

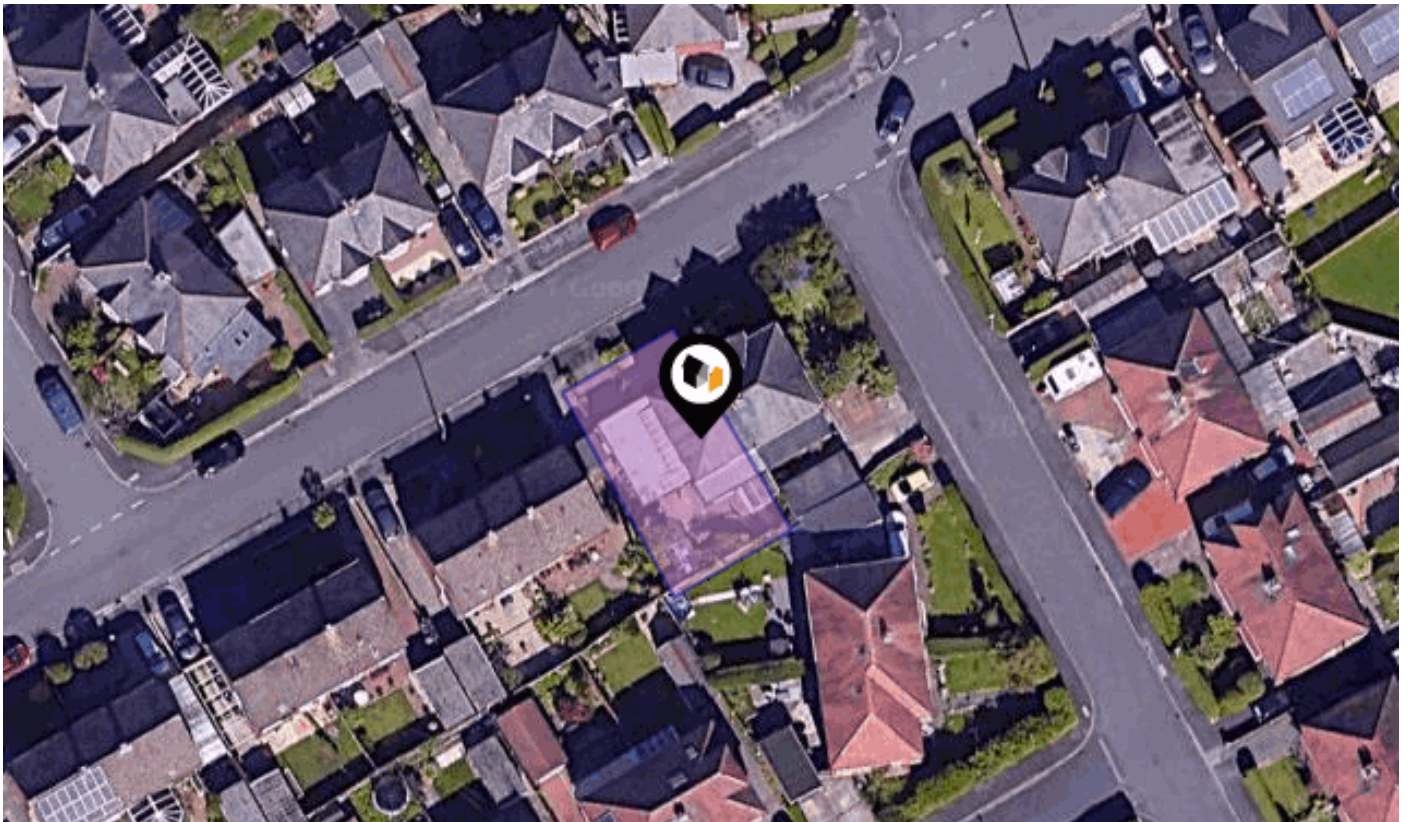


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26th November 2024



GILLER DRIVE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

Extended 3-Bedroom Semi-Detached Home with Great Potential in a Desirable Location – No Chain Delay

This extended 3-bedroom semi-detached property presents an excellent opportunity for buyers looking to personalize and create their ideal home. Set on a wide plot, it features a garage to the side, a rear extension, and a versatile layout. Situated in a popular residential area, the home is conveniently close to Kingsfold Primary School, excellent transport links, and a variety of local amenities.

