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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



THORNGATE CLOSE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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The Property Ombudsman

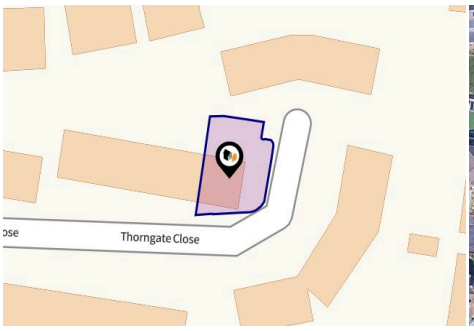
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Introduction
Our Comments

* Spacious 4 Bedroom Detached Family Home * In the Heart of Penwortham
Tucked away at the bottom of a quiet cul-de-sac, this attractive double-fronted, four-bedroom detached family home offers generous accommodation, fantastic bedroom sizes and a lovely wraparound garden.Beautifully positioned, the property is approached via a neatly hedged frontage, with a pathway leading to the welcoming front entrance. Stepping inside, a porch opens into a spacious and inviting hallway, setting the tone for the generous accommodation throughout.The living room is a wonderful, light-filled space, featuring an attractive bay window to the front and an additional side window, allowing plenty of natural light to flood the room. Offering ample space for comfortable furnishings, this is an ideal place to relax and unwind.The dining kitchen is undoubtedly a fantastic feature of the home. Fitted with a stylish range of white Shaker-style cabinets, complemented by premium work surfaces, it combines practicality with timeless design. Integrated appliances include a dishwasher, with space for an American-style fridge freezer and a Cuisine Master Pro cooker. A useful peninsula provides the perfect spot for casual dining and entertaining, while the front-facing bay window creates a lovely area for a dining table and chairs. This is a sociable space, ideal for everyday family life and hosting friends and family.Heading upstairs, the property continues to impress with four generously proportioned bedrooms, offering excellent versatility for growing families, guests or those working from home. Bedrooms one and two both benefit from attractive bay windows, adding character and enhancing the feeling of space. Bedroom three is also a comfortable double, while bedroom four is currently utilised as a dressing room, featuring a full wall of fitted wardrobes, providing excellent storage.The family bathroom is fitted with a modern three-piece suite, comprising a bath with shower over, wash hand basin set within a stylish vanity unit and WC. Finished with attractive brass fittings, the bathroom offers a contemporary and elegant feel.Externally, the property enjoys a particularly appealing wraparound garden, providing a wonderful amount of outdoor space. A generous patio area offers the perfect setting for outdoor dining, entertaining and enjoying the warmer months, while the lawn provides plenty of room for children to play or simply relax in the garden.A further benefit is the garage, positioned to the rear of the property, with convenient access directly into the house.The property is ideally situated in the heart of Penwortham, with a range of local amenities, shops and everyday conveniences within easy reach. There are a selection of well-regarded primary and secondary schools nearby, making this an excellent location for families. Excellent transport links and bus routes provide convenient access to surrounding areas, while Penwortham town centre is within comfortable walking distance.

Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,130 ft^2 / 105 m^2		
Plot Area:	0.08 acres		
Council Tax :	Band D		
Annual Estimate:	£2,443		
Title Number:	LAN292118		

