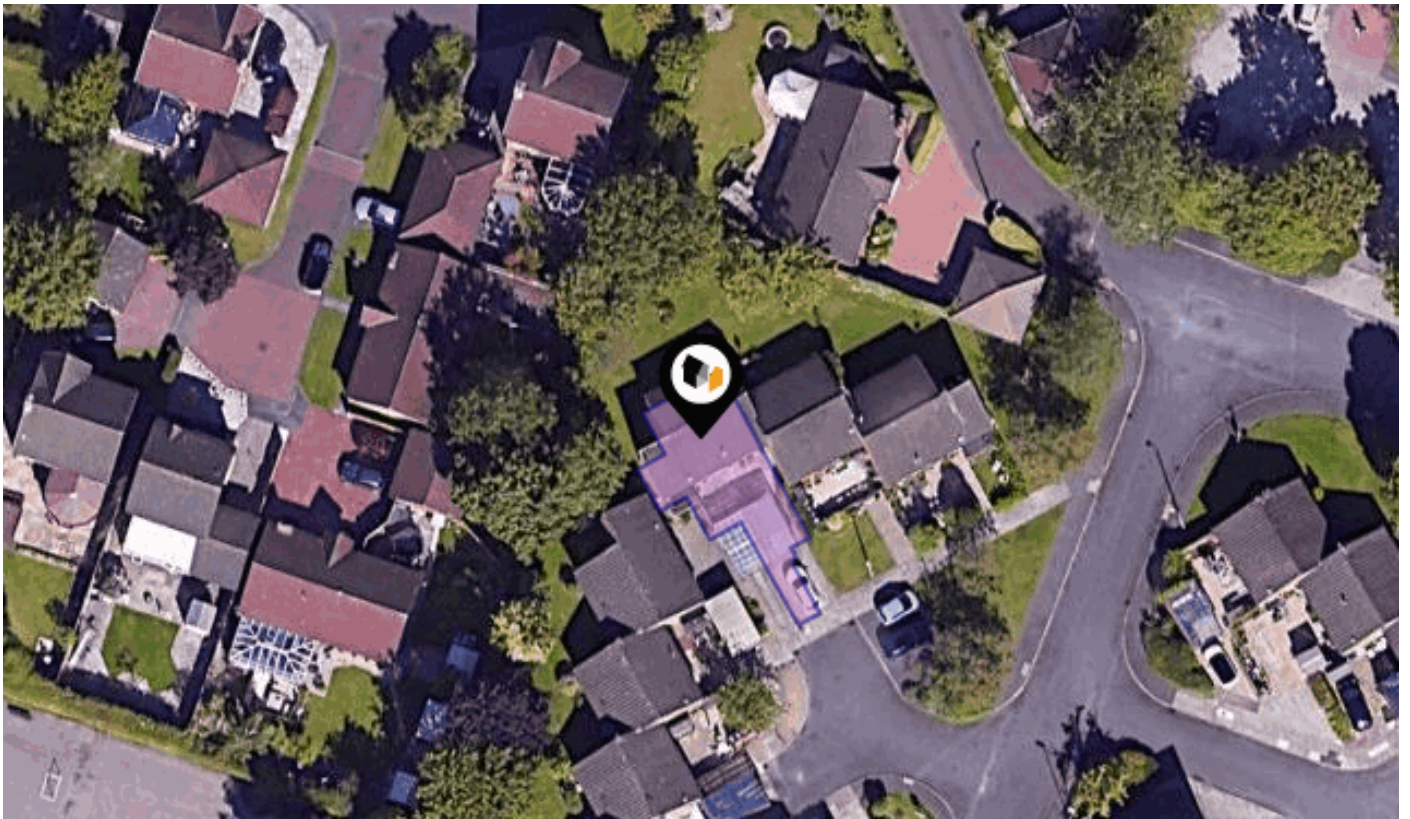


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 08<sup>th</sup> November 2024**



## WOODCROFT CLOSE, PENWORTHAM, PRESTON, PR1

### Roberts & Co

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

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### Property Overview

Introducing a rare opportunity to enjoy a peaceful and convenient retirement lifestyle within the sought-after Woodcroft Close, Penwortham, over 55s development. This two-bedroom semi-detached bungalow is tucked away in a quiet section of the community, offering privacy, comfort, and ease of living.

