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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



HIGHGATE, PENWORTHAM, PRESTON, PR1

Roberts & Co

Roberts & Co, 36E Liverpool Road, Penwortham, Preston, PR1 0DQ
01772 746100
debbie@roberts-estates.co.uk
www.roberts-estates.co.uk

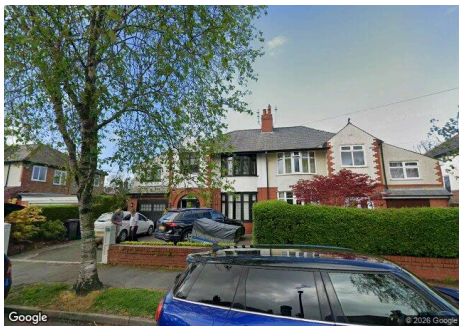
The Property Ombudsman

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Introduction
Our Comments

Situated on a quiet road, this fabulous family home with five bedrooms is generous in size, and, quite simply, stunning throughout, with a great size rear garden.Contemporary and substantial with the wow-factor. Oh, and great schools too!The spacious driveway offers plenty of off road parking, with the added convenience of a garage.You have two reception rooms to choose from for your retreat. The living room is a peaceful haven, featuring a cosy log burner. Here, you can immerse yourself in a good book or podcast while relishing the serene ambiance. The rear reception room boasts garden access through its doors, creating a seamless connection to the outdoor space.Bringing its A-game to the style stakes is the light-flooded kitchen, with its contemporary cabinetry, and expanse of contrasting worktops. A host of top-notch integrated appliances and bags of storage space ensures lines are clean.Enjoy supper together in the dining area, and just add a super squishy sofa when it's time to kick back and relax in this open plan, family space. And, when friends arrive, take entertaining al fresco. The patio doors lead straight onto the elevated patio and blend the outside with the in.Household chores are a breeze in the large utility room, and there's a convenient WC for family and guests alike.Upstairs, the bathroom is for anything but a quick start. Head here when only a long wallow in the bath will do and just add bubbles – of either kind. There's also a separate WC. There are five bright, good-sized bedrooms just off the large landing.The expansive garden basks in the warm embrace of the sun. It offers a splendid outdoor setting suitable for both lively activities and tranquil relaxation. And don't forget the charming pond as an additional feature.A spacious timber garden room features in one corner and would make a cosy hideaway, games room or home office hub away from the main house. Whatever you opt for, choose to indulge in a touch of escapism in here all year round.

Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	5		
Floor Area:	1,399 ft^2 / 130 m^2		
Plot Area:	0.1 acres		
Year Built :	1930-1949		
Council Tax :	Band D		
Annual Estimate:	£2,443		
Title Number:	LA951451		

Local Area

Local Authority: Lancashire

Conservation Area: No

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)

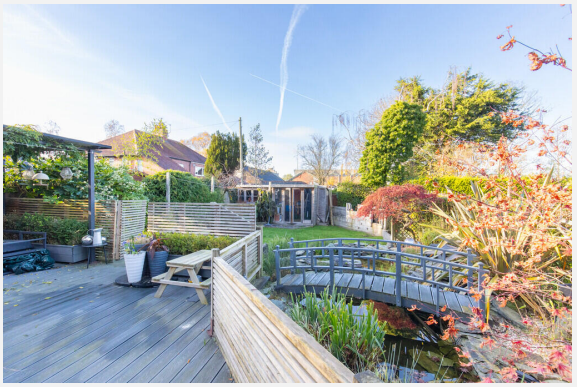
Satellite/Fibre TV Availability:

Gallery
Photos





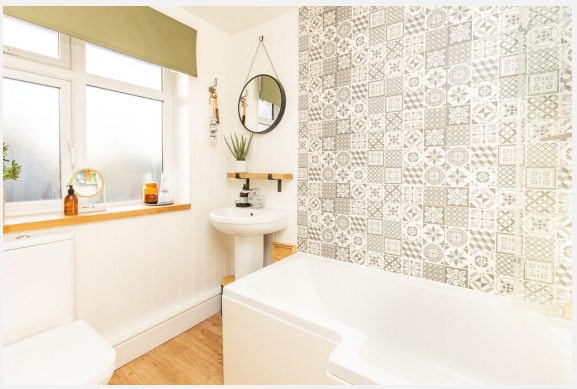












Gallery
Photos

















Gallery
Photos

















Gallery
Photos

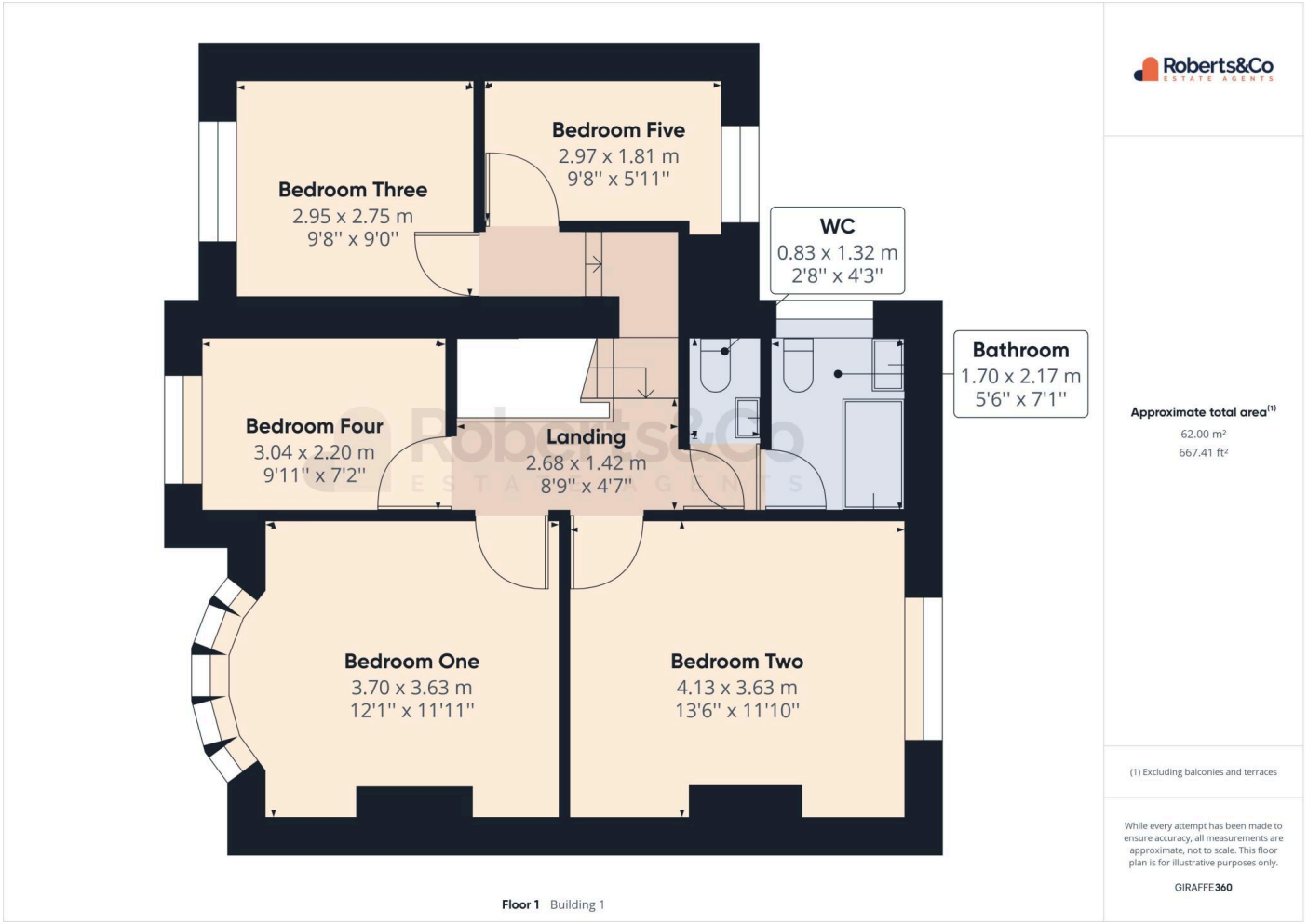






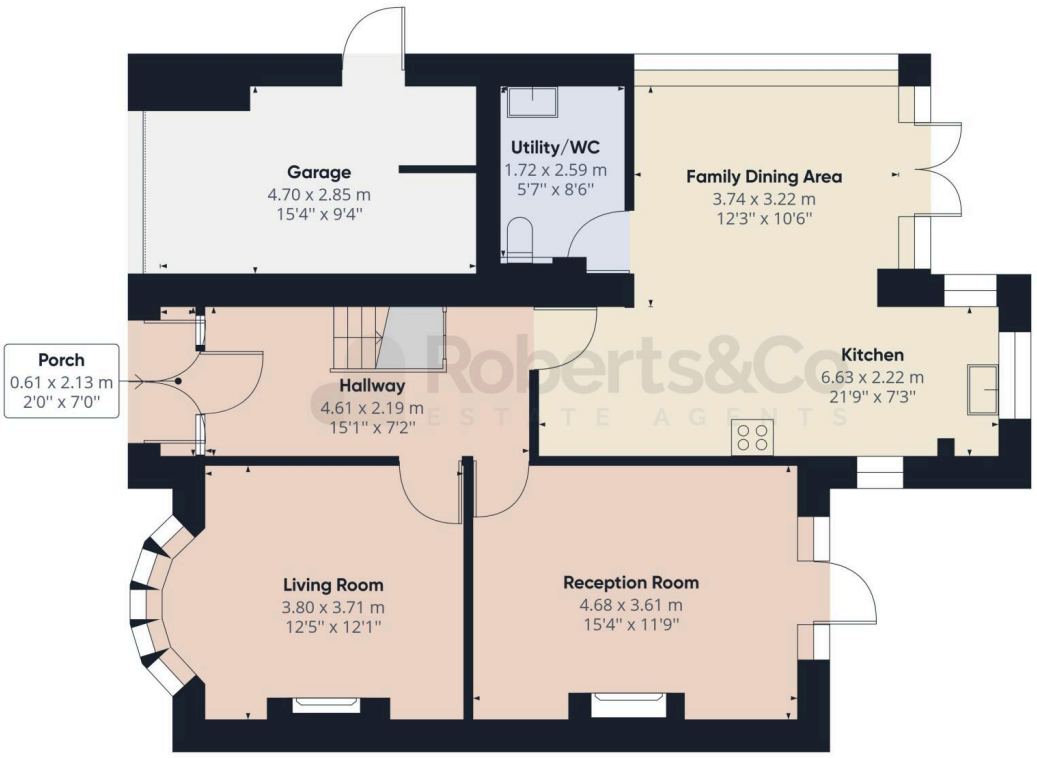
Gallery
Floorplan

HIGHGATE, PENWORTHAM, PRESTON, PR1



Gallery
Floorplan

HIGHGATE, PENWORTHAM, PRESTON, PR1



Ground Floor Building 1

Roberts&Co ESTATE AGENTS

Approximate total area(1)
89.73 m²
965.87 ft²

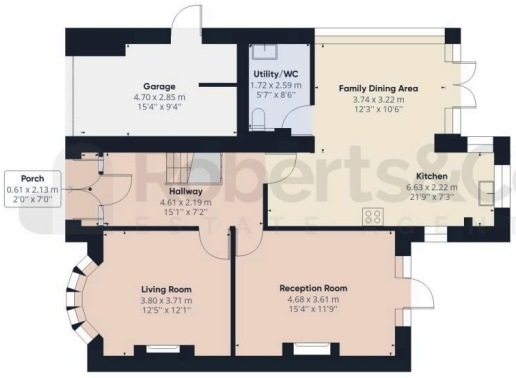
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Gallery
Floorplan

HIGHGATE, PENWORTHAM, PRESTON, PR1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Roberts&Co ESTATE AGENTS

Approximate total area(1)