Local Area

Local Authority: Lancashire

Conservation Area: No

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s

80 mb/s

1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos

















Gallery
Photos

















Gallery
Photos

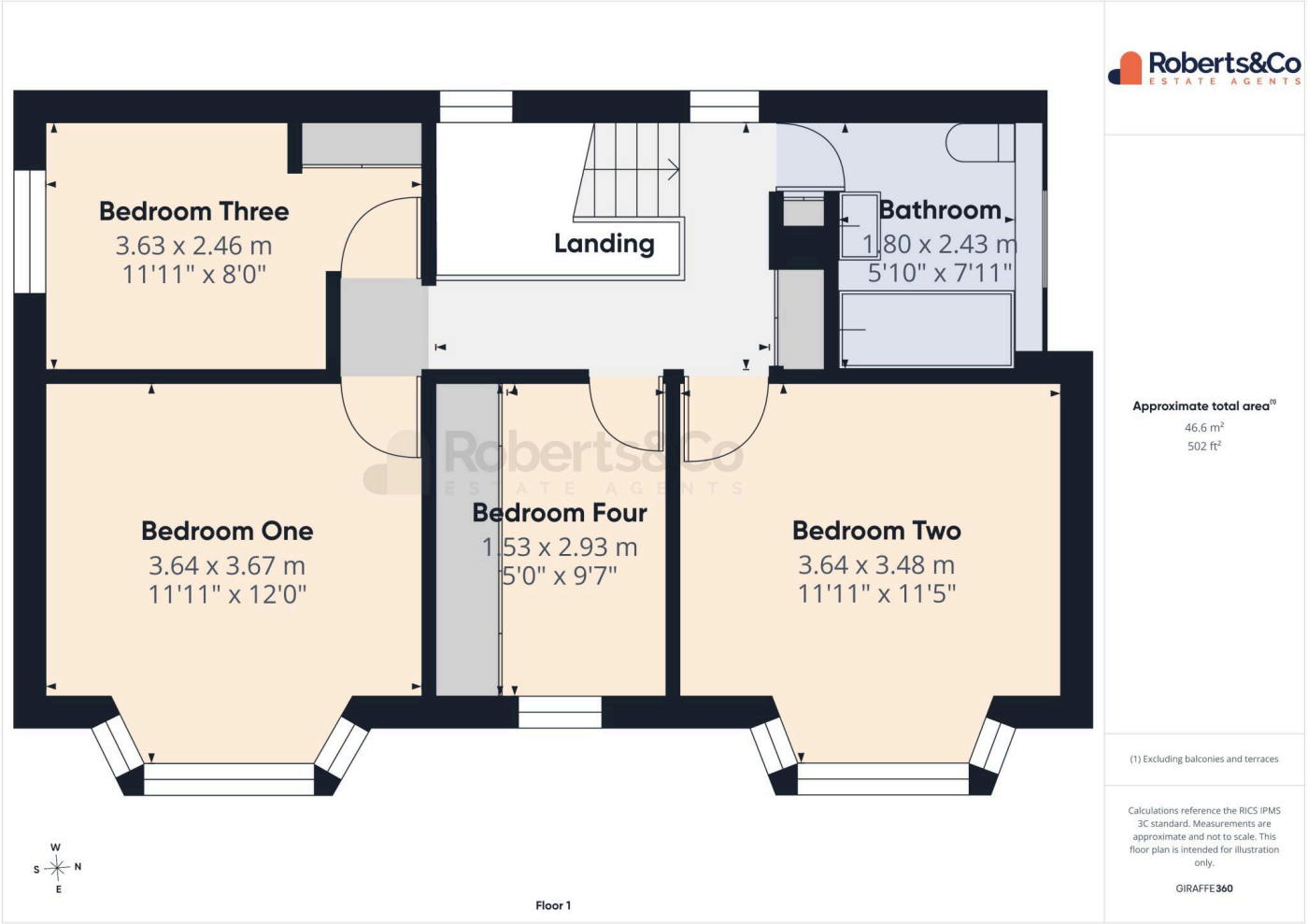






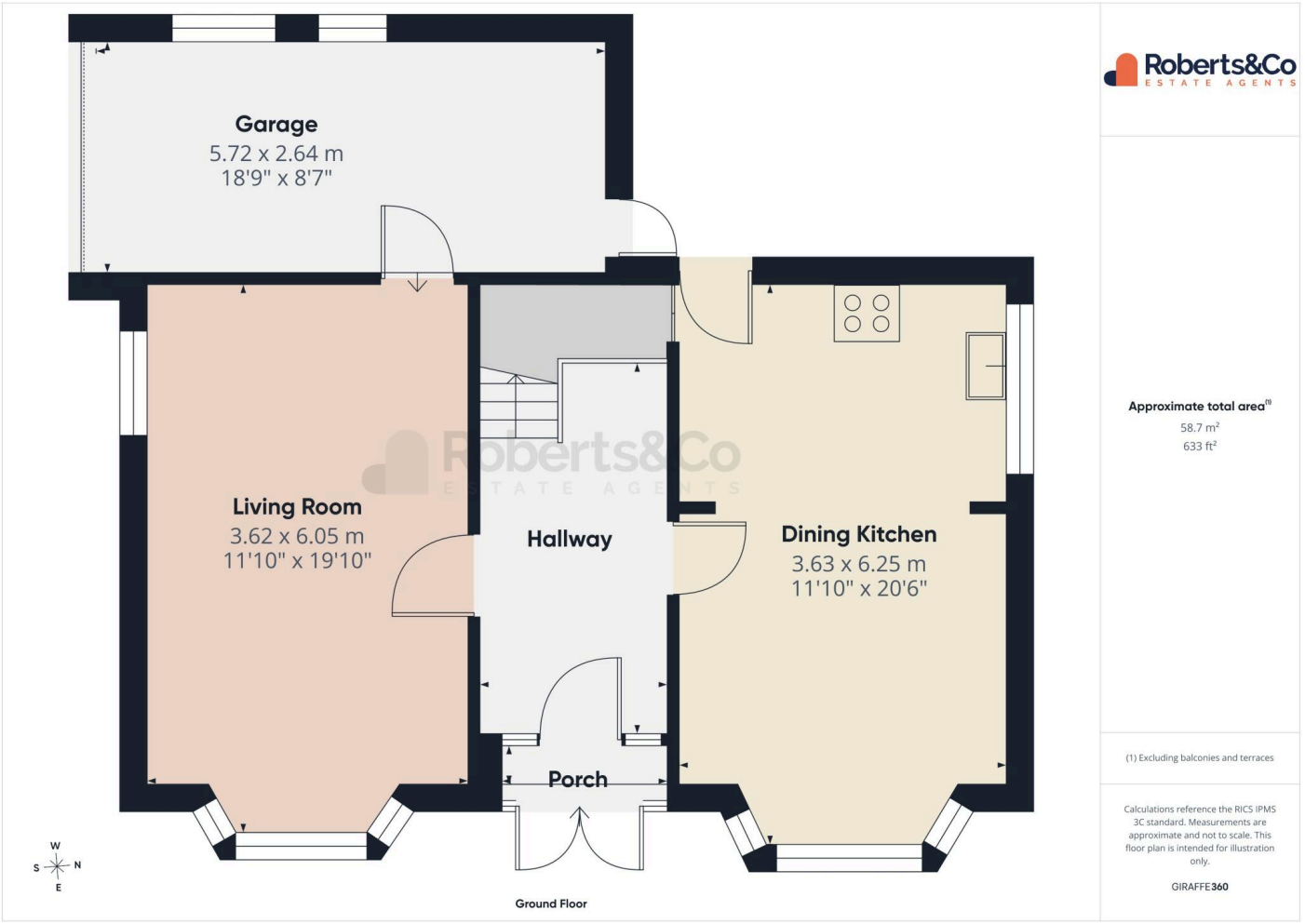
Gallery
Floorplan

THORNGATE CLOSE, PENWORTHAM, PRESTON, PR1



Gallery
Floorplan

THORNGATE CLOSE, PENWORTHAM, PRESTON, PR1

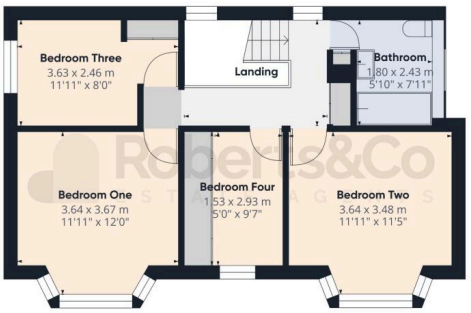


Gallery
Floorplan

THORNGATE CLOSE, PENWORTHAM, PRESTON, PR1



Ground Floor



W
S N
E

Floor 1

Roberts&Co ESTATE AGENTS

Approximate total area(1)

