

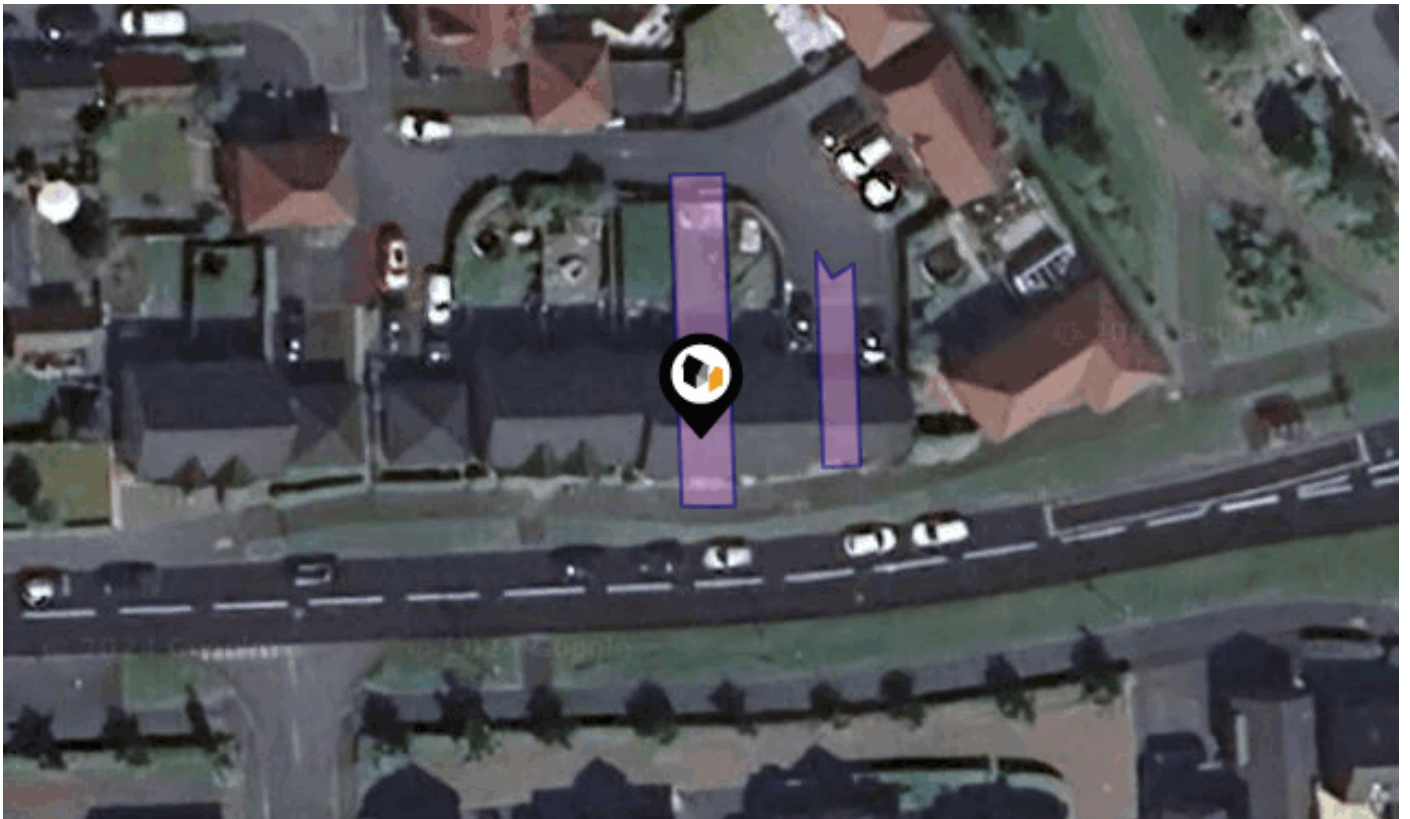


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 10th December 2024



**OLD WORDEN AVENUE, BUCKSHAW VILLAGE, CHORLEY,
PR7**

Roberts & Co

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Property Overview

Modern Mid-Mews Home in Prime Commuter Location.

Nestled within a sought-after modern development, this stylish two-bedroom mid-mews house offers a fantastic opportunity for comfortable and convenient living. Situated on the outskirts of Buckshaw Village, near Dawson Lane, this home is perfectly positioned for commuters and families alike. The area boasts a wide range of amenities, including supermarkets, restaurants, pubs, leisure facilities, and a primary school. The convenience is further enhanced by Buckshaw Village's own train station, while the nearby towns of Chorley and Leyland provide additional amenities, including high schools and shopping options.

Step into the welcoming hallway, where you can conveniently drop your bags and hang your coats. Off the hallway, you'll find a handy downstairs WC, perfect for guests or everyday use. The living room is bright and inviting, featuring doors that open onto the rear garden, making it a great space for relaxation or entertaining.

