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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



CARLETON DRIVE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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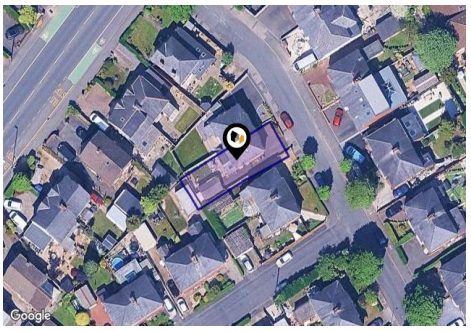
Introduction
Our Comments

* 4-Bedroom Family Home | Central Penwortham Location * Driveway Parking | Garden Room & Sun Room
Situated in the Heart of Penwortham, Close to the High Street and Excellent Local Amenities
Occupying a superb position in the heart of Penwortham, just a short distance from the bustling high street with its excellent selection of independent shops, restaurants, bars and everyday amenities, this attractive four-bedroom home set over two floors, offers spacious and versatile accommodation, ideal for modern family living. The property also benefits from being within a popular catchment area for well-regarded primary and secondary schools, making it an excellent choice for families.To the front, a driveway provides off-road parking for two vehicles, with an open rain porch leading to the welcoming entrance hall.The living room is positioned to the front of the property and offers a lovely place to relax, featuring an attractive bay window which allows plenty of natural light to flood the room. A real focal point is the feature fireplace housing a wood-burning stove, complete with a wooden mantle, whilst built-in cupboards within the alcoves provide useful additional storage.Moving through to the heart of the home, the dining kitchen offers a sociable and practical space, fitted with attractive white Shaker-style cabinets complemented by contrasting black work surfaces. There is a Rangemaster gas cooker, space and plumbing for a dishwasher and a charming feature window seat, creating a lovely spot to sit and enjoy views outside. The kitchen provides ample room for dining and everyday family life, with the added benefit of a separate utility room offering further cupboard storage and plumbing for a washing machine.Double wooden doors open into the additional sun room, providing a wonderful connection between the house and garden, with pleasant views across the rear outdoor space. Completing the ground floor accommodation is a conveniently positioned shower room, accessed from the entrance hall.To the first floor, there are three of the property's four bedrooms, comprising two generous double bedrooms and a well-proportioned single bedroom. Both principal bedrooms benefit from built-in cupboard storage. A three-piece family bathroom suite serves this floor.Stairs continue to the second floor, where a further double bedroom can be found, featuring Velux roof windows which allow natural light to brighten the space. This room offers excellent flexibility, whether used as a principal bedroom, guest accommodation or a private space for older children.Externally, the rear garden has been designed with ease of maintenance in mind, featuring artificial lawn and a paved patio area, ideal for outdoor dining and entertaining. The garden enjoys a good degree of privacy and is not directly overlooked.A further particularly useful feature is the garage, which has been thoughtfully divided to create a front storage room and a separate garden room at the rear, offering excellent potential for use as a home office, hobby room or additional workspace.

Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,388 ft^2 / 129 m^2		
Plot Area:	0.05 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£2,171		
Title Number:	LA647699		

Local Area

Local Authority: South ribble

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s

80 mb/s

10000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos

















Gallery
Photos

















Gallery
Photos





Gallery
Floorplan

CARLETON DRIVE, PENWORTHAM, PRESTON, PR1



Gallery
Floorplan

CARLETON DRIVE, PENWORTHAM, PRESTON, PR1



Floor 1 Building 1

Roberts&Co ESTATE AGENTS

Approximate total area(1)
34.6 m²
373 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Gallery
Floorplan

CARLETON DRIVE, PENWORTHAM, PRESTON, PR1



Roberts&Co ESTATE AGENTS

Approximate total area(1)