105.3 m²

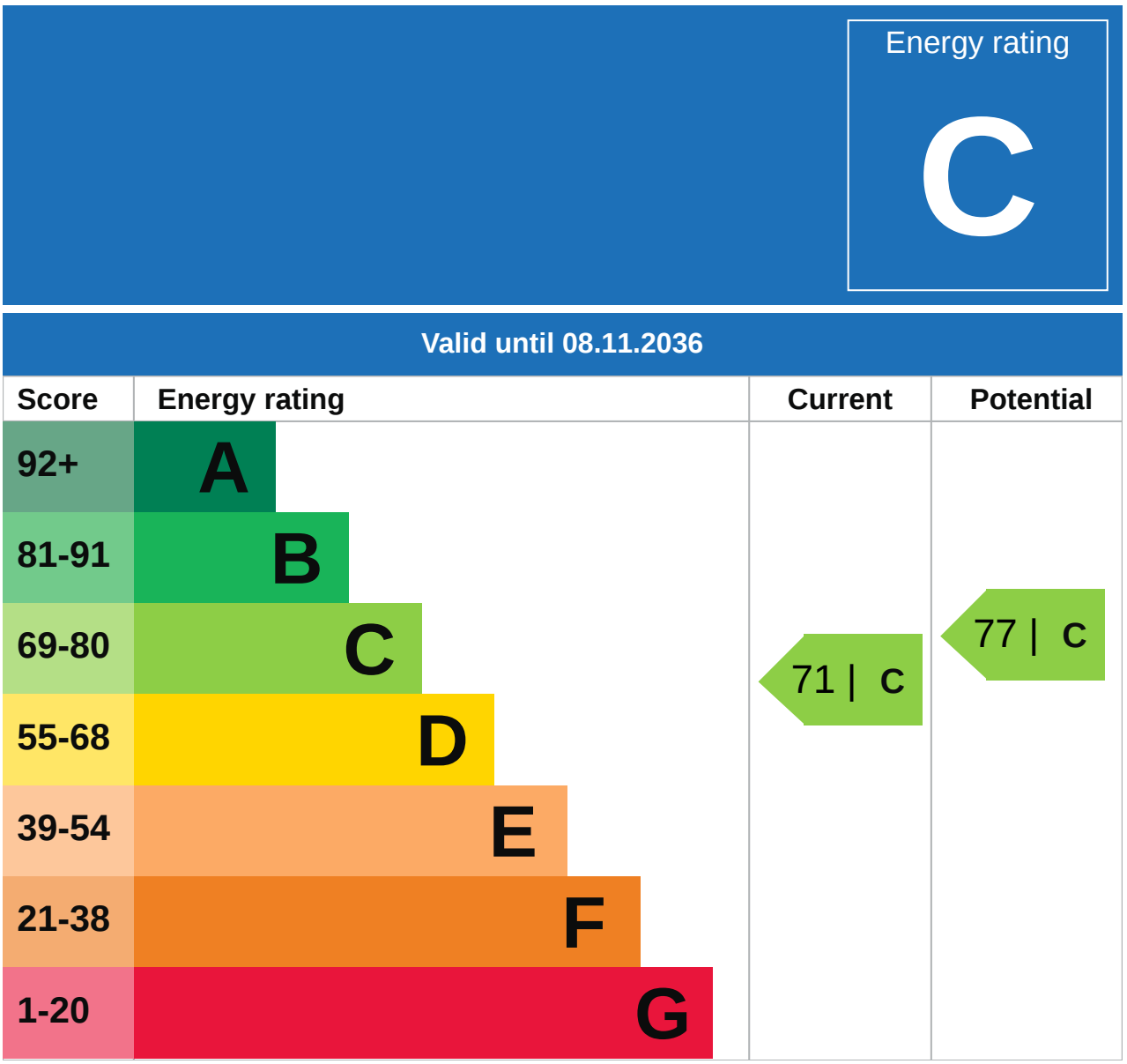
1135 ft²

(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.