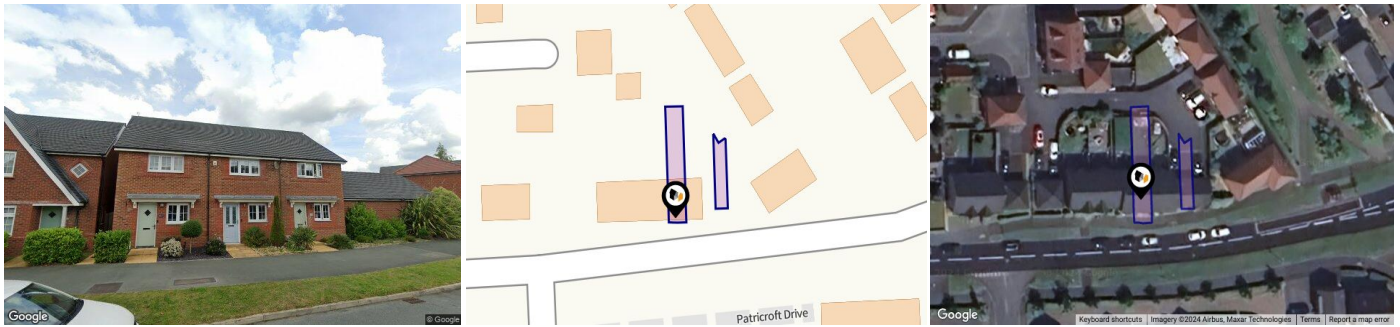
The fitted kitchen combines modern design with functionality, offering a mix of sleek white and grey cabinetry. High-quality integrated appliances include a double oven/grill combo, gas hob, microwave, and fridge-freezer, ensuring all your culinary needs are met.

Upstairs, you'll discover three bedrooms, each offering a cosy and private retreat. The family bathroom is well-appointed, designed to meet the needs of a modern household.

The enclosed rear garden is perfect for outdoor living, with a lovely patio area at the far end that's ideal for relaxing or al fresco dining.

The property benefits from a driveway and a single garage, providing ample parking and storage solutions. This home's location is a standout feature. Set within a popular, family-friendly development, it offers easy access to major transport links, making it a dream for commuters. Buckshaw Village itself offers a vibrant community atmosphere, with everything you need right on your doorstep.

Don't miss the chance to view this fabulous home-ideal for first-time buyers, families, or anyone looking to enjoy modern living in a thriving area.



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	645 ft ² / 60 m ²		
Plot Area:	0.04 acres		
Year Built :	2012		
Council Tax :	Band B		
Annual Estimate:	£1,737		
Title Number:	LAN132498		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