43 m²
462 ft²

Reduced headroom

0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

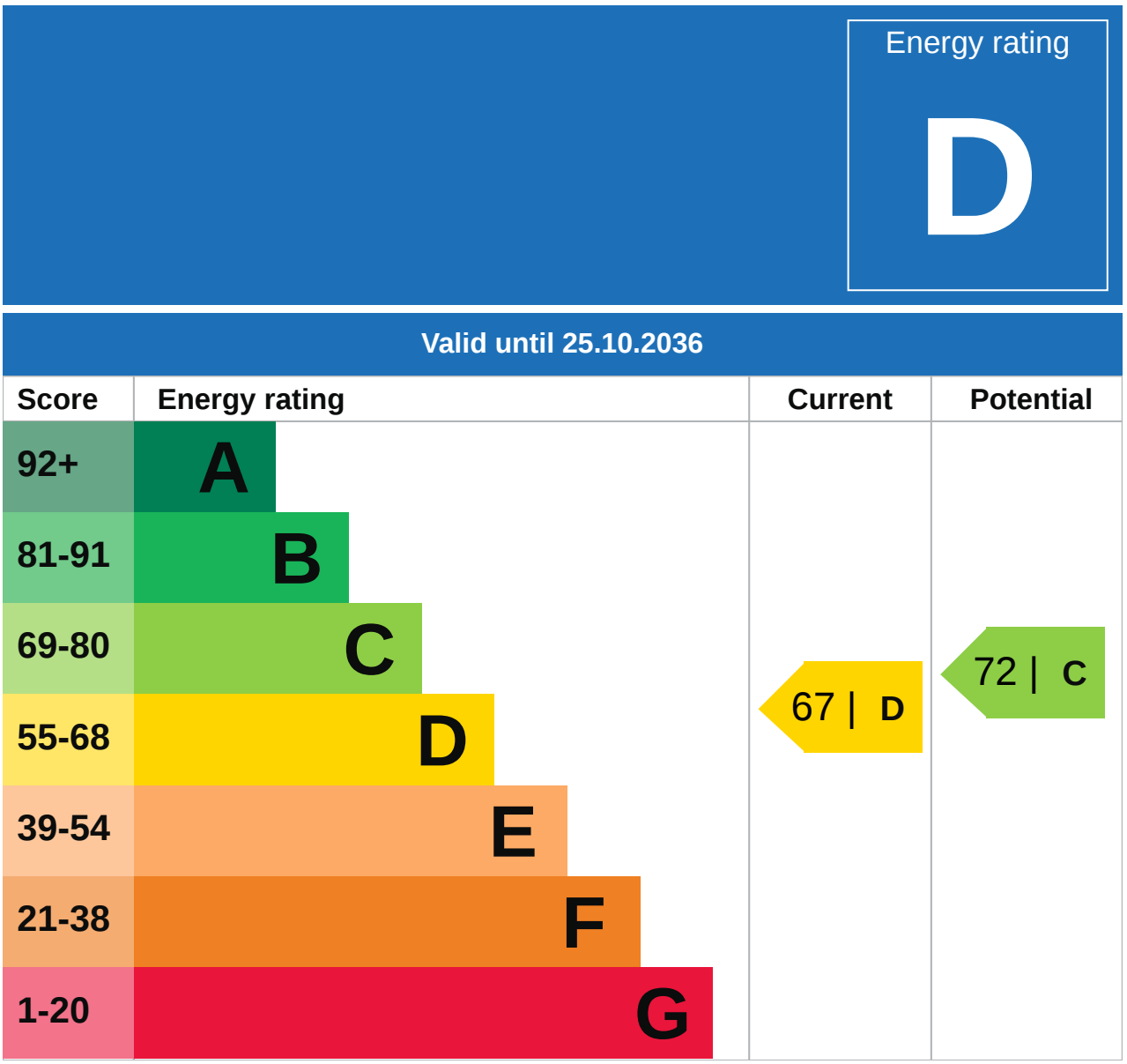
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Gallery
Floorplan