163.87 m²

1763.93 ft²

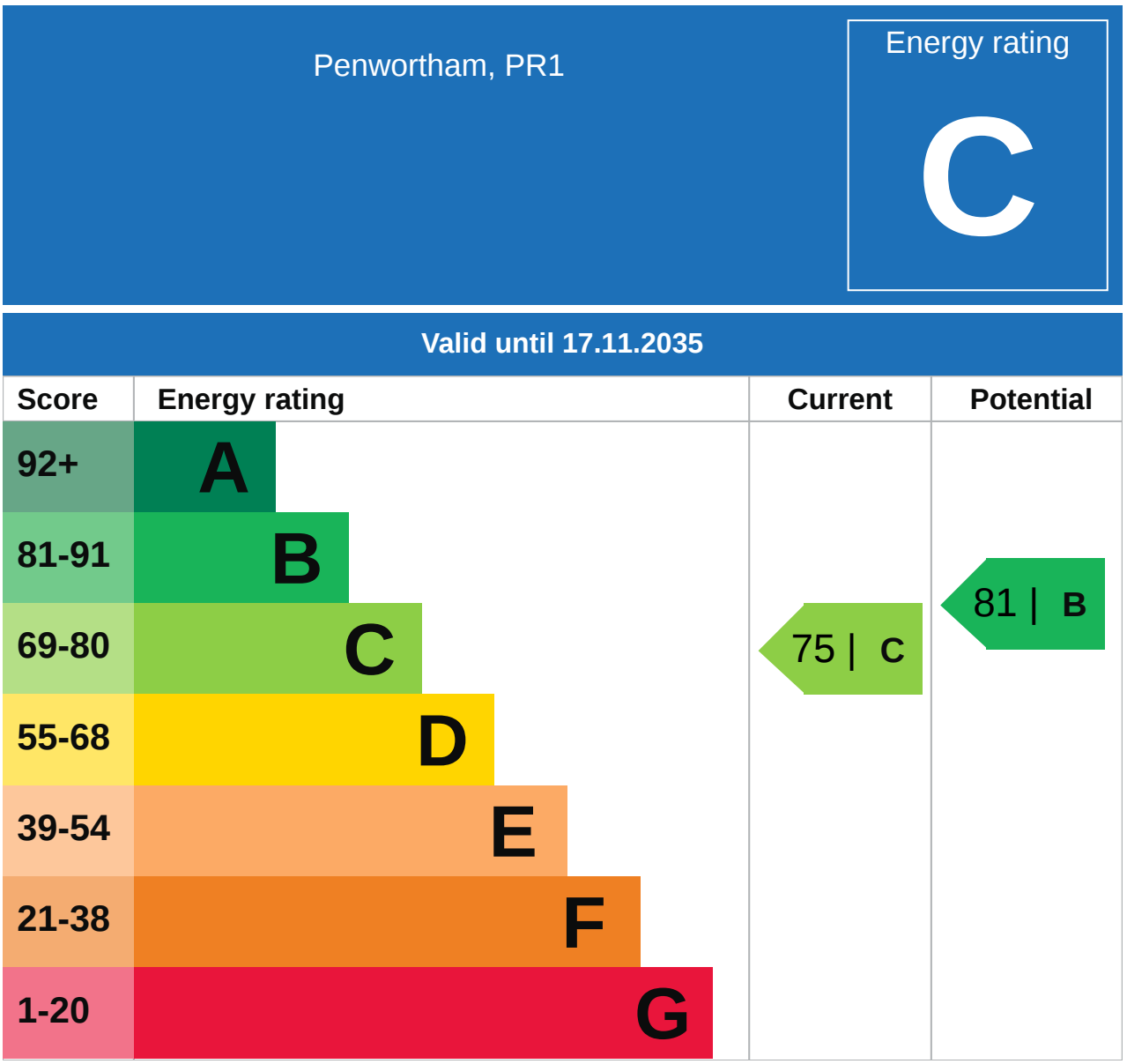
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Property