Upon entering, you are welcomed into a bright and spacious dual-aspect living and dining room, featuring electric fires in each section. This versatile space offers comfort and flexibility for both relaxation and entertaining.

The well-equipped galley kitchen includes ample work surfaces and plenty of cupboard storage, providing functionality and convenience.

At the rear, an extended conservatory offers an additional sitting area or family room, with pleasant views of the low-maintenance garden.

Upstairs, the property features two spacious double bedrooms, both with fitted wardrobes for ample storage, and a third single bedroom, which is ideal as a child's room, home office, or guest space. A well-maintained shower room completes the upper floor.

The low-maintenance rear garden is perfect for enjoying outdoor time without demanding upkeep, while the front of the property provides a private driveway leading to the garage, which can be used for parking or additional storage.

Located in a family-friendly area, this home is within walking distance of Kingsfold Primary School and benefits from excellent transport links, making it ideal for commuters and those seeking easy access to local shops and services.

With no chain delay, this property offers a fantastic opportunity for its next owner to bring their vision to life. Early viewing is highly recommended to fully appreciate the space, potential, and prime location this home provides.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.05 acres		
Council Tax :	Band C		
Annual Estimate:	£1,993		
Title Number:	LAN100603		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	66 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



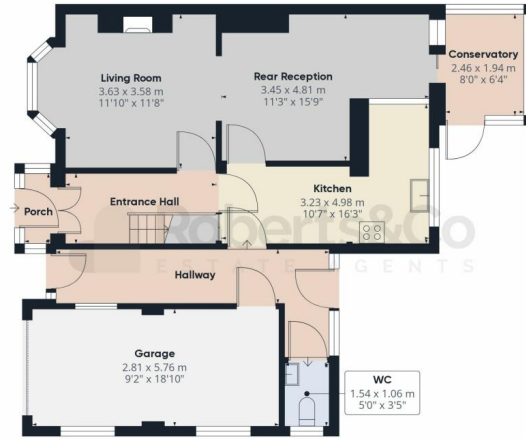
Satellite/Fibre TV Availability:







GILLER DRIVE, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area[®]
109.82 m²
1182.09 ft²

