

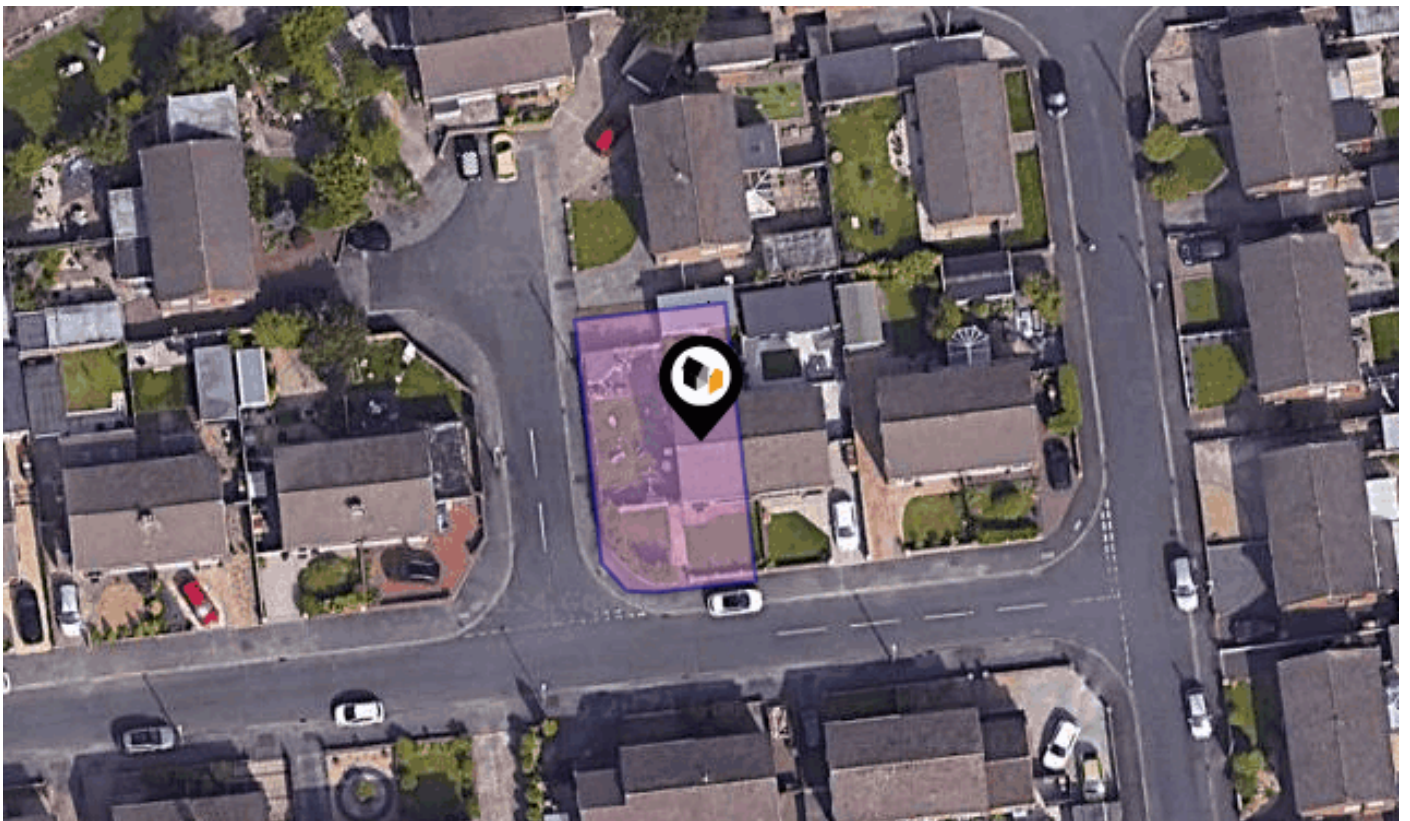


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th December 2024



LINKS GATE, FULWOOD, PRESTON, PR2

Roberts & Co

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Property Overview

This beautifully presented three-bedroom semi-detached home is located on the sought-after Links Gate, offering a prime position close to a range of local amenities, well-regarded schools, and the Royal Preston Hospital. Its excellent transport connections provide easy access to the M6, M55, M65, and M61 motorway networks, making it a fantastic choice for commuters and families alike.