EPC - Certificate



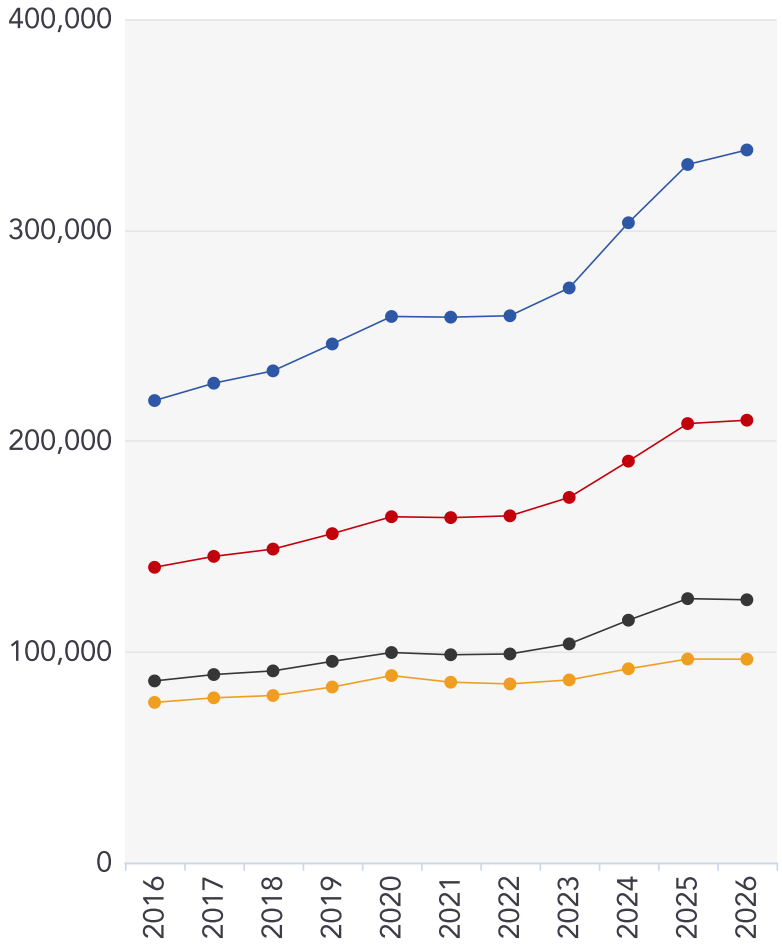
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Re-mortgaging
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
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:	Good
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	135 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%