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EPC - Certificate



Property

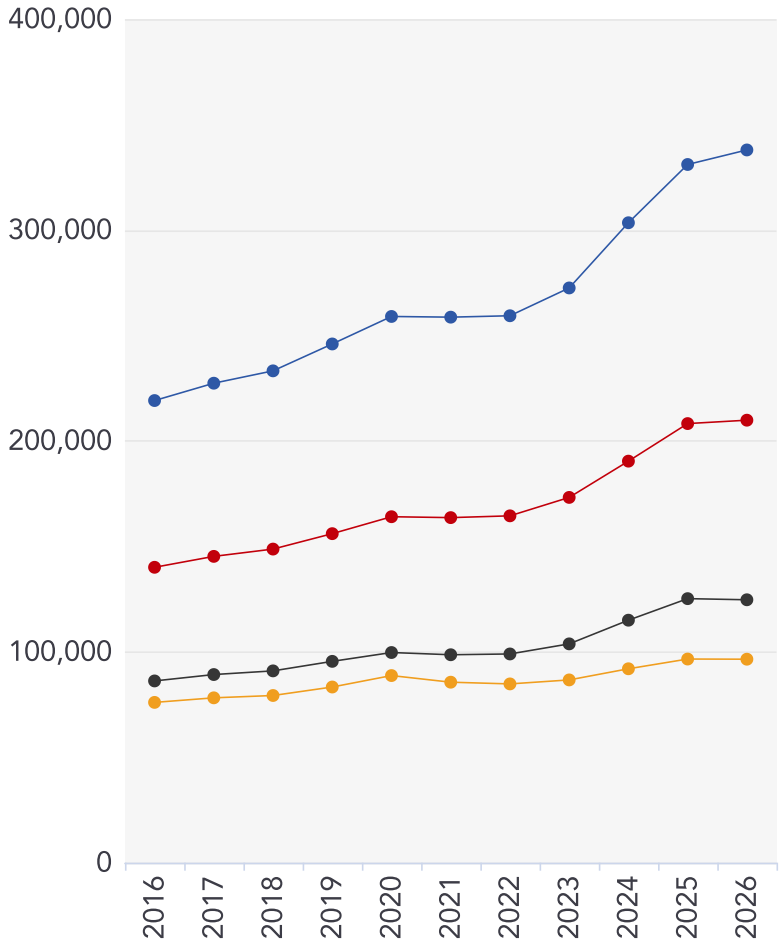
EPC - Additional Data

Additional EPC Data

Property Type:	Detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 mm loft insulation
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:	105 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%