CARLETON DRIVE, PENWORTHAM, PRESTON, PR1



EPC - Certificate



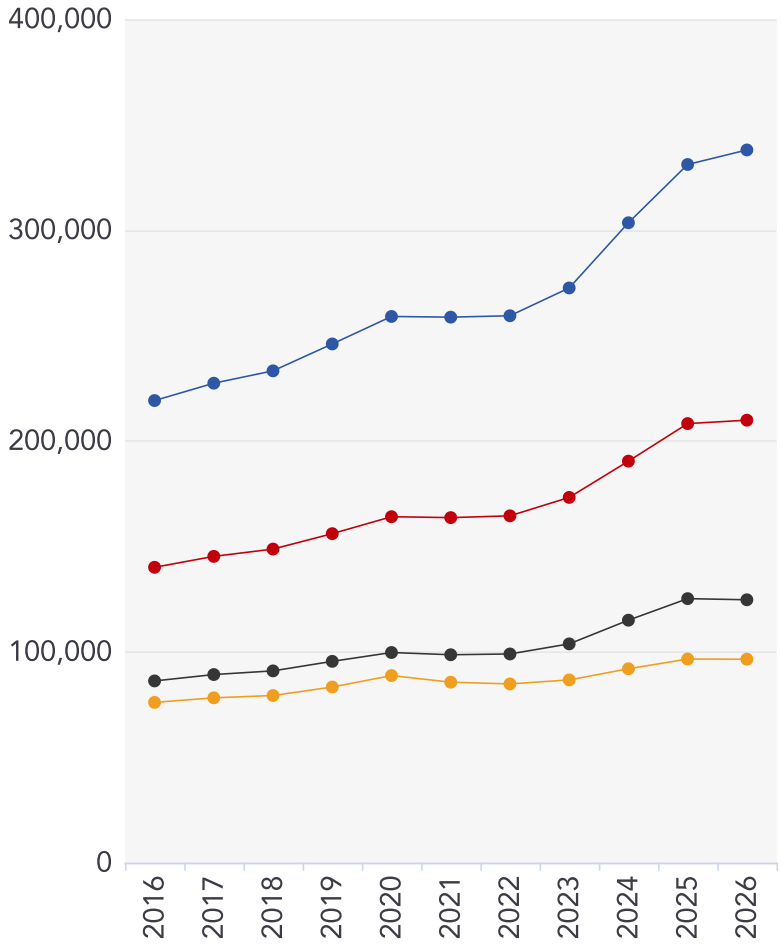
Property
EPC - Additional Data

Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	(same dwelling above)
Roof Energy:	(same dwelling above)
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:	From main system
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	119 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in PR1