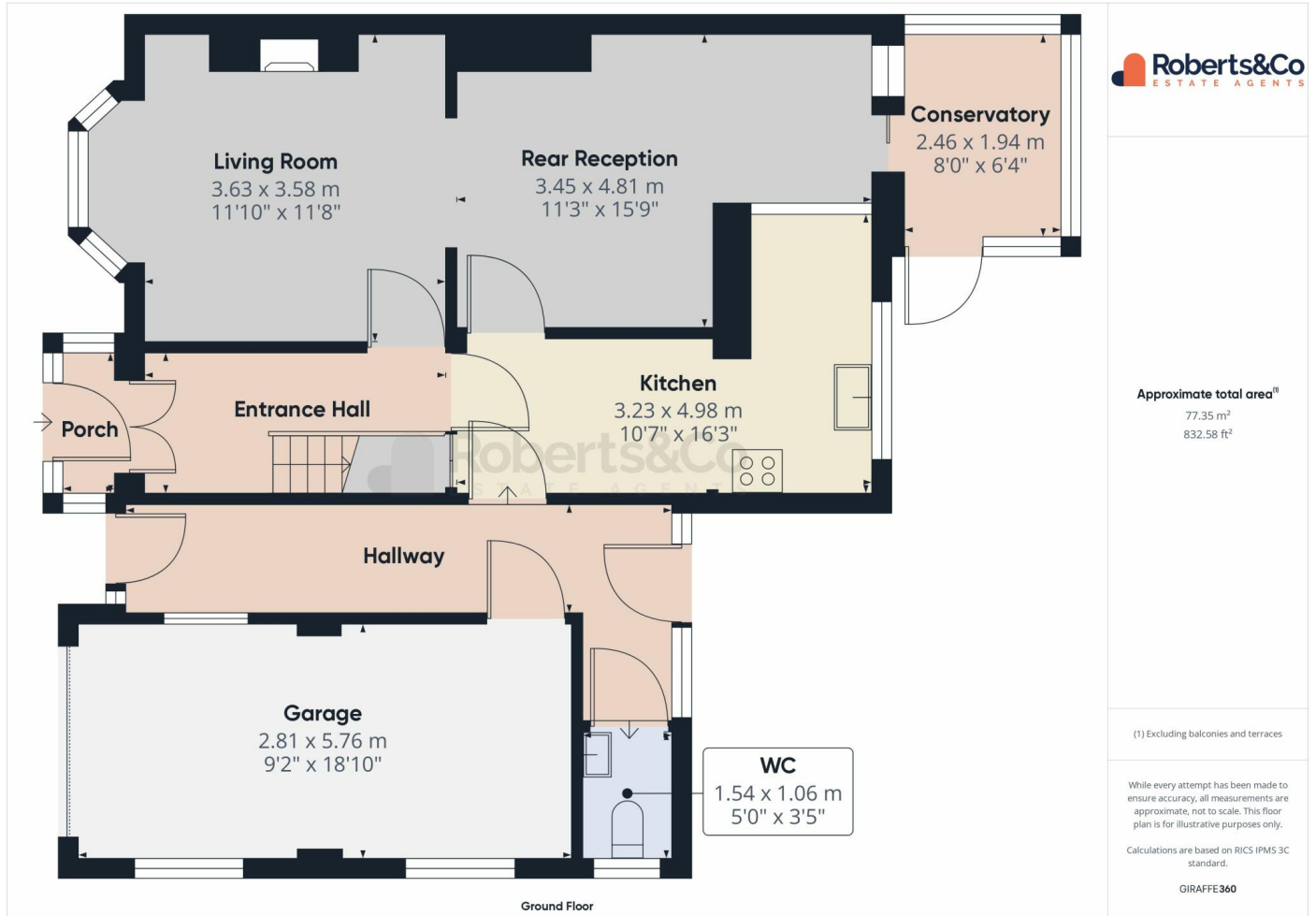
(1) Excluding balconies and terraces

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.

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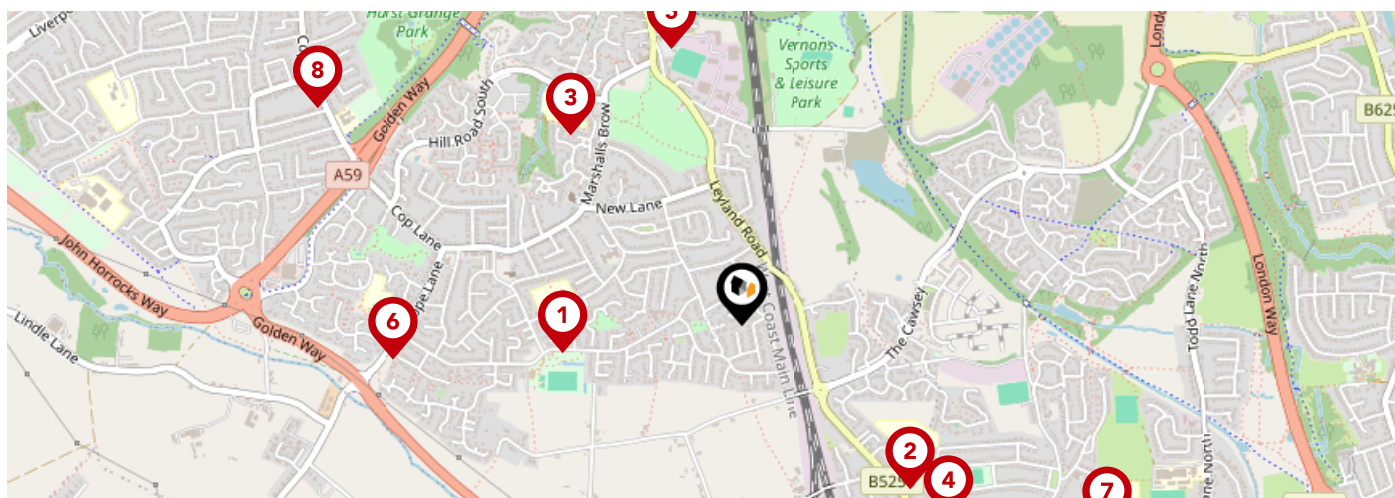
GILLER DRIVE, PENWORTHAM, PRESTON, PR1