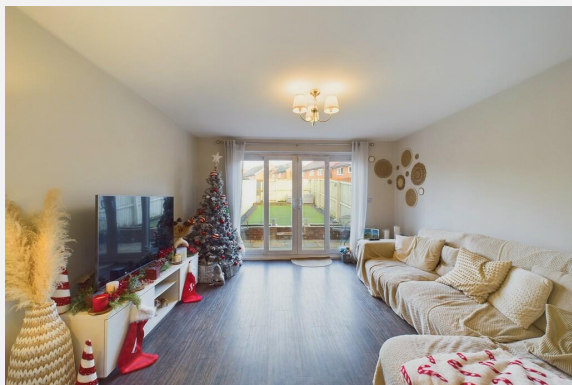
2 mb/s	80 mb/s	1000 mb/s

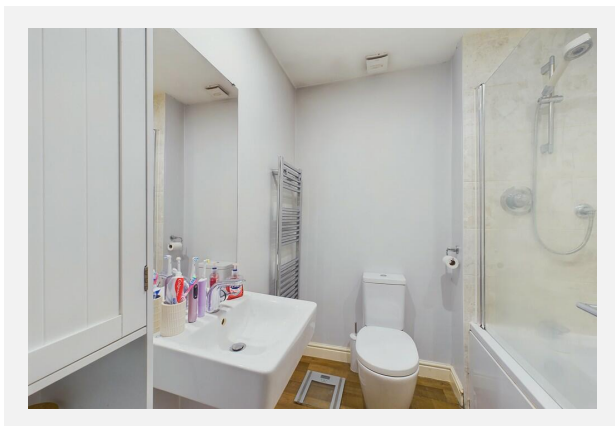
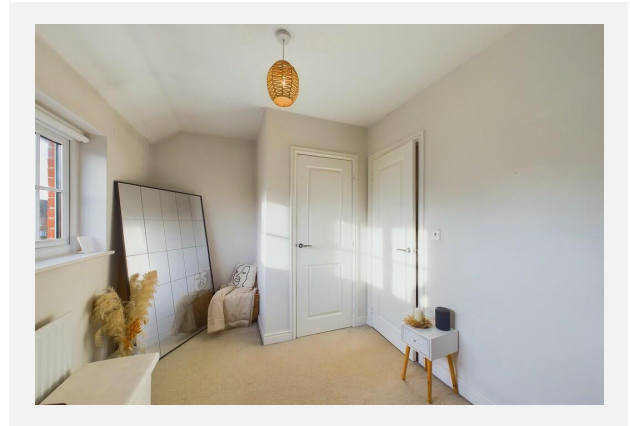
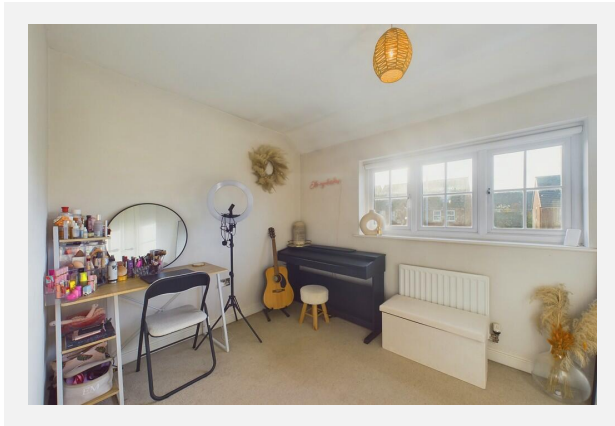
Mobile Coverage: (based on calls indoors)



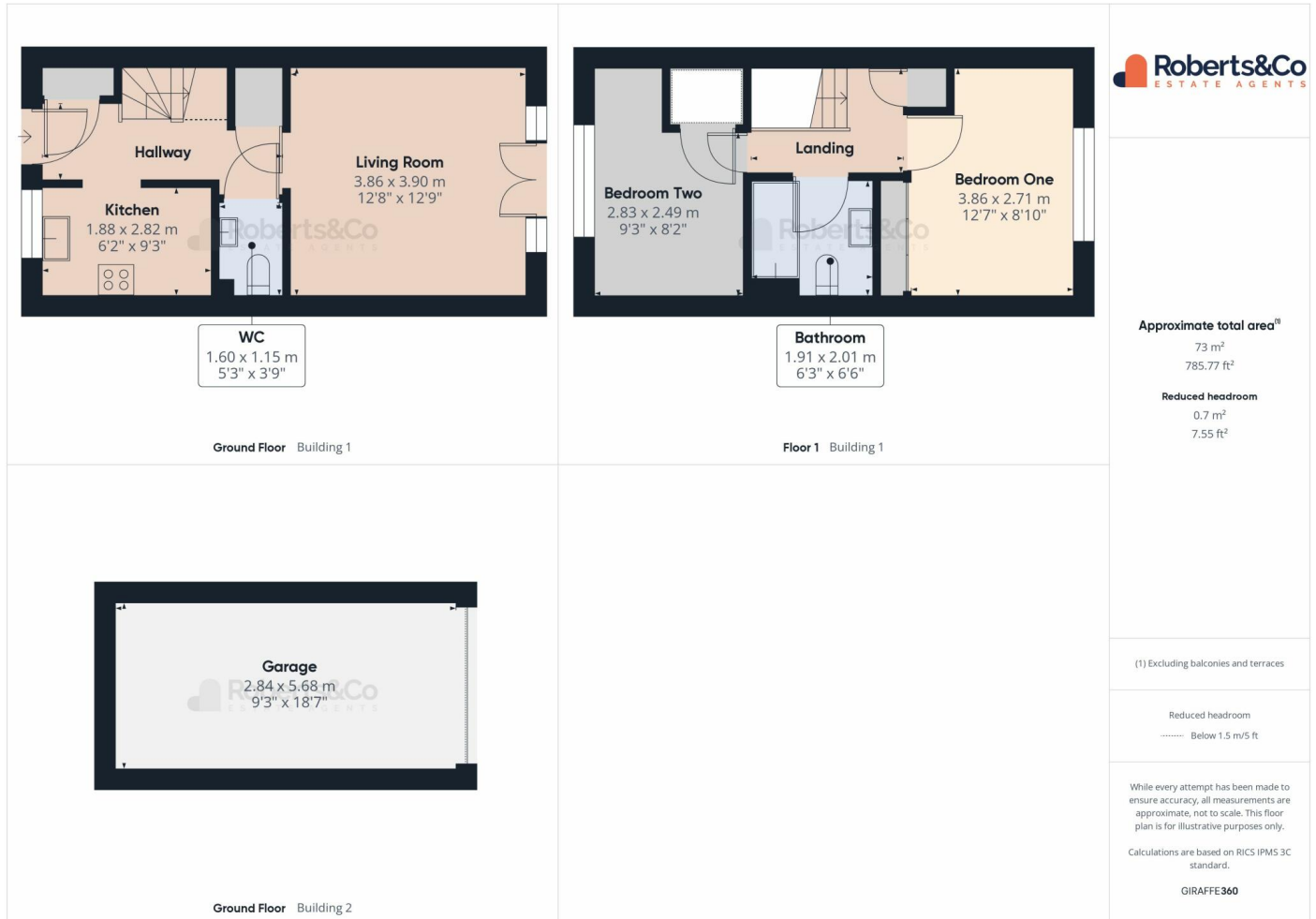
Satellite/Fibre TV Availability:



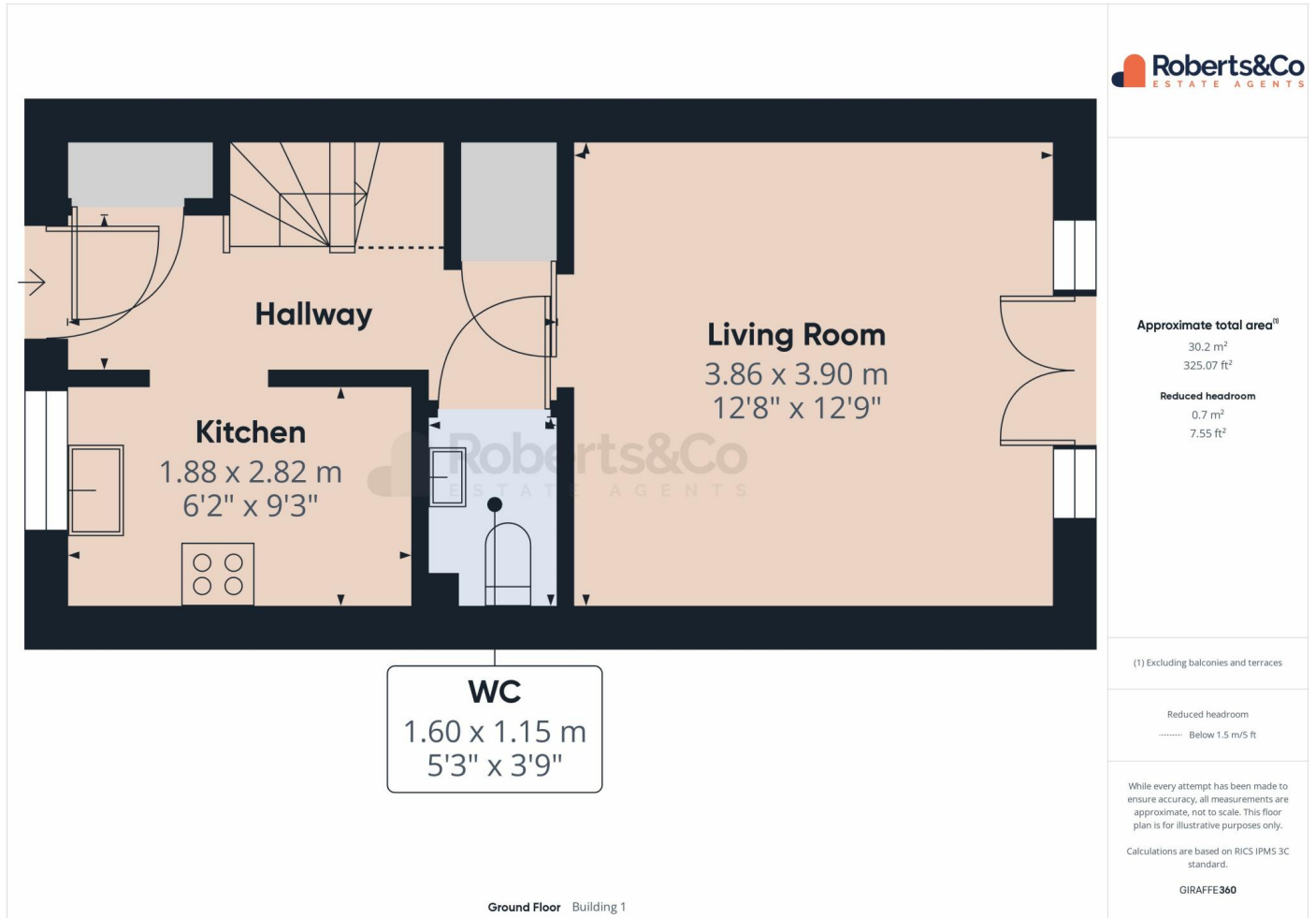




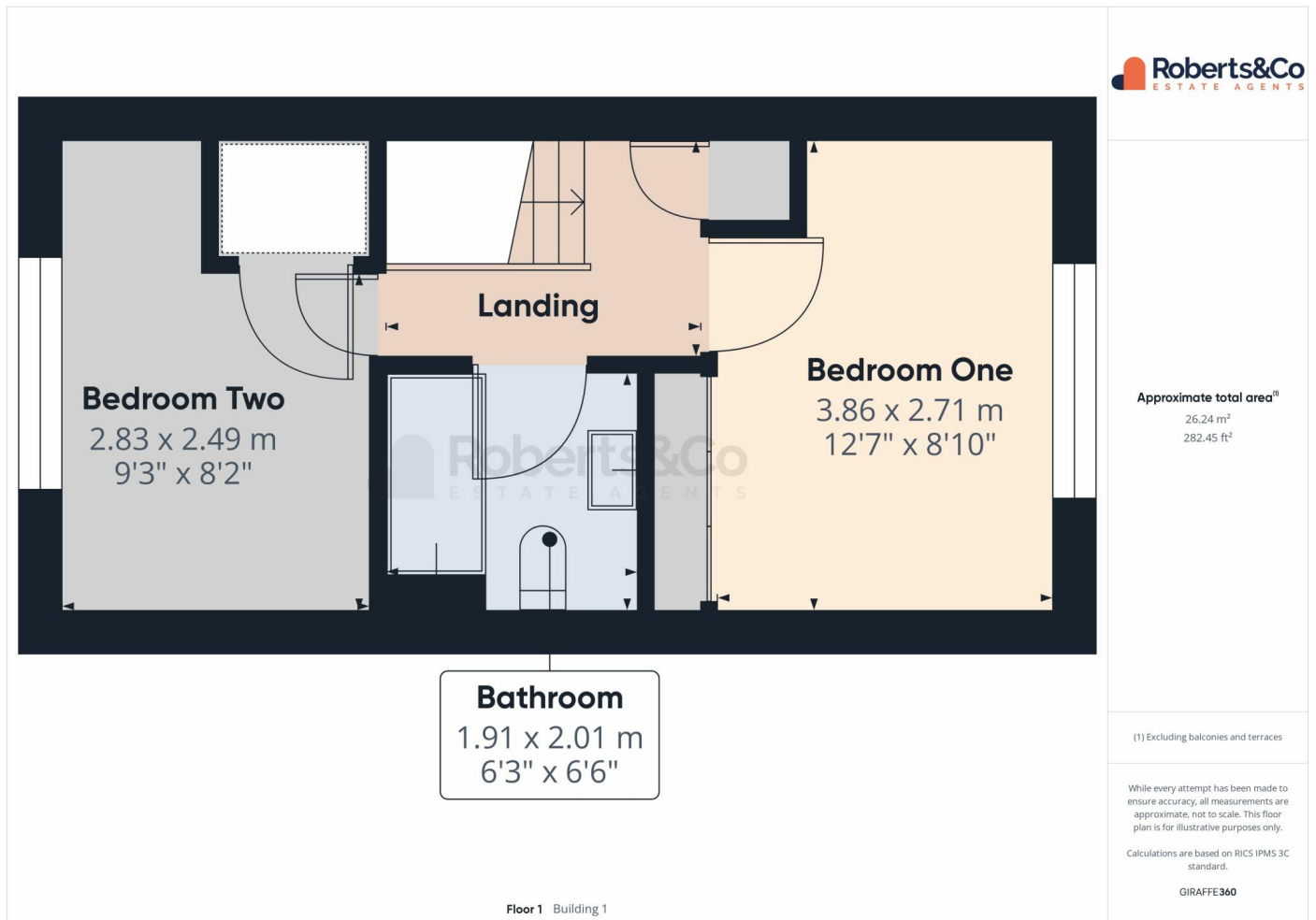
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Property EPC - Certificate