Woodcroft Close boasts an excellent location that makes daily living effortless. You'll be within easy walking distance of local shops, providing quick access to groceries and essentials. Additionally, transportation is a breeze with bus stops conveniently nearby, and the proximity of a doctor's surgery ensures that healthcare services are readily available.

The development includes a community centre, an ideal space for socializing, engaging in activities, or simply enjoying the company of fellow residents. This centre fosters connections and builds a strong sense of community among residents.

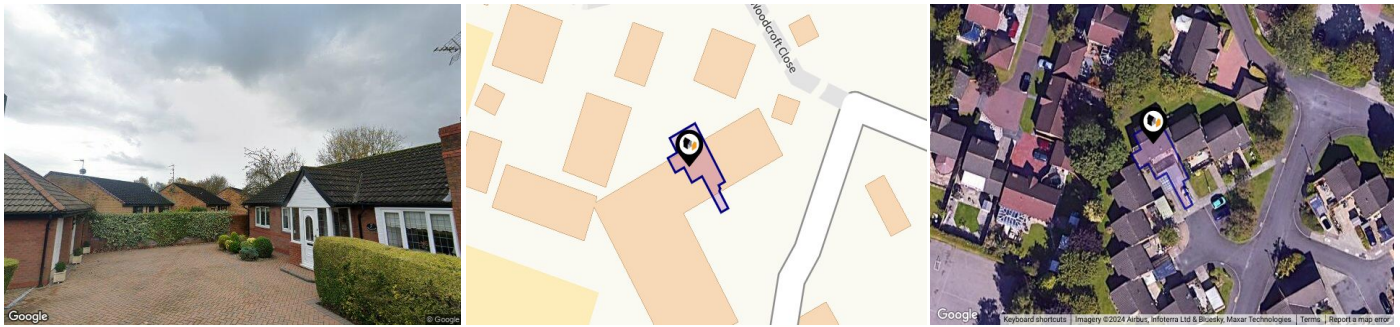
The bungalow itself has been carefully designed with retirees in mind. The spacious living room offers a relaxing atmosphere, while the modern fitted kitchen makes meal preparation easy and enjoyable. Two double bedrooms provide plenty of space for guests or hobbies, and the shower room adds convenience to your daily routine. Both the living room and bedrooms overlook serene communal gardens, providing tranquil views and a relaxing atmosphere.

Outside, you'll find ample off-road parking at the front, along with a carport to eliminate any parking concerns. The communal gardens are beautifully maintained, creating a peaceful and attractive environment for residents to enjoy.

**Security and Peace of Mind:** A lifeline emergency system with pull cords is installed in the bathroom and master bedroom, offering an added layer of security for residents.

In short, this two-bedroom bungalow at Woodcroft Close is more than just a home; it's a gateway to a fulfilling, comfortable, and active retirement lifestyle within a vibrant community. Don't miss this chance to experience the retirement you deserve in this welcoming, ideally located property! Offered with no onward chain.

In summary, this two-bedroom over 55s bungalow in Woodcroft Close is a unique find, providing not just a comfortable and thoughtfully designed living space but also a location that meets all your daily needs within a vibrant community atmosphere. Don't miss the opportunity to embrace the retirement lifestyle you deserve in this ideal setting!



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	613 ft <sup>2</sup> / 57 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,744		
<b>Title Number:</b>	LA755116		