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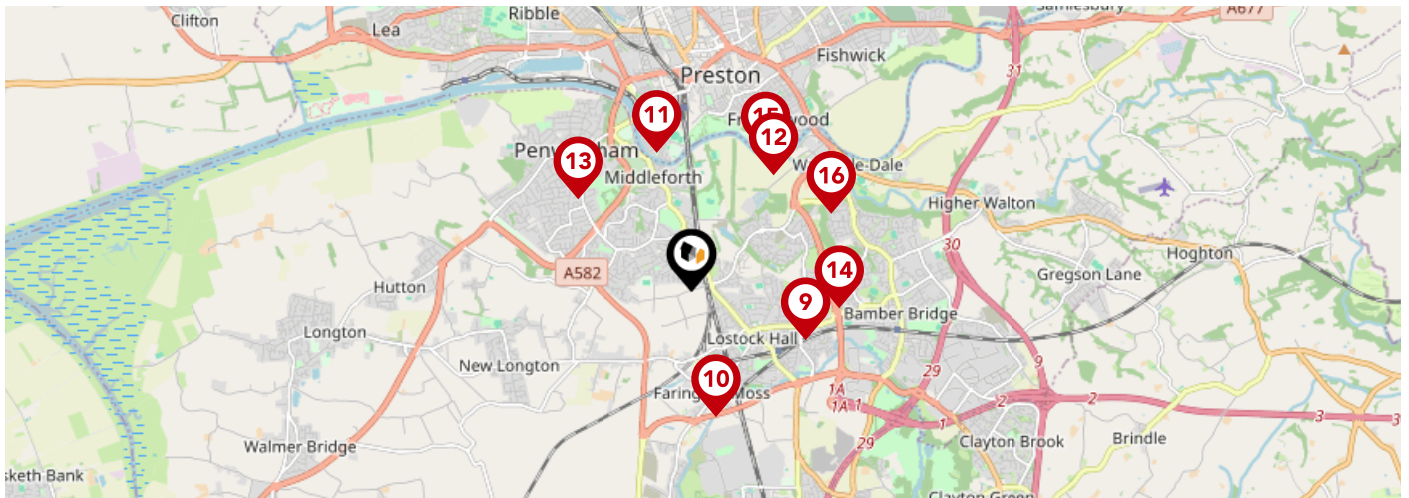


Area Schools



		Nursery	Primary	Secondary	College	Private
1	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.92	<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:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

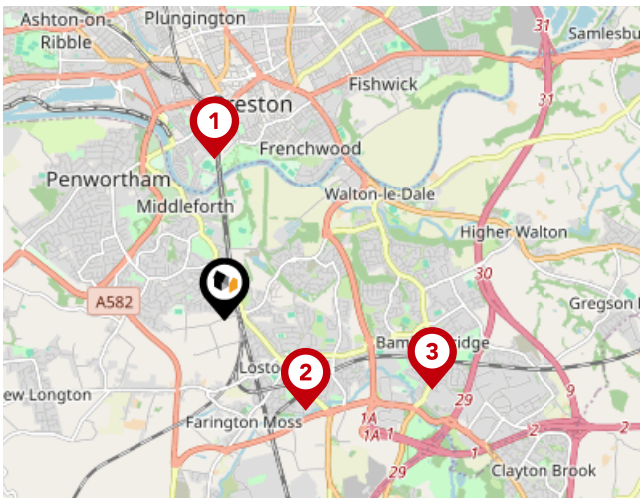
Area Schools



		Nursery	Primary	Secondary	College	Private
	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance: 1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance: 1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance: 1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance: 1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance: 1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance: 1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance: 1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance: 1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