Detached

+54.23%

Semi-Detached

+49.8%

Terraced

+44.66%

Flat

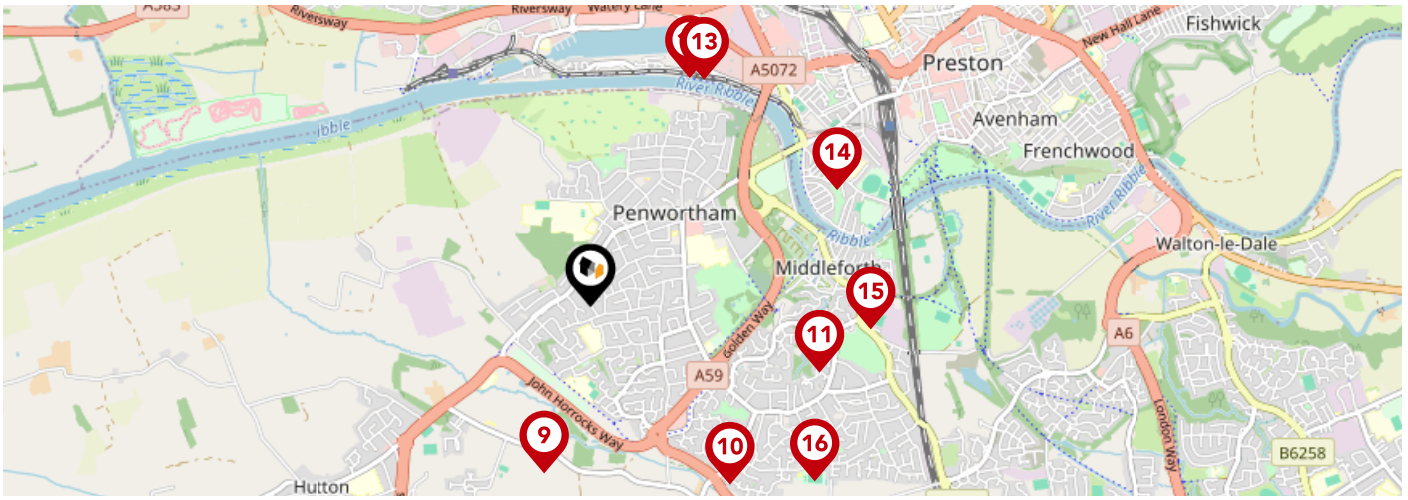
+26.94%

Area
Schools



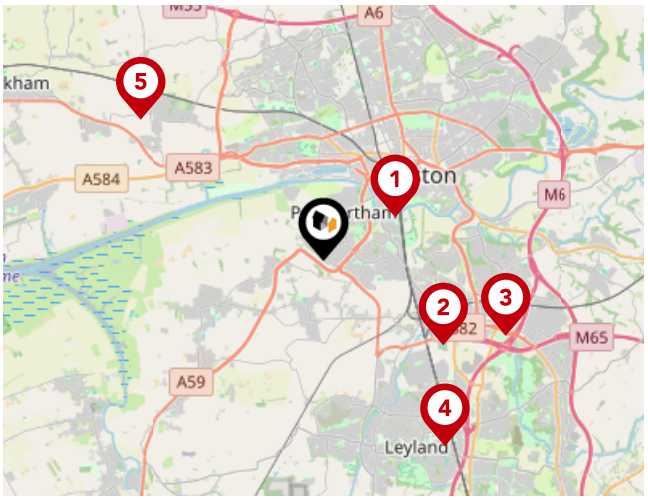
		Nursery	Primary	Secondary	College	Private
1	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good | Pupils: 275 | Distance:0.16	☐	☑	☐	☐	☐
2	Whitefield Primary School Ofsted Rating: Good | Pupils: 370 | Distance:0.25	☐	☑	☐	☐	☐
3	Penwortham Primary School Ofsted Rating: Good | Pupils: 201 | Distance:0.27	☐	☑	☐	☐	☐
4	Penwortham Priory Academy Ofsted Rating: Good | Pupils: 762 | Distance:0.35	☐	☐	☑	☐	☐
5	Penwortham Girls' High School Ofsted Rating: Outstanding | Pupils: 801 | Distance:0.41	☐	☐	☑	☐	☐
6	All Hallows Catholic High School Ofsted Rating: Outstanding | Pupils: 912 | Distance:0.48	☐	☐	☑	☐	☐
7	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding | Pupils: 208 | Distance:0.5	☐	☑	☐	☐	☐
8	Howick Church Endowed Primary School Ofsted Rating: Good | Pupils: 107 | Distance:0.68	☐	☑	☐	☐	☐