The property benefits from a desirable corner plot with a driveway and garage conveniently positioned at the rear.

The welcoming frontage features a neat garden with a pathway leading to the entrance.

Upon entering, the large hallway sets the tone for the open-plan layout. The living and dining areas flow seamlessly into the modern kitchen, creating a versatile space ideal for both everyday living and entertaining. A bright conservatory extends the living space, offering lovely views of the garden and access to the outdoor area.

Upstairs, there are three well-sized bedrooms, including two doubles and a single. The main bedroom features fitted wardrobes, providing ample storage. The contemporary shower room is equipped with a walk-in shower, offering both style and practicality.

The generously sized rear garden boasts a raised patio area, perfect for outdoor dining or relaxing, and plenty of space for gardening or family activities.

This property is offered with no chain delay, making it ready for its new owners to move in and enjoy. Its fantastic location, combined with thoughtful design and ample space, makes it a must-see for anyone seeking a well-connected and welcoming home.



Property

| | | | |
|-------------------------|---------------|----------------|----------|
| Type: | Semi-Detached | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Plot Area: | 0.07 acres | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £2,103 | | |
| Title Number: | LA387003 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 10 mb/s | 39 mb/s | 1000 mb/s |
| | | |

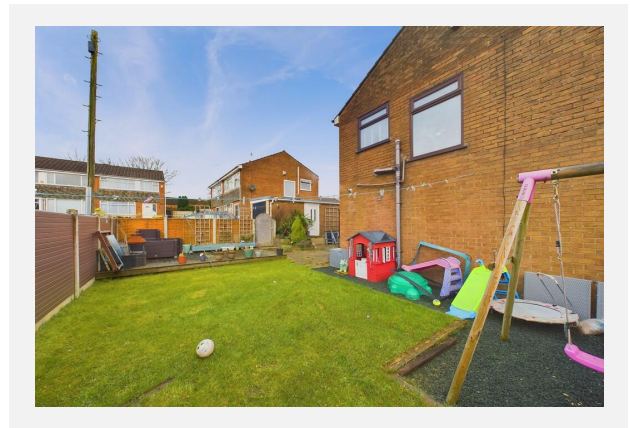
Mobile Coverage: (based on calls indoors)



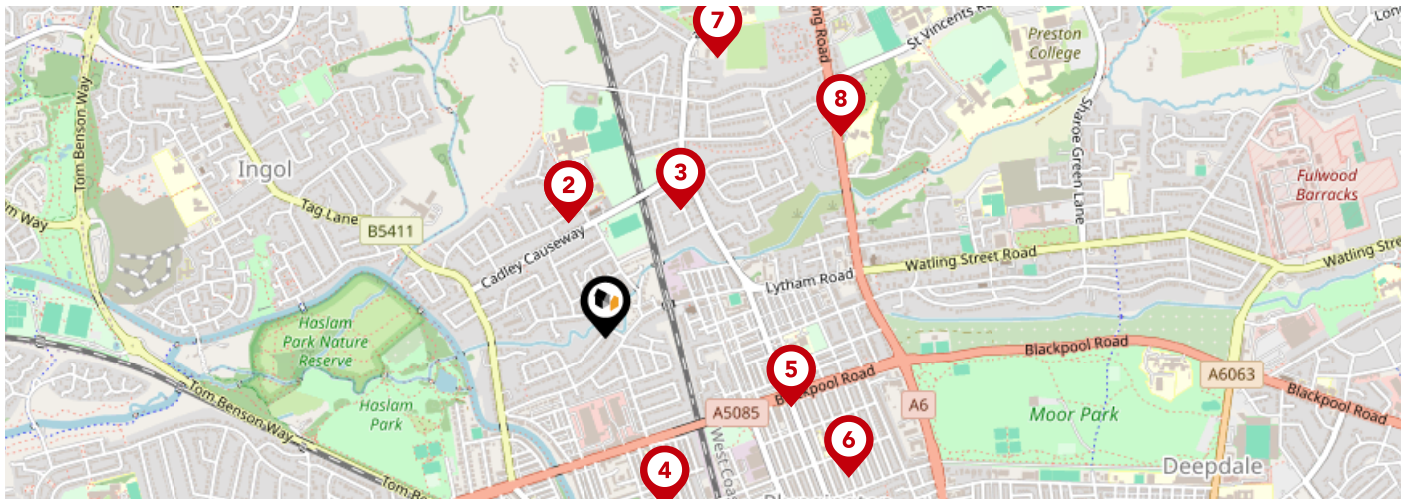
Satellite/Fibre TV Availability:





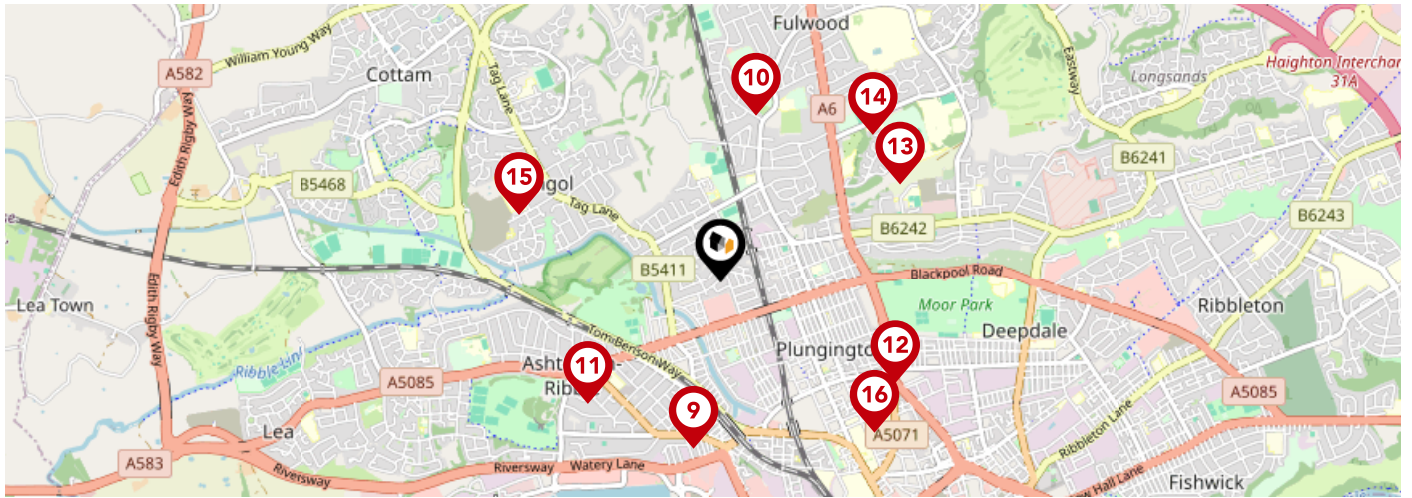


Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance:0.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Our Lady's Catholic High School Ofsted Rating: Good Pupils: 895 Distance:0.26 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 315 Distance:0.33 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:0.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:0.43 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Eldon Primary School Ofsted Rating: Outstanding Pupils: 257 Distance:0.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Queen's Drive Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:0.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 115 Distance:0.68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

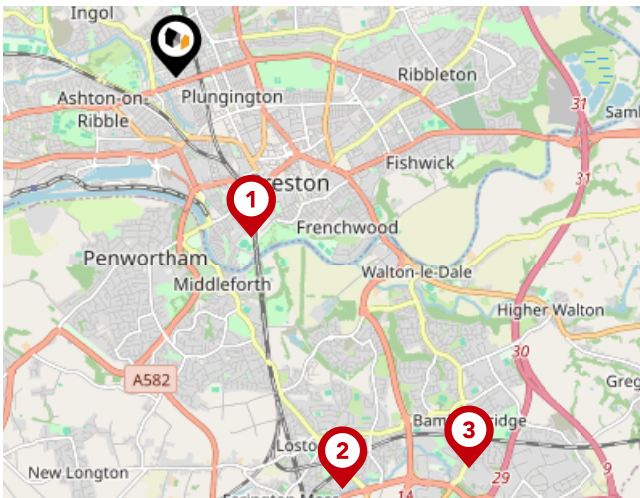
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.74 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Fulwood Academy Ofsted Rating: Good Pupils: 884 Distance:0.75 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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:0.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Abrar Academy Ofsted Rating: Not Rated Pupils: 83 Distance:0.88 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Archbishop Temple Church of England High School Ofsted Rating: Requires improvement Pupils: 775 Distance:0.9 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Corpus Christi Catholic High School Ofsted Rating: Good Pupils: 804 Distance:0.93 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ingol Community Primary School Ofsted Rating: Good Pupils: 199 Distance:0.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:0.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