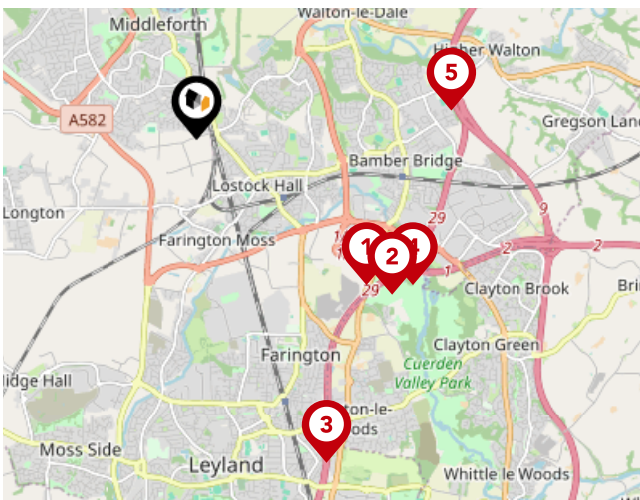
Area

Transport (National)



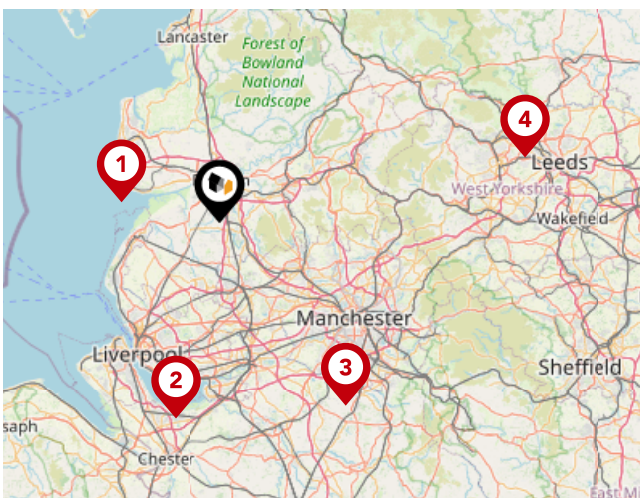
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.43 miles
2	Lostock Hall Rail Station	1.06 miles
3	Bamber Bridge Rail Station	1.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.96 miles
2	M65 J1	2.19 miles
3	M6 J28	3.05 miles
4	M6 J29	2.29 miles
5	M6 J30	2.26 miles

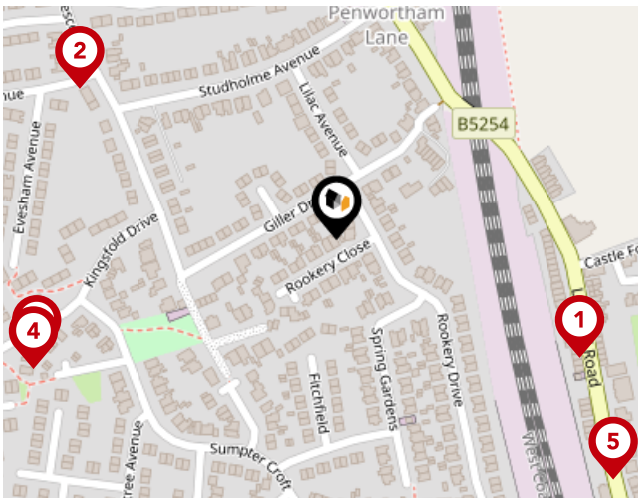


Airports/Helipads

Pin	Name	Distance
1	Highfield	14.06 miles
2	Speke	28.21 miles
3	Manchester Airport	31.34 miles
4	Leeds Bradford Airport	43.69 miles