Area
Schools



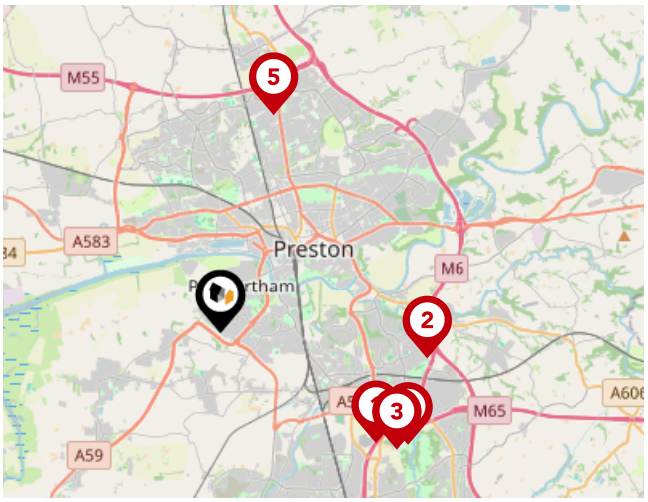
		Nursery	Primary	Secondary	College	Private
9	Ashbridge Independent School Ofsted Rating: Not Rated | Pupils: 551 | Distance:0.75	☐	☑	☐	☐	☐
10	Penwortham Broad Oak Primary School Ofsted Rating: Good | Pupils: 201 | Distance:0.99	☐	☑	☐	☐	☐
11	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good | Pupils: 205 | Distance:1.04	☐	☑	☐	☐	☐
12	The Limes School Ofsted Rating: Good | Pupils: 5 | Distance:1.09	☐	☐	☑	☐	☐
13	Cedar Lodge School Ofsted Rating: Outstanding | Pupils: 2 | Distance:1.12	☐	☐	☑	☐	☐
14	St Stephen's CofE School Ofsted Rating: Good | Pupils: 351 | Distance:1.2	☐	☑	☐	☐	☐
15	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 190 | Distance:1.23	☐	☑	☐	☐	☐
16	Kingsfold Primary School Ofsted Rating: Good | Pupils: 112 | Distance:1.25	☐	☑	☐	☐	☐

Area
Transport (National)



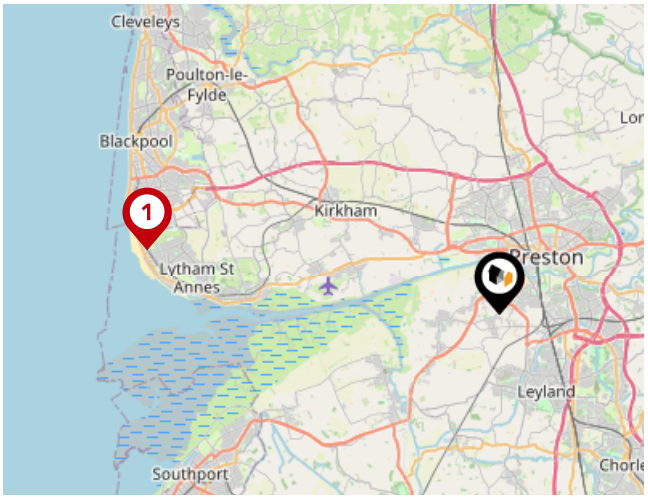
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.48 miles
2	Lostock Hall Rail Station	2.58 miles
3	Bamber Bridge Rail Station	3.46 miles
4	Leyland Rail Station	3.88 miles
5	Salwick Rail Station	4.02 miles



Trunk Roads/Motorways

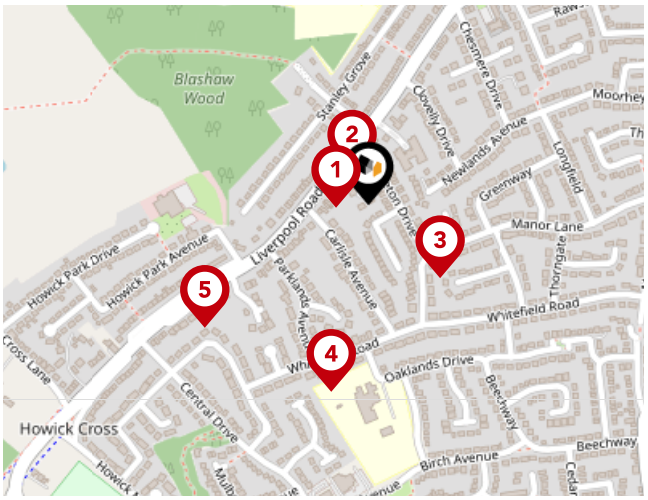
Pin	Name	Distance
1	M65 J1A	3.35 miles
2	M6 J30	3.64 miles
3	M65 J1	3.71 miles
4	M6 J29	3.82 miles
5	M55 J1	3.91 miles