Buckshaw Village, CHORLEY, PR7

Energy rating

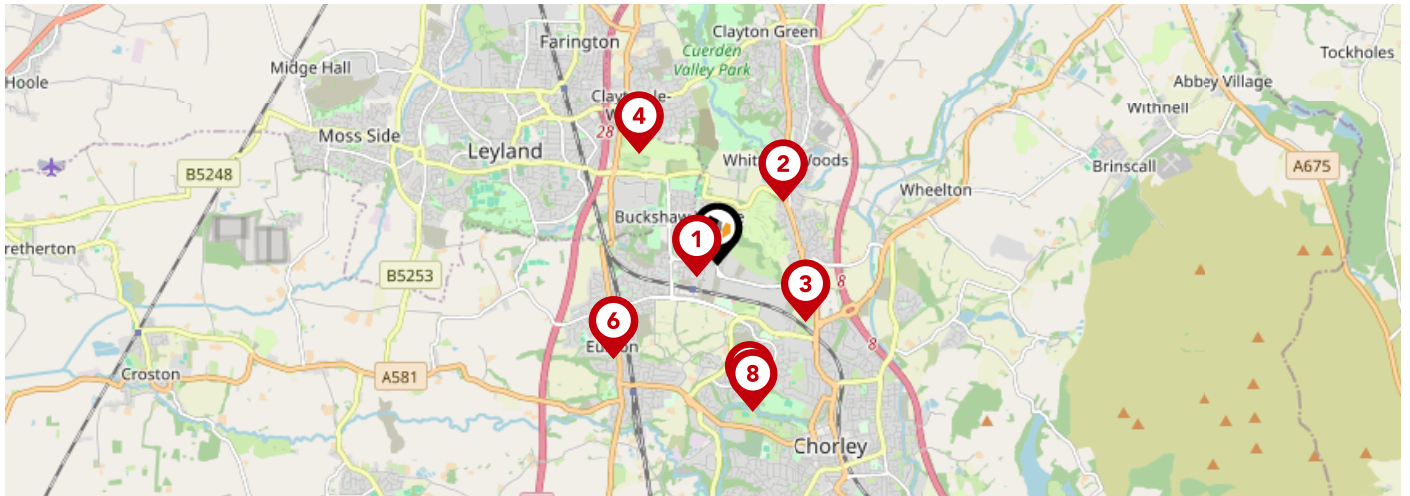
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Valid until 03.12.2034

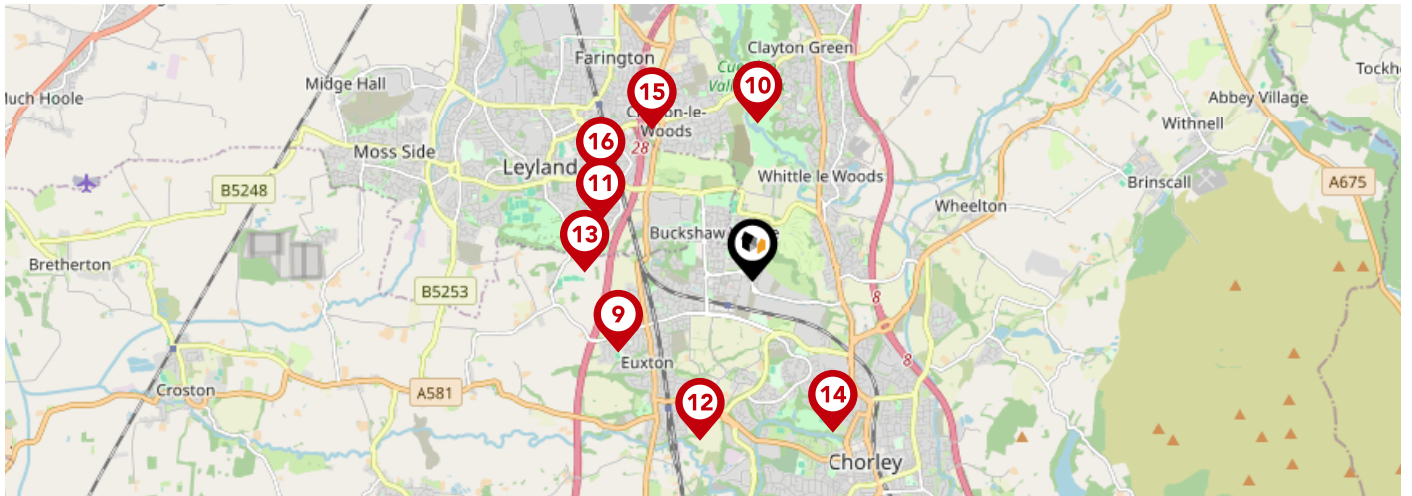
Score	Energy rating	Current	Potential
92+	A		
81-91	B		92 A
69-80	C	76 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
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, insulated (assumed)
Secondary Heating:	None
Total Floor Area:	60 m ²