## Local Area

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

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

<b>7</b> mb/s	<b>75</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



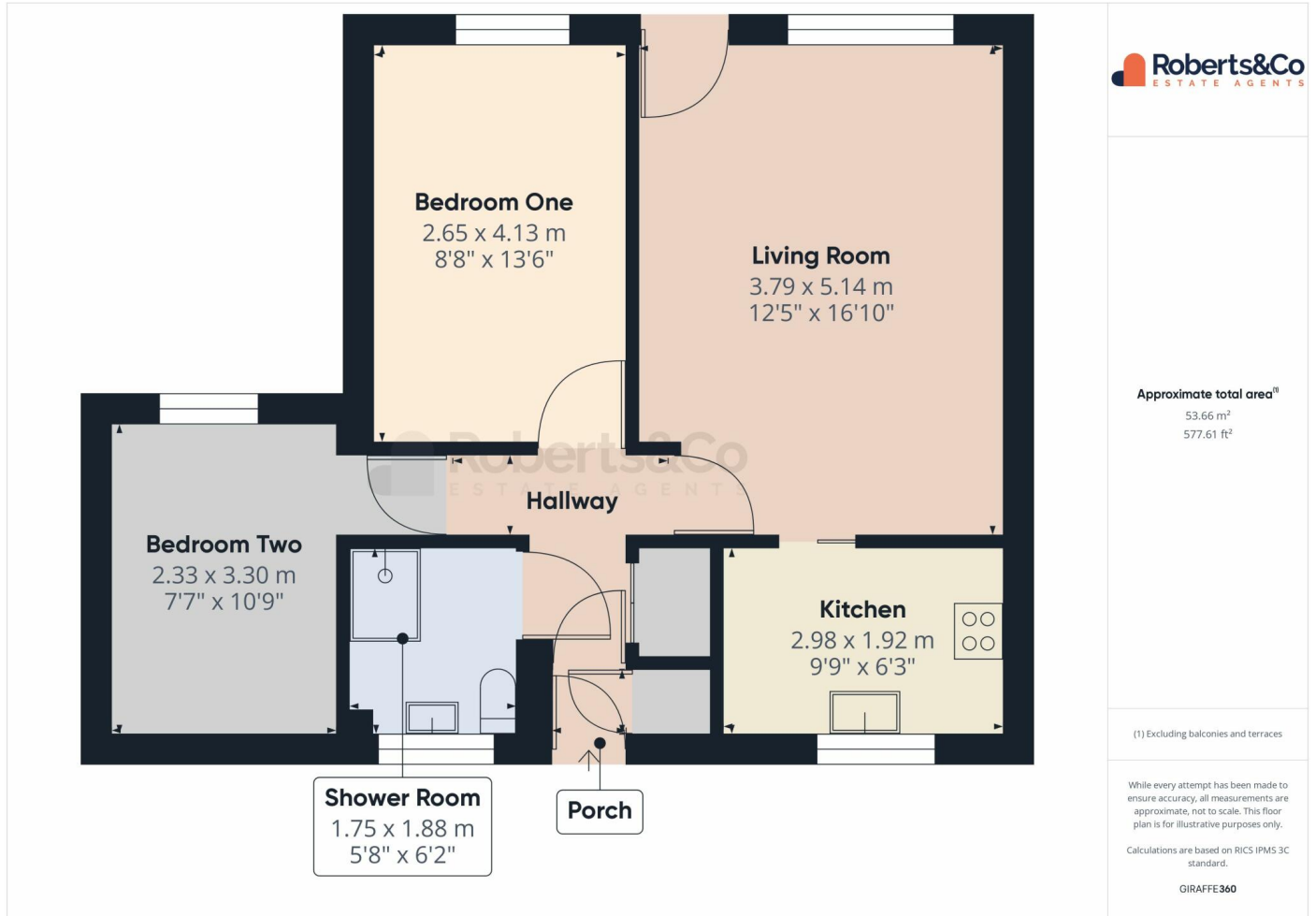








## WOODCROFT CLOSE, PENWORTHAM, PRESTON, PR1



Woodcroft Close, Penwortham, PR1

Energy rating

**D**

Valid until 06.09.2028

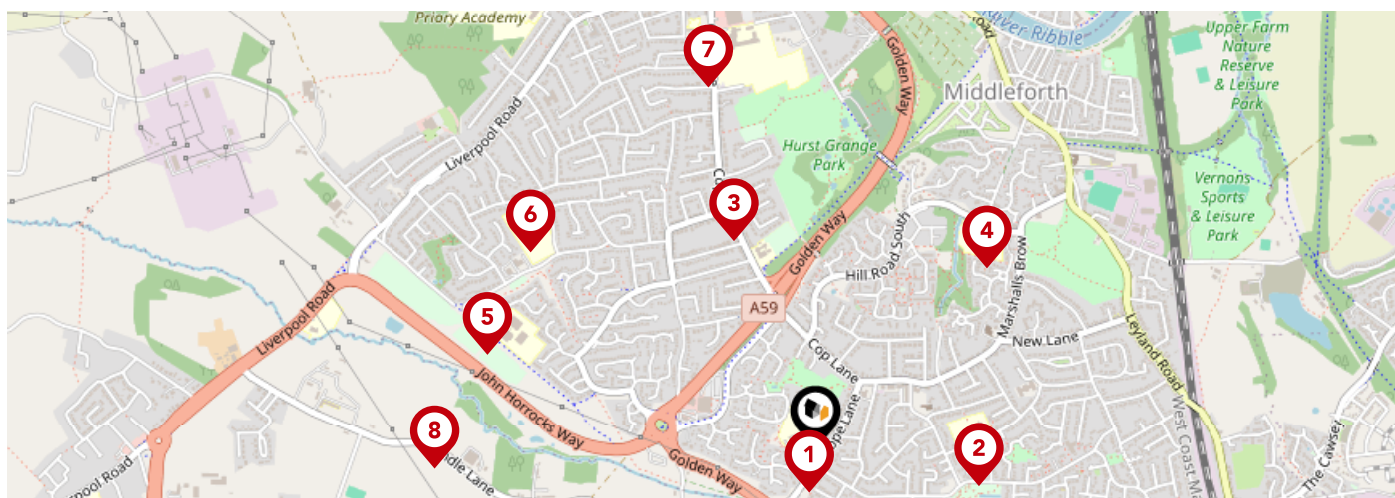
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<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 installed during or after 2002
<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>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 43% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	57 m <sup>2</sup>