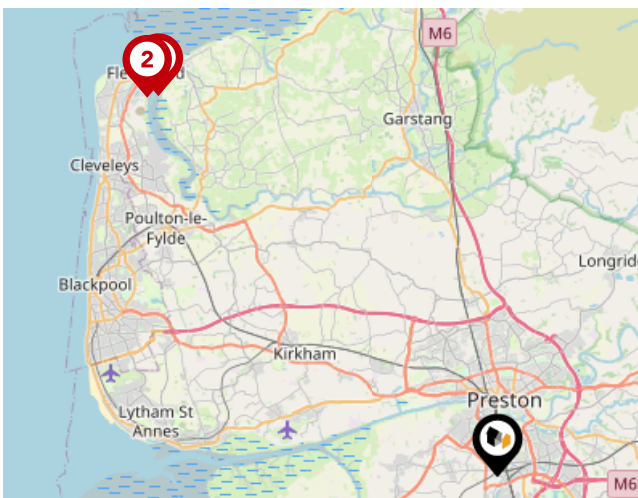
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sumpter Horse	0.15 miles
2	Charnock Avenue	0.16 miles
3	Tuson House	0.18 miles
4	School Stop	0.18 miles
5	Sumpter Court	0.2 miles



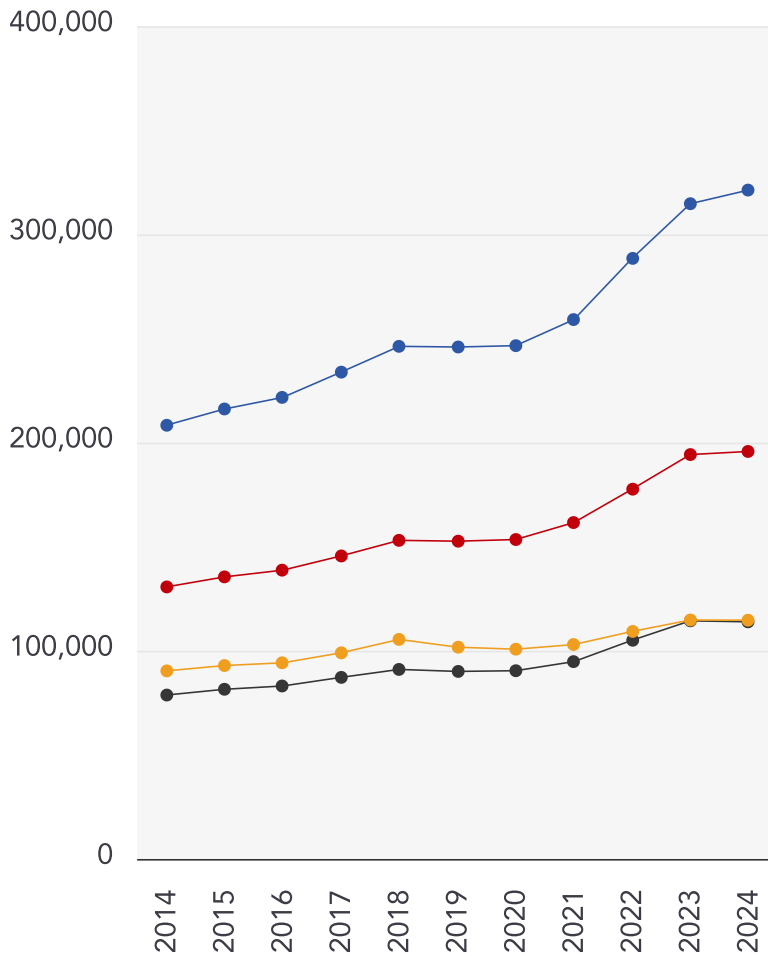
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.87 miles
2	Fleetwood for Knott End Ferry Landing	18.07 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



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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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