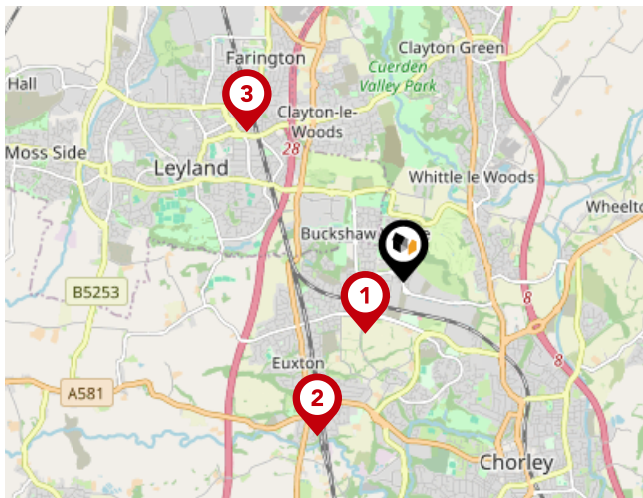
		Nursery	Primary	Secondary	College	Private
1	Trinity Church of England/Methodist Primary School, Buckshaw Village Ofsted Rating: Good Pupils: 614 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whittle-le-Woods Church of England Primary School Ofsted Rating: Good Pupils: 239 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Waterloo Lodge Ofsted Rating: Good Pupils: 45 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lancaster Lane Primary and Pre-School Ofsted Rating: Good Pupils: 202 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St. Mary's Catholic Primary School Euxton Ofsted Rating: Outstanding Pupils: 202 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Euxton Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Buckshaw Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Oliver House School Ofsted Rating: Outstanding Pupils: 45 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Euxton Primrose Hill Primary School Ofsted Rating: Outstanding Pupils: 424 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clayton-le-Woods Church of England Primary School Ofsted Rating: Good Pupils: 221 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Balshaw's Church of England High School Ofsted Rating: Good Pupils: 921 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Balshaw Lane Community Primary School Ofsted Rating: Outstanding Pupils:0 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Runshaw College Ofsted Rating: Good Pupils:0 Distance:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Michael's Church of England High School Ofsted Rating: Good Pupils: 1139 Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roselyn House School Ofsted Rating: Good Pupils: 77 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leyland Methodist Infant School Ofsted Rating: Outstanding Pupils:0 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

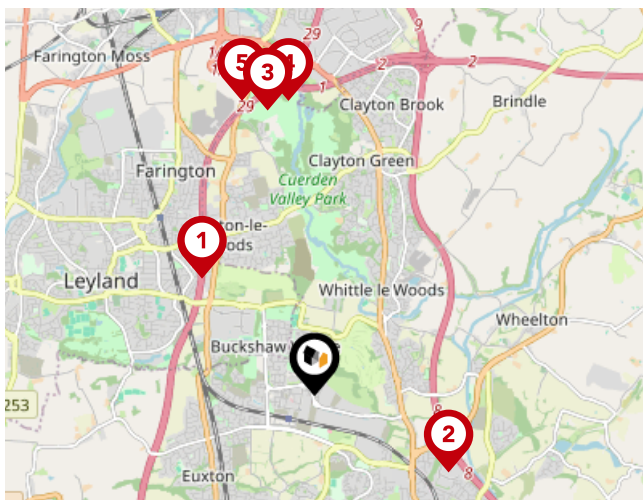
Area

Transport (National)



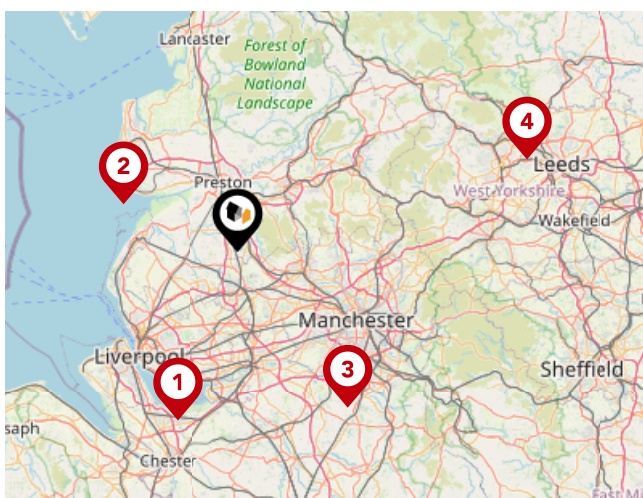
National Rail Stations

Pin	Name	Distance
1	Buckshaw Parkway Rail Station	0.57 miles
2	Euxton Balshaw Lane Rail Station	1.55 miles
3	Leyland Rail Station	1.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	1.43 miles
2	M61 J8	1.35 miles
3	M65 J1	2.54 miles
4	M6 J29	2.6 miles
5	M65 J1A	2.67 miles