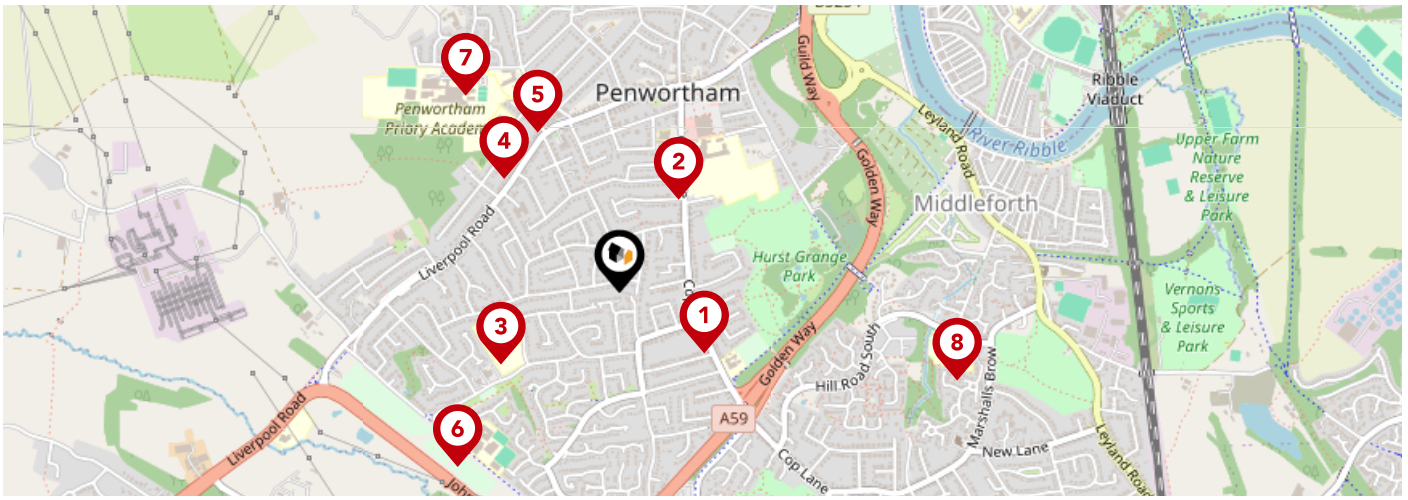
Terraced

+44.66%

Flat

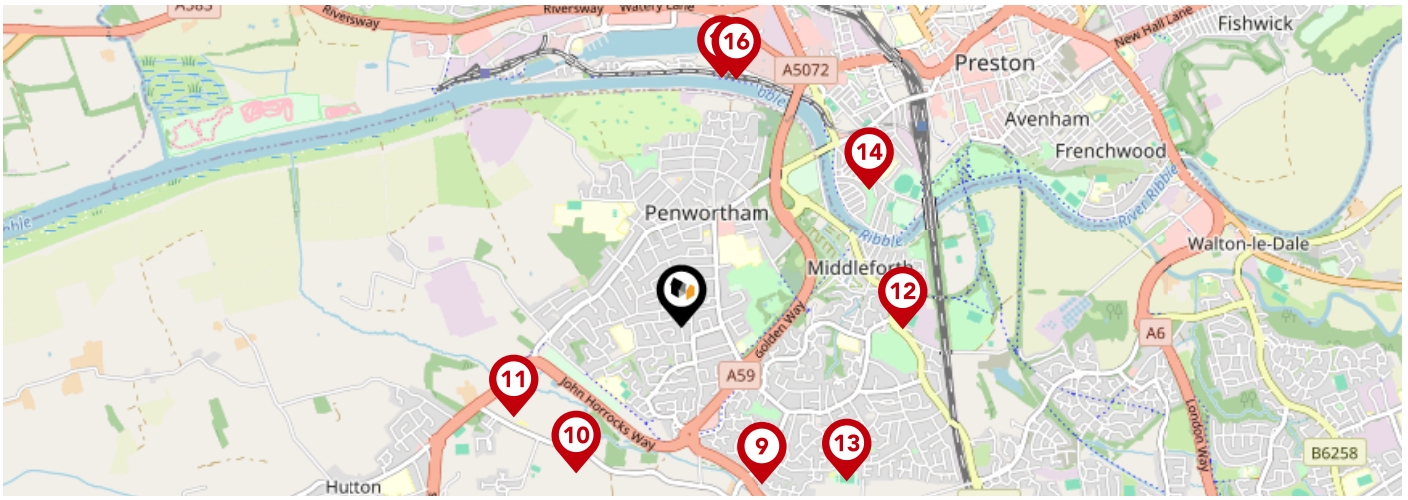
+26.94%

Area
Schools



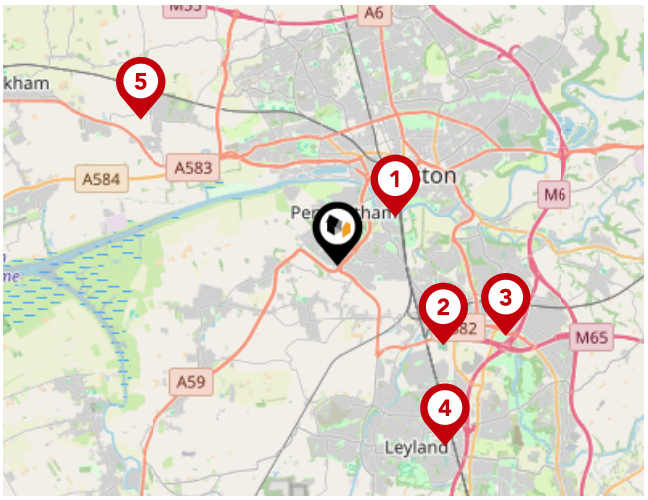
		Nursery	Primary	Secondary	College	Private
1	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding | Pupils: 208 | Distance:0.23	☐	☑	☐	☐	☐
2	Penwortham Girls' High School Ofsted Rating: Outstanding | Pupils: 801 | Distance:0.24	☐	☐	☑	☐	☐
3	Whitefield Primary School Ofsted Rating: Good | Pupils: 370 | Distance:0.3	☐	☑	☐	☐	☐
4	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good | Pupils: 275 | Distance:0.35	☐	☑	☐	☐	☐
5	Penwortham Primary School Ofsted Rating: Good | Pupils: 201 | Distance:0.39	☐	☑	☐	☐	☐
6	All Hallows Catholic High School Ofsted Rating: Outstanding | Pupils: 912 | Distance:0.52	☐	☐	☑	☐	☐
7	Penwortham Priory Academy Ofsted Rating: Good | Pupils: 762 | Distance:0.55	☐	☐	☑	☐	☐
