

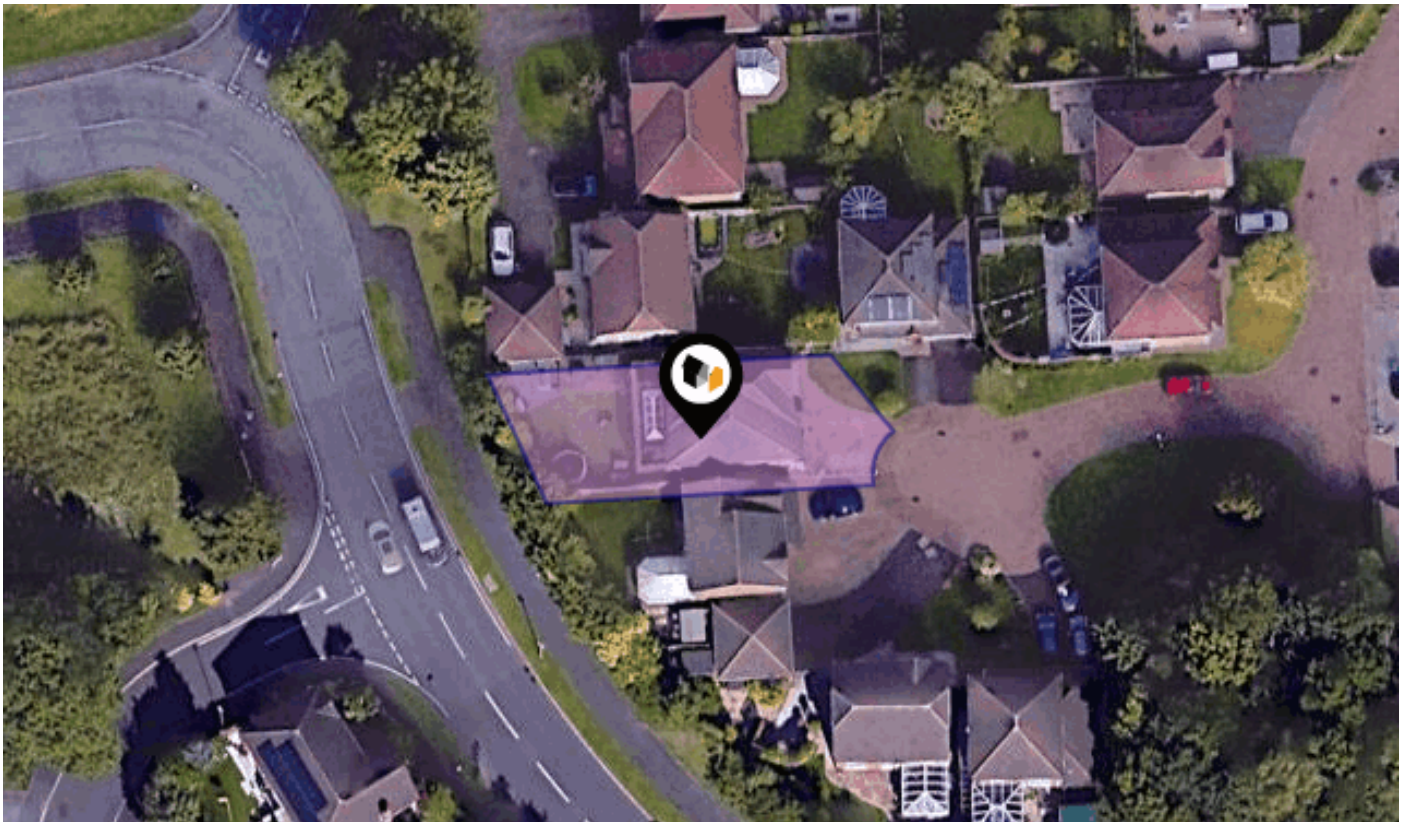


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 19th October 2023



MEADOWS REACH, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

This exceptional family home offers a harmonious blend of modern elegance and practicality, making it an absolute must-see. Embrace the opportunity to live in Penwortham, where a peaceful village lifestyle meets convenient access to essential amenities and well-regarded schools.

As you arrive at the property, you'll be pleased to find a sizeable driveway that provides convenient off-road parking, ensuring that you and your guests are always well accommodated. A welcoming pathway leads to the entrance door, setting the tone for the warm and inviting atmosphere that awaits you inside.

The living room, is bright and welcoming with its large window, inviting in plenty of natural light. Boasting a gas stove fire, adding warmth and a cosy ambiance in the cooler months. Complete with a TV aerial point, this space is designed for relaxation and entertainment, offering the perfect retreat to unwind and enjoy your favourite shows. The fitted kitchen is a culinary enthusiast's dream, featuring top-of-the-line integrated appliances such as a dishwasher, fridge and freezer, gas range cooker ensuring seamless cooking experiences. The wooden worktops exude sophistication, while the large island with a one and a half sink becomes a focal point for both meal preparation and social gatherings. Storage is abundant, with pan drawers, and wine rack. The space is beautifully illuminated with pendant lights above the island, spotlights, and lantern roof, filling the kitchen with natural light.