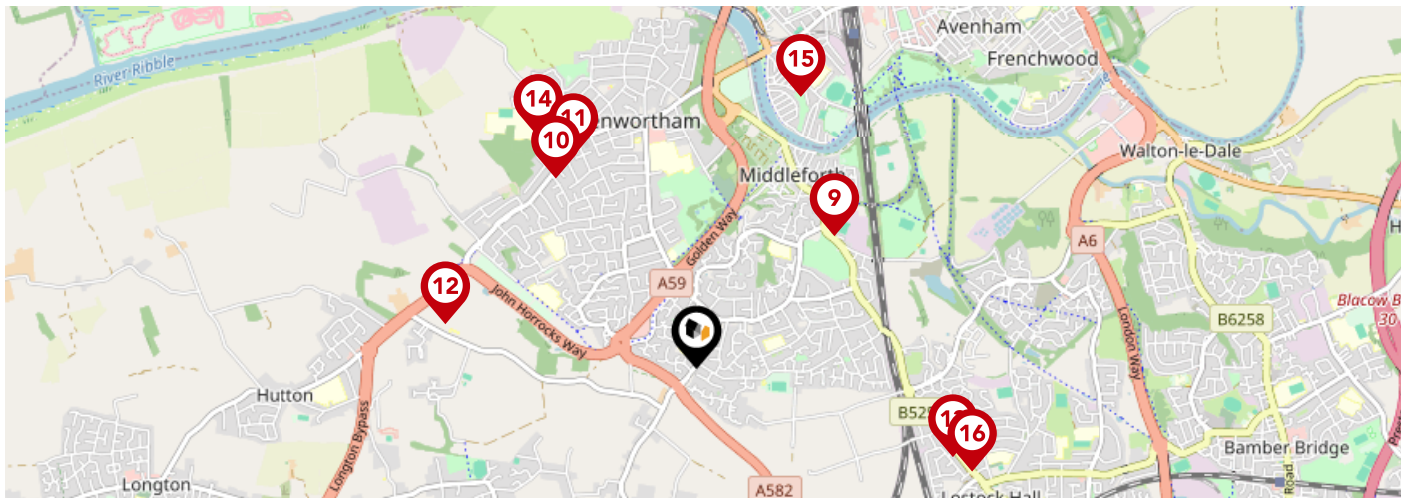


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Penwortham Middleforth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>All Hallows Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 912   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 370   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Penwortham Girls' High School</b> Ofsted Rating: Outstanding   Pupils: 801   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ashbridge Independent School</b> Ofsted Rating: Not Rated   Pupils: 551   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