Airports/Helipads

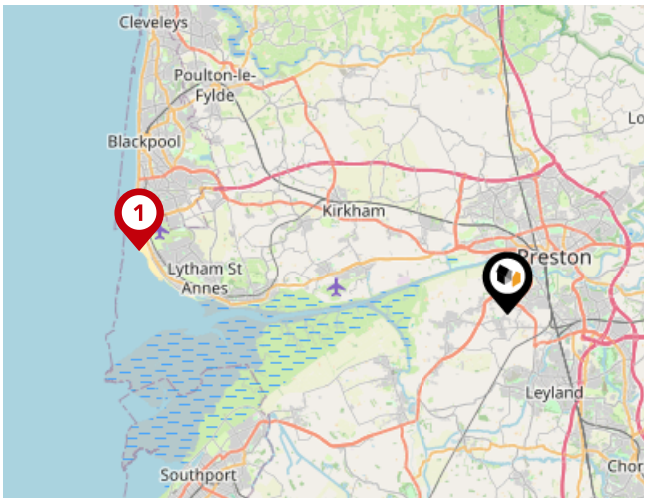
Pin	Name	Distance
1	Blackpool International Airport	12.55 miles

Area
Transport (Local)



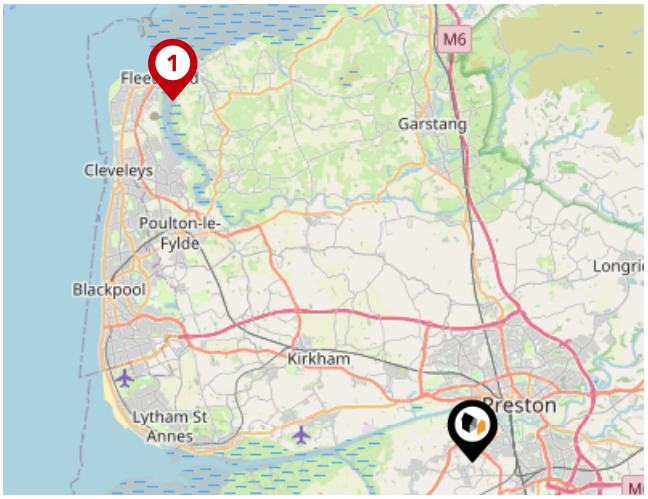
Bus Stops/Stations

Pin	Name	Distance
1	Carleton Drive	0.03 miles
2	Blashaw Lane	0.03 miles
3	Manor Lane	0.11 miles
4	Parklands Avenue	0.2 miles
5	Howick Shops	0.22 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	13.13 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.42 miles

About Us



Roberts & Co

Roberts & Co was founded in 2012 by Emma Roberts. Initially focused solely on Lettings, the company soon progressed to Property Sales in 2014. Coming from a financial services background it was important to Emma that the company held values based on meeting customer's needs and exceeding expectations. Our company values are Communication, Expertise, Transparency, Innovation and Community.

From our branch in Penwortham we serve communities across the whole of Preston and South Ribble. In 2023, we took the exciting move to bring all of our team under one roof, creating a superbranch to better serve our clients and to harness our collective expertise into one super team. We remain committed to delivering exceptional customer service and to continually improving our offering for clients.

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.

Roberts & Co
Testimonials

Testimonial 1

Fantastic service from start to finish. Always informative of developments with both our sale and purchase. I would not hesitate in recommending Roberts & Co to anyone as they alleviate a lot of stress connected with moving home.

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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