The kitchen seamlessly transitions into the dining and living area, creating a spacious and inviting open-plan environment. This large, light-filled space accommodates a 6-seater dining table, a comfortable seating area complete with a generous corner sofa, making it a true hub for family activities and entertaining guests.

The well-appointed utility room boasts additional work surfaces and storage units.

There is also a downstairs WC just off the hallway for added convenience.

Venturing upstairs, the high standard of presentation continues throughout the five well-proportioned bedrooms. Each room exudes warmth and comfort, providing a serene retreat for every family member. Bedroom one, stretching the entire length of the house, includes a dressing room and a lavish ensuite bathroom, equipped with a four-piece suite that includes a double-end jacuzzi bath and an inset wall-mounted television. The second bedroom is adorned with fitted wardrobes and offers access to a chic ensuite shower room.

The family bathroom is a true haven of relaxation, featuring a sumptuous jacuzzi bath with a shower over, a tastefully integrated wash basin set into a two-drawer unit, and a modern WC. Stylish wall tiling complements the bathroom's aesthetic, while a heated chrome towel rail adds a touch of luxury.

The delights of this family home extend outdoors, where a fantastic gar



Property

Type:	Detached	Last Sold £/ft²:	£286
Bedrooms:	5	Tenure:	Freehold
Floor Area:	1,668 ft ² / 155 m ²		
Plot Area:	0.08 acres		
Year Built :	1999		
Council Tax :	Band E		
Annual Estimate:	£2,523		
Title Number:	LA964506		
UPRN:	10033051186		

Local Area

Local Authority:	South Ribble
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	42 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



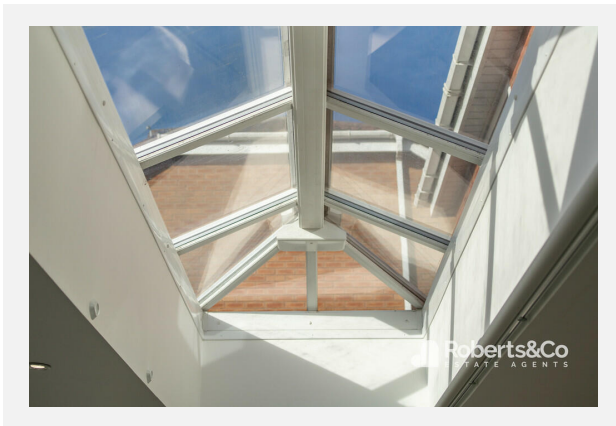
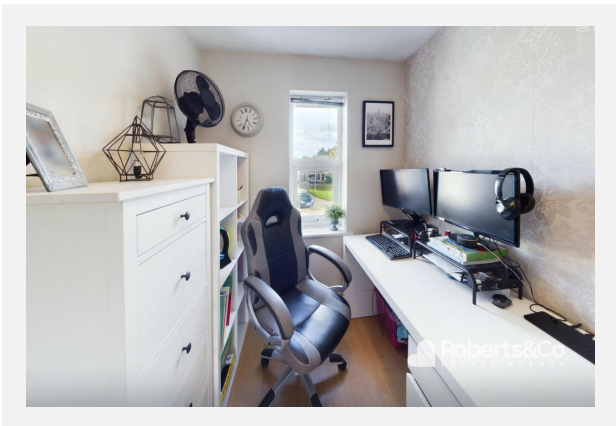
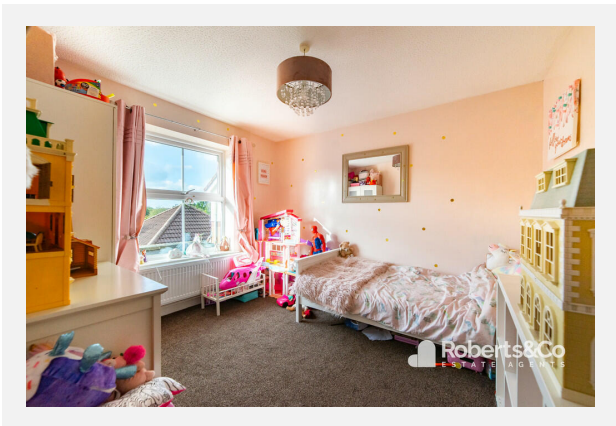
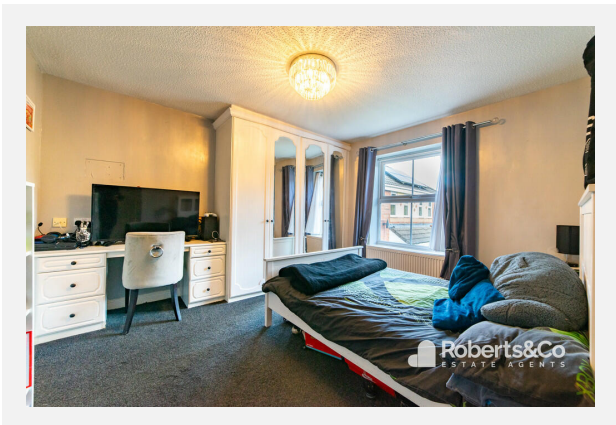
Planning History