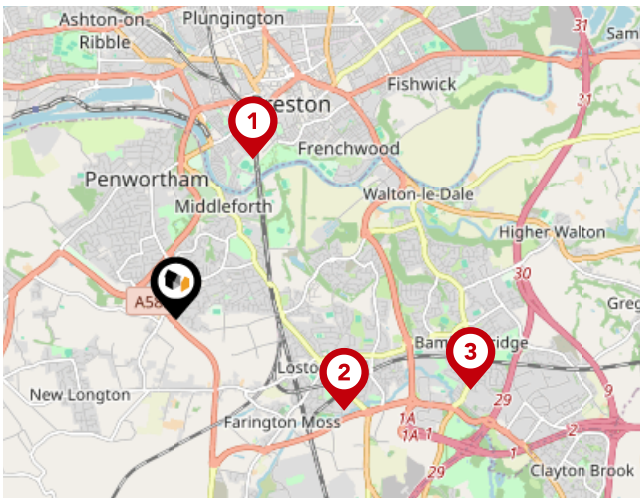
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 190   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham, St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Howick Church Endowed Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Applebee Wood Community Specialist School</b> Ofsted Rating: Good   Pupils: 161   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Priory Academy</b> Ofsted Rating: Good   Pupils: 762   Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Stephen's CofE School</b> Ofsted Rating: Good   Pupils: 351   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b> Ofsted Rating: Requires improvement   Pupils: 360   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

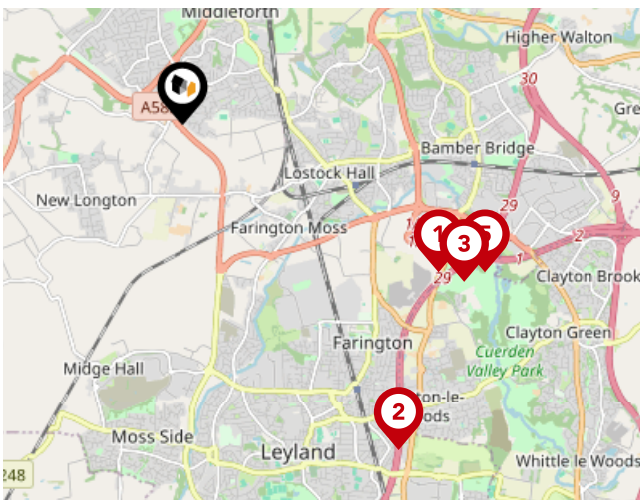
# Area

## Transport (National)



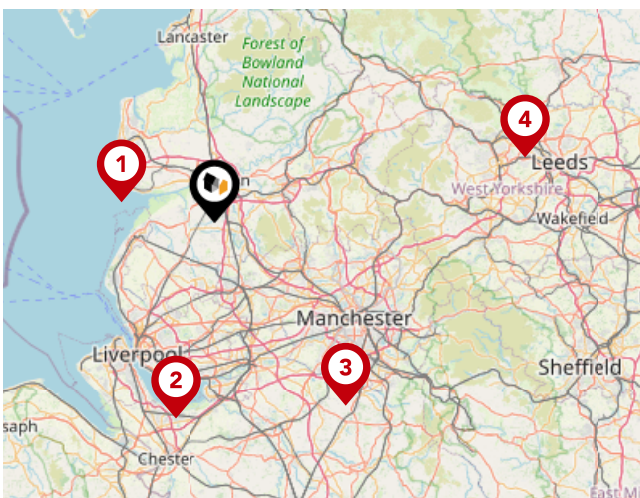
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.56 miles
2	Lostock Hall Rail Station	1.68 miles
3	Bamber Bridge Rail Station	2.66 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.59 miles
2	M6 J28	3.43 miles
3	M65 J1	2.83 miles
4	M55 J1	4.5 miles
5	M6 J29	2.95 miles



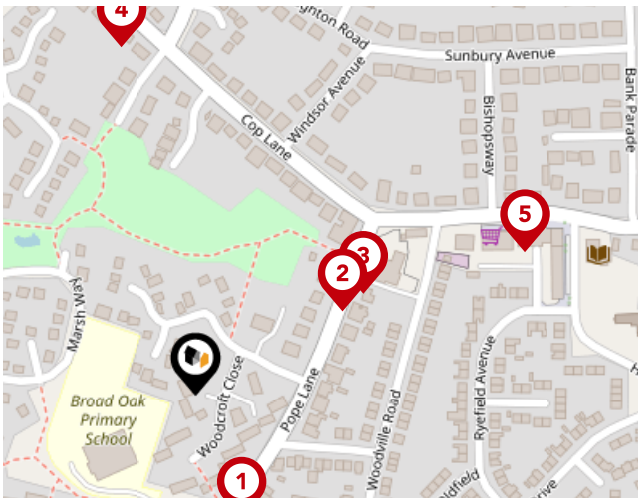
### Airports/Helipads

Pin	Name	Distance
1	Highfield	13.32 miles
2	Speke	28.07 miles
3	Manchester Airport	31.79 miles
4	Leeds Bradford Airport	44.41 miles