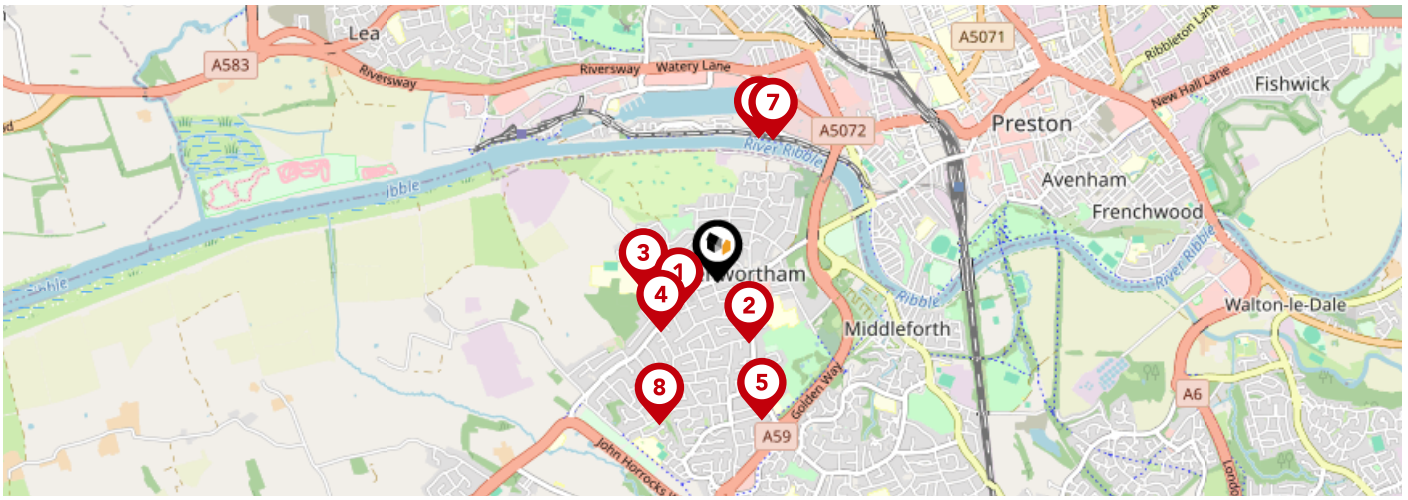
Terraced

+44.66%

Flat

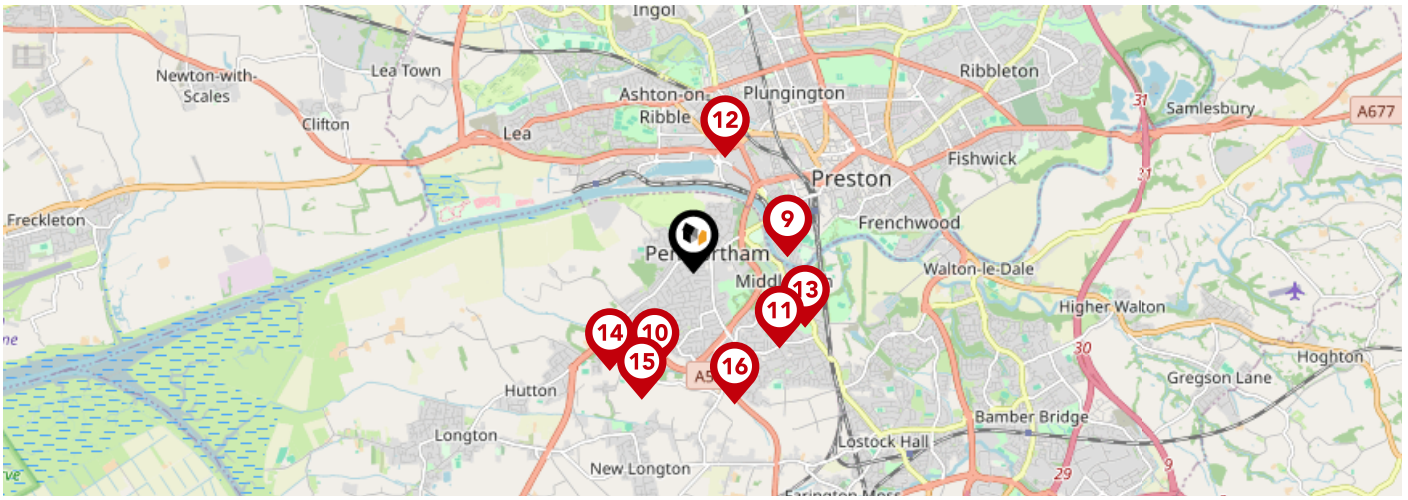
+26.94%

Area
Schools



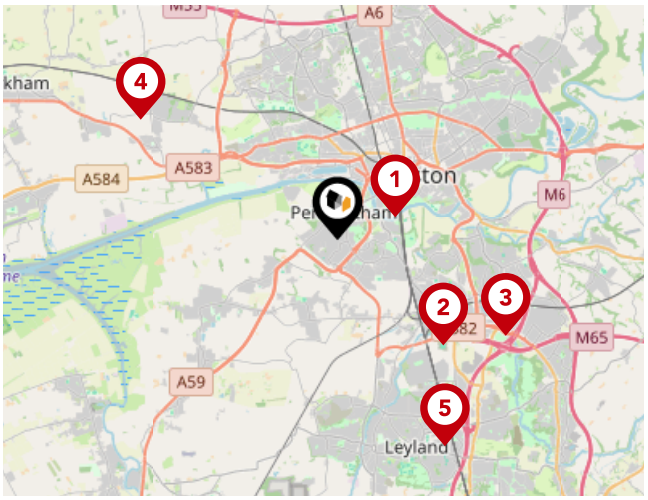
		Nursery	Primary	Secondary	College	Private
1	Penwortham Primary School Ofsted Rating: Good | Pupils: 201 | Distance:0.21	☐	☑	☐	☐	☐
2	Penwortham Girls' High School Ofsted Rating: Outstanding | Pupils: 801 | Distance:0.3	☐	☐	☑	☐	☐
3	Penwortham Priory Academy Ofsted Rating: Good | Pupils: 762 | Distance:0.32	☐	☐	☑	☐	☐
4	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good | Pupils: 275 | Distance:0.33	☐	☑	☐	☐	☐
5	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding | Pupils: 208 | Distance:0.64	☐	☑	☐	☐	☐
6	The Limes School Ofsted Rating: Good | Pupils: 5 | Distance:0.65	☐	☐	☑	☐	☐
7	Cedar Lodge School Ofsted Rating: Outstanding | Pupils: 2 | Distance:0.67	☐	☐	☑	☐	☐
8	Whitefield Primary School Ofsted Rating: Good | Pupils: 370 | Distance:0.67	☐	☑	☐	☐	☐