8	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good | Pupils: 205 | Distance:0.77	☐	☑	☐	☐	☐

Area
Schools



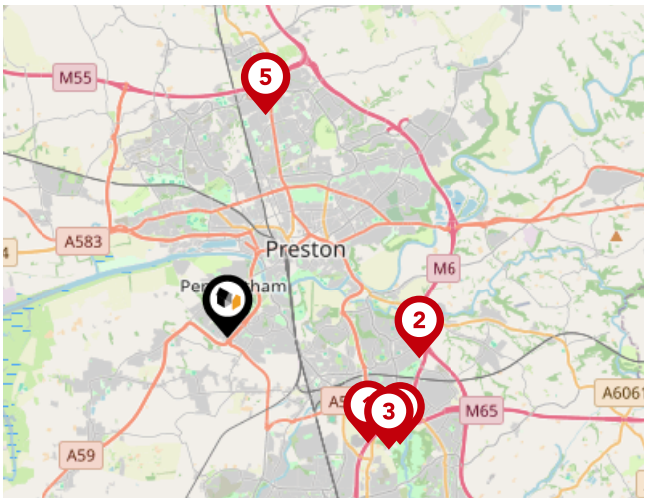
		Nursery	Primary	Secondary	College	Private
9	Penwortham Broad Oak Primary School Ofsted Rating: Good | Pupils: 201 | Distance:0.77	☐	☑	☐	☐	☐
10	Ashbridge Independent School Ofsted Rating: Not Rated | Pupils: 551 | Distance:0.79	☐	☑	☐	☐	☐
11	Howick Church Endowed Primary School Ofsted Rating: Good | Pupils: 107 | Distance:0.84	☐	☑	☐	☐	☐
12	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 190 | Distance:0.96	☐	☑	☐	☐	☐
13	Kingsfold Primary School Ofsted Rating: Good | Pupils: 112 | Distance:0.99	☐	☑	☐	☐	☐
14	St Stephen's CofE School Ofsted Rating: Good | Pupils: 351 | Distance:1.02	☐	☑	☐	☐	☐
15	The Limes School Ofsted Rating: Good | Pupils: 5 | Distance:1.11	☐	☐	☑	☐	☐
16	Cedar Lodge School Ofsted Rating: Outstanding | Pupils: 2 | Distance:1.12	☐	☐	☑	☐	☐

Area
Transport (National)