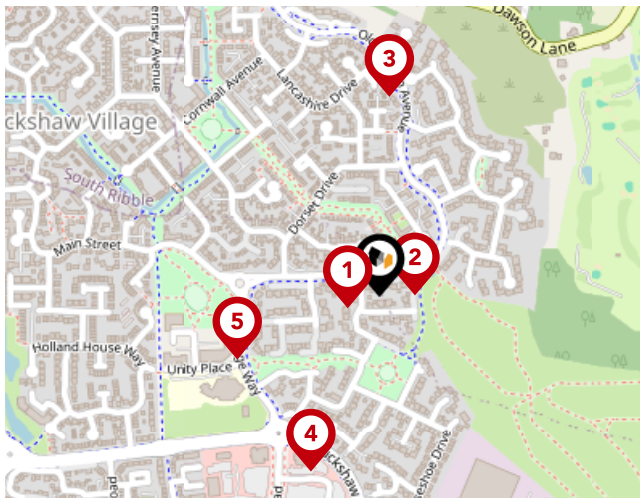


Airports/HELIPADS

Pin	Name	Distance
1	Speke	25.08 miles
2	Highfield	17.28 miles
3	Manchester Airport	26.95 miles
4	Leeds Bradford Airport	42.66 miles

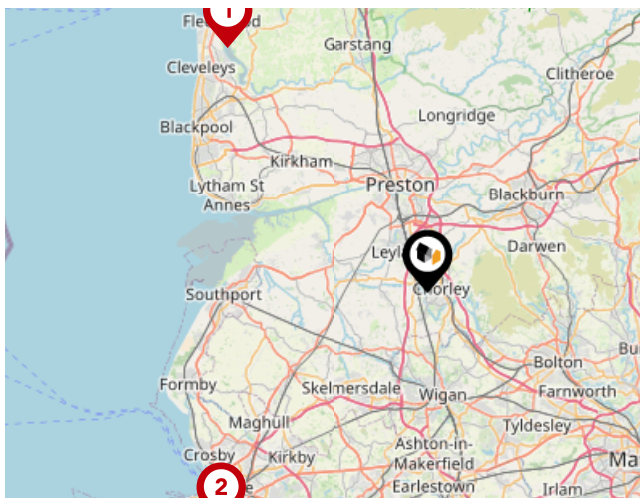
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Birtley Avenue	0.04 miles
2	Dorset Drive	0.04 miles
3	Lancashire Drive	0.22 miles
4	Harvester	0.21 miles
5	The Hub	0.17 miles



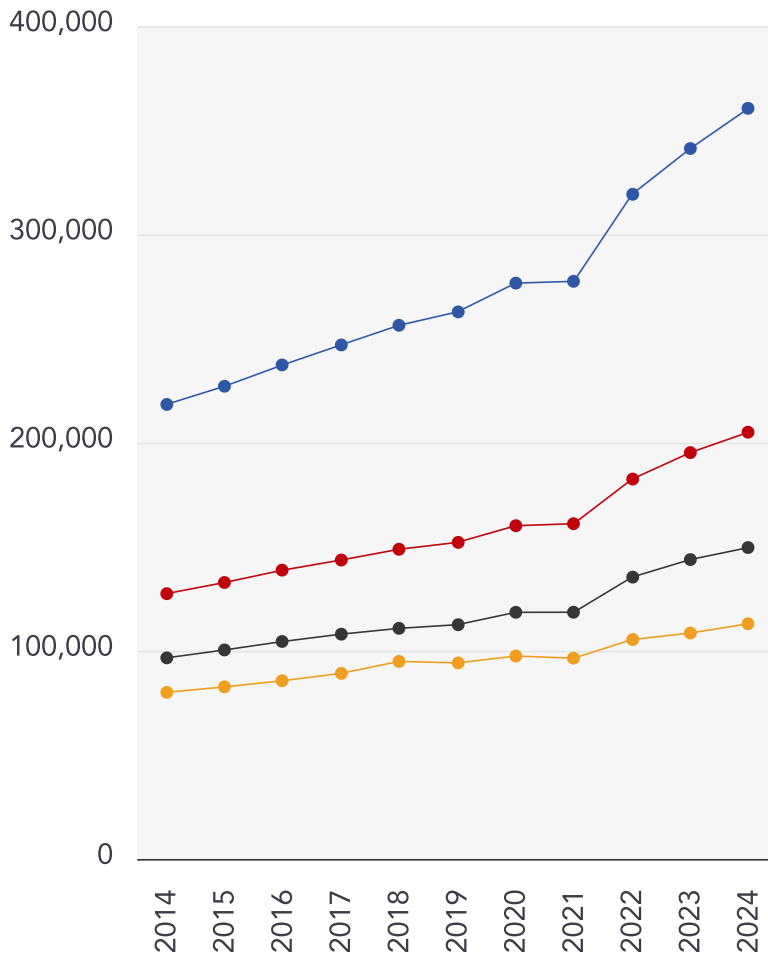
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	22.2 miles
2	Liverpool Belfast Ferry Terminal Bootle	21.85 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR7



Detached

+65.15%

Semi-Detached

+60.86%

Terraced

+54.85%

Flat

+41.19%



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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