Area
Schools



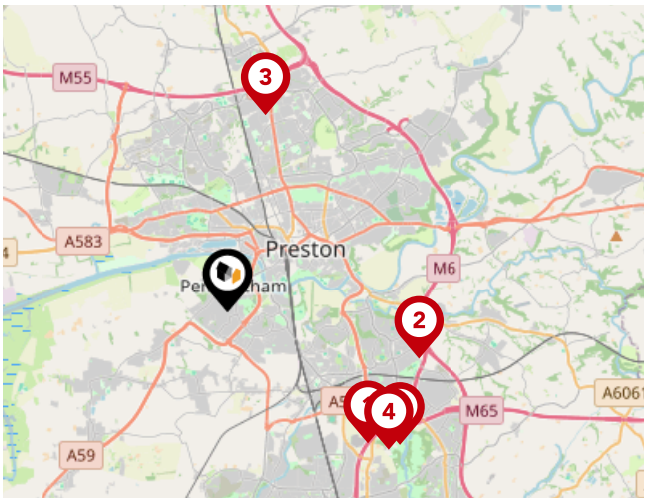
	Nursery	Primary	Secondary	College	Private
9 St Stephen's CofE School Ofsted Rating: Good | Pupils: 351 | Distance:0.84	☐	☑	☐	☐	☐
10 All Hallows Catholic High School Ofsted Rating: Outstanding | Pupils: 912 | Distance:0.92	☐	☐	☑	☐	☐
11 Penwortham Middleforth Church of England Primary School Ofsted Rating: Good | Pupils: 205 | Distance:1	☐	☑	☐	☐	☐
12 Sacred Heart Catholic Primary School Ofsted Rating: Good | Pupils: 209 | Distance:1.05	☐	☑	☐	☐	☐
13 St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 190 | Distance:1.08	☐	☑	☐	☐	☐
14 Howick Church Endowed Primary School Ofsted Rating: Good | Pupils: 107 | Distance:1.13	☐	☑	☐	☐	☐
15 Ashbridge Independent School Ofsted Rating: Not Rated | Pupils: 551 | Distance:1.19	☐	☑	☐	☐	☐
16 Penwortham Broad Oak Primary School Ofsted Rating: Good | Pupils: 201 | Distance:1.21	☐	☑	☐	☐	☐

Area
Transport (National)



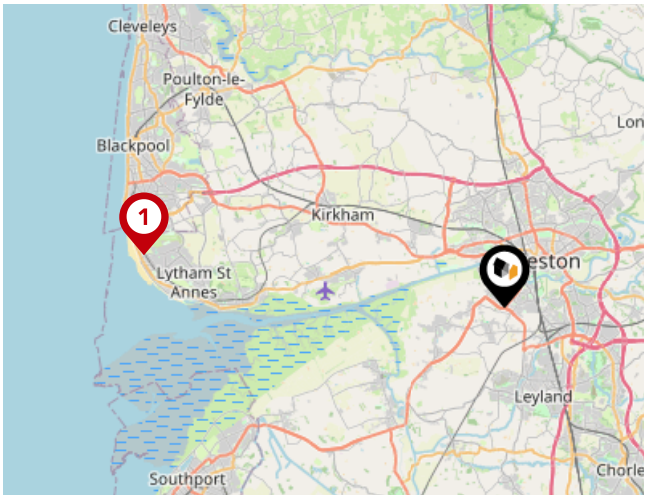
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.08 miles
2	Lostock Hall Rail Station	2.63 miles
3	Bamber Bridge Rail Station	3.4 miles
4	Salwick Rail Station	4.01 miles
5	Leyland Rail Station	4.07 miles