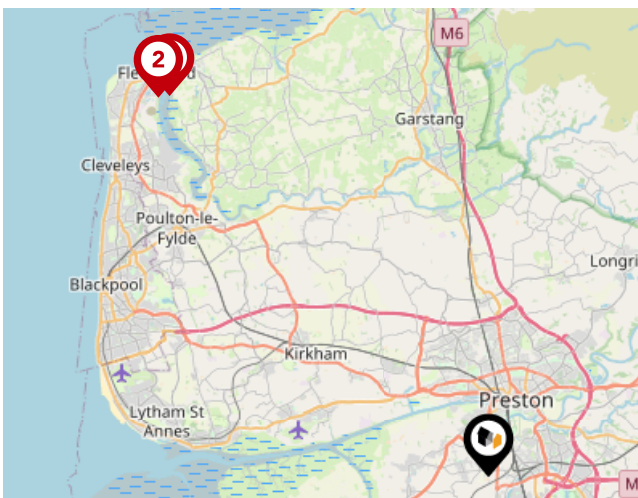
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Kingsfold Drive	0.07 miles
2	Cop Lane	0.09 miles
3	Cop Lane	0.11 miles
4	Hill Road South	0.2 miles
5	Shops	0.2 miles



### Ferry Terminals

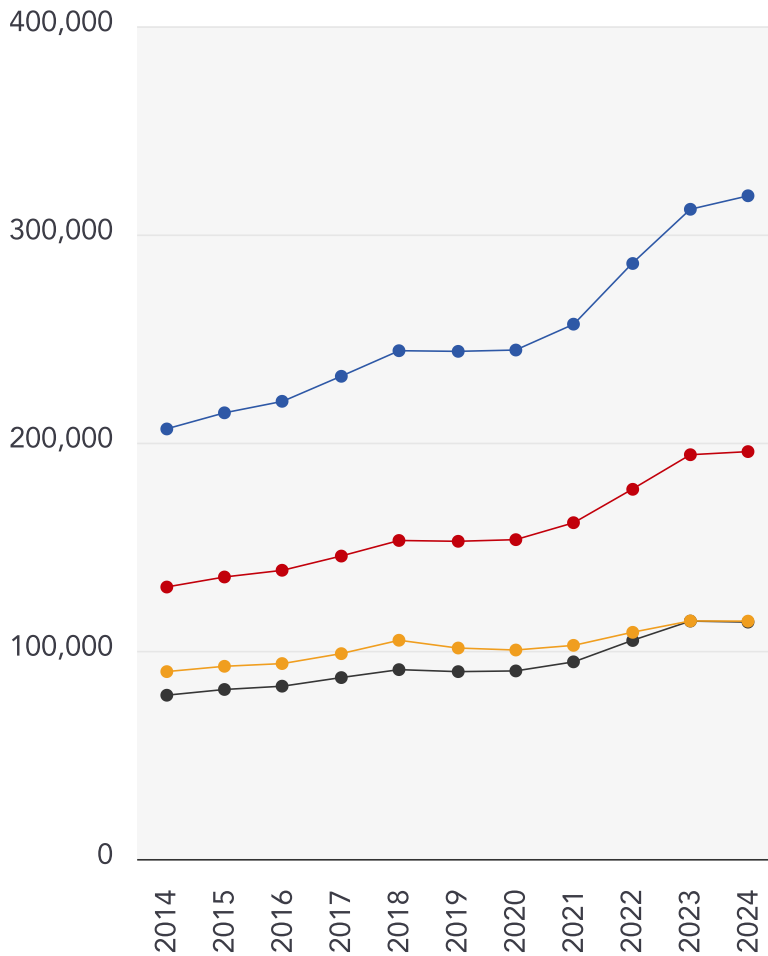
Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.36 miles
2	Fleetwood for Knott End Ferry Landing	17.56 miles



# 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

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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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