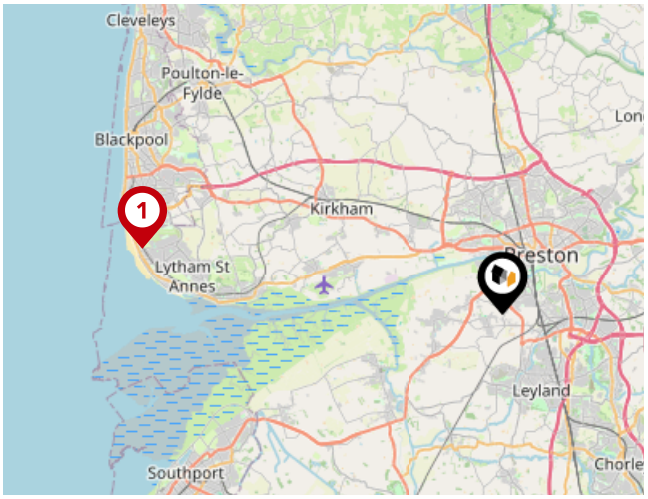
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.31 miles
2	Lostock Hall Rail Station	2.32 miles
3	Bamber Bridge Rail Station	3.18 miles
4	Leyland Rail Station	3.66 miles
5	Salwick Rail Station	4.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	3.08 miles
2	M6 J30	3.37 miles
3	M65 J1	3.44 miles
4	M6 J29	3.55 miles
5	M55 J1	3.95 miles



Airports/Helipads

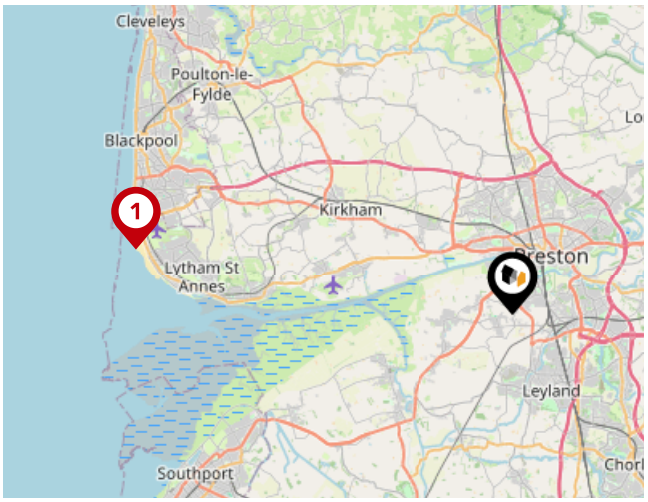
Pin	Name	Distance
1	Blackpool International Airport	12.82 miles

Area
Transport (Local)



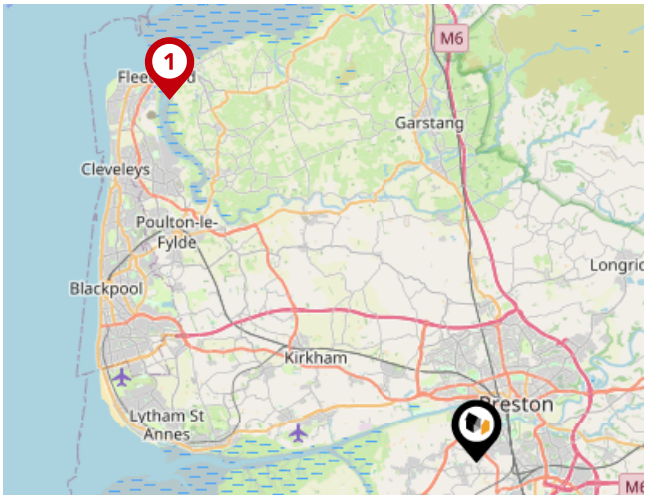
Bus Stops/Stations

Pin	Name	Distance
1	Manor Lane south	0.16 miles
2	Manor Lane	0.17 miles
3	Manor Lane	0.18 miles
4	Cop Lane School Stop Only	0.2 miles
5	Birch Avenue	0.22 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	13.4 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.65 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

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