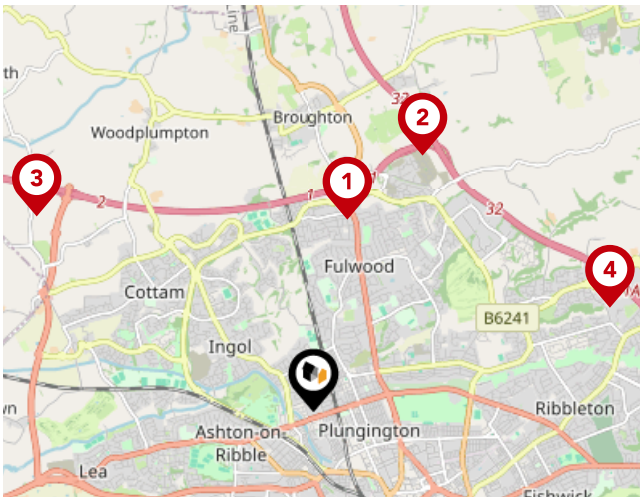
Area

Transport (National)



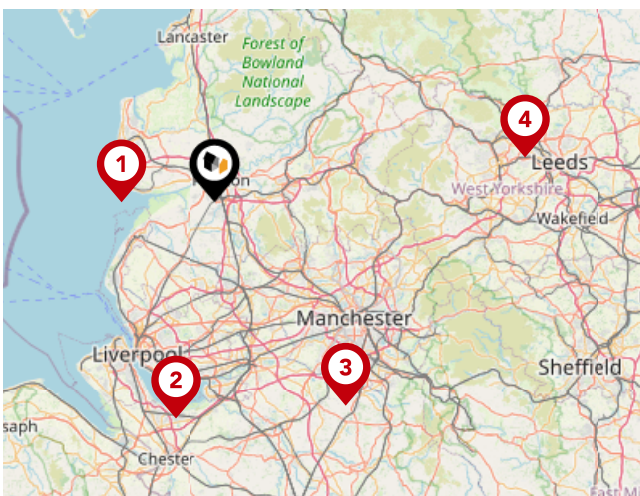
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------|------------|
| 1 | Preston Rail Station | 1.54 miles |
| 2 | Lostock Hall Rail Station | 3.89 miles |
| 3 | Bamber Bridge Rail Station | 4.28 miles |



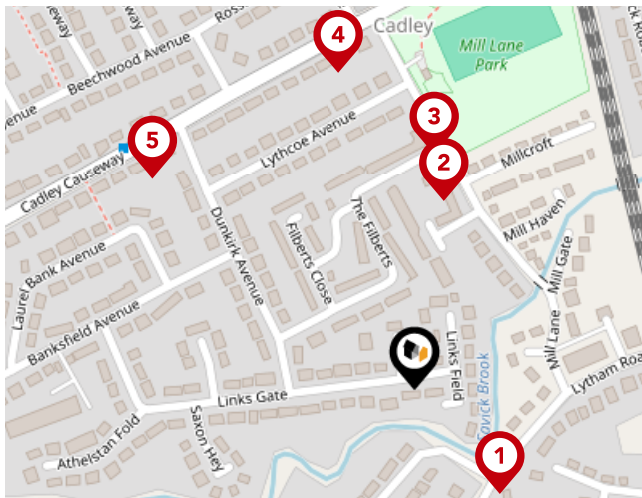
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M55 J1 | 1.72 miles |
| 2 | M6 J32 | 2.43 miles |
| 3 | M55 J2 | 2.97 miles |
| 4 | M6 J31A | 2.75 miles |
| 5 | M65 J1A | 4.66 miles |