Trunk Roads/Motorways

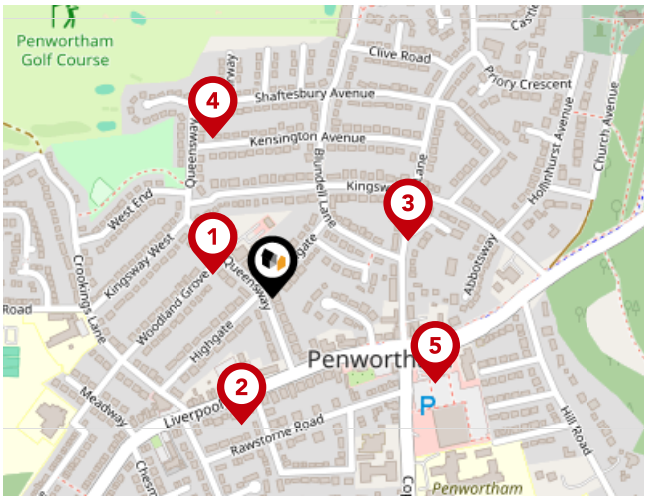
Pin	Name	Distance
1	M65 J1A	3.39 miles
2	M6 J30	3.46 miles
3	M55 J1	3.49 miles
4	M65 J1	3.74 miles
5	M6 J29	3.83 miles



Airports/Helipads

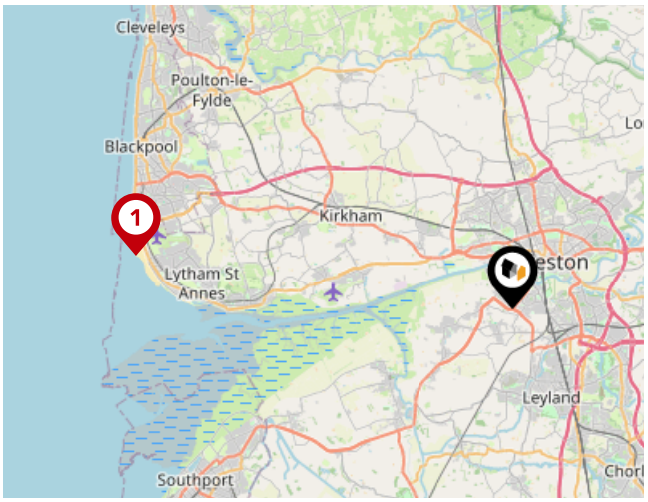
Pin	Name	Distance
1	Blackpool International Airport	12.74 miles

Area
Transport (Local)



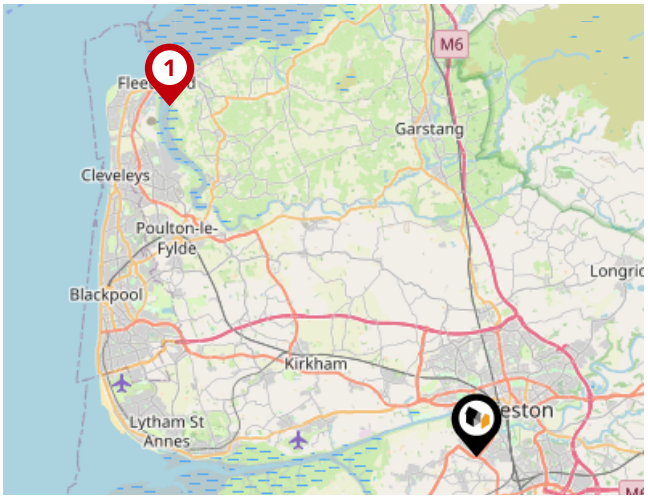
Bus Stops/Stations

Pin	Name	Distance
1	St Teresa's Church	0.07 miles
2	Crookings Lane	0.14 miles
3	Priory Lane	0.16 miles
4	Shaftsbury Avenue	0.18 miles
5	Library	0.2 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	13.31 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.29 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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Roberts & Co, 36E Liverpool Road,
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www.roberts-estates.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

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