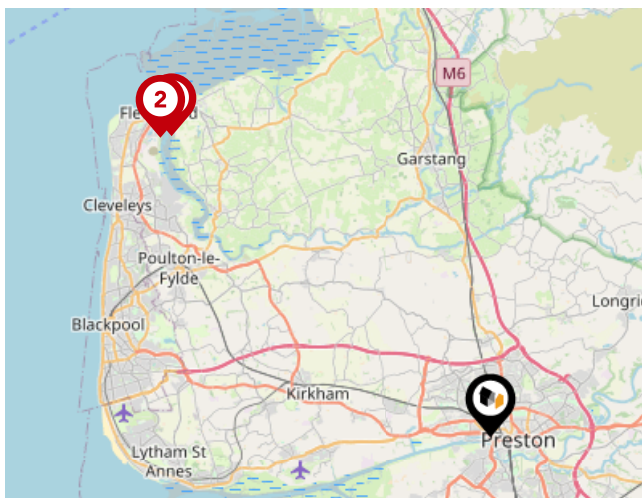
Airports/HELIPADS

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Highfield | 13.01 miles |
| 2 | Speke | 30.83 miles |
| 3 | Manchester Airport | 34.09 miles |
| 4 | Leeds Bradford Airport | 43.88 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Seymour Road | 0.07 miles |
| 2 | The Filberts | 0.1 miles |
| 3 | The Filberts | 0.13 miles |
| 4 | St Anthons Drive | 0.18 miles |
| 5 | Dunkirk Avenue | 0.19 miles |



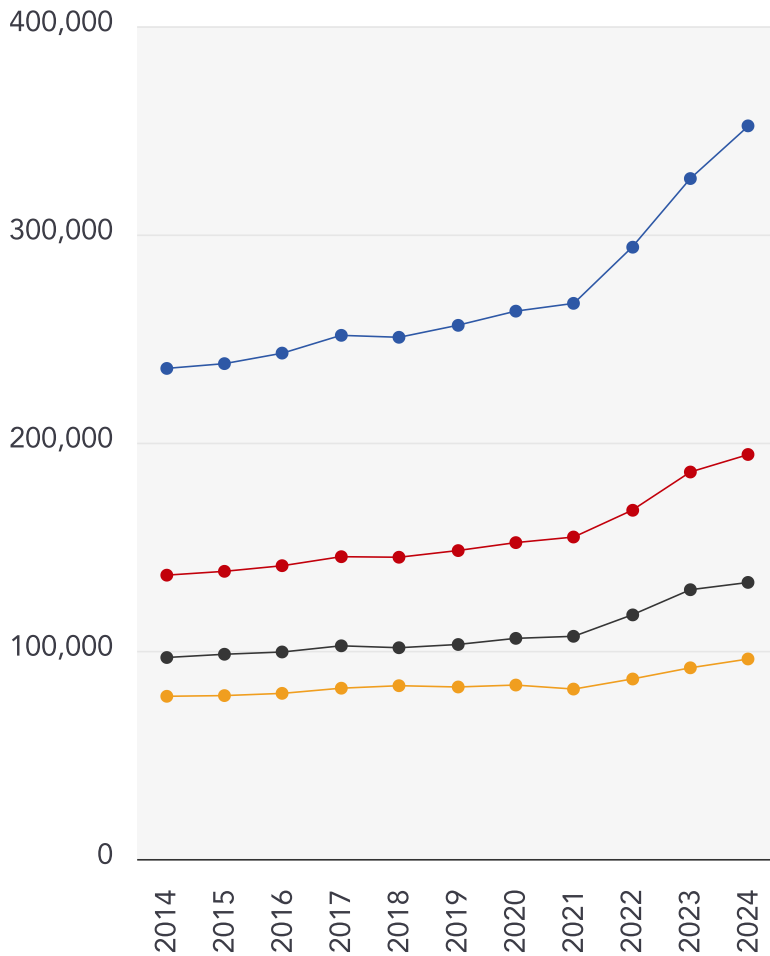
Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------------------------|-------------|
| 1 | Knott End-On-Sea Ferry Landing | 15.33 miles |
| 2 | Fleetwood for Knott End Ferry Landing | 15.56 miles |

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

+42.52%

Terraced

+37.28%

Flat

+22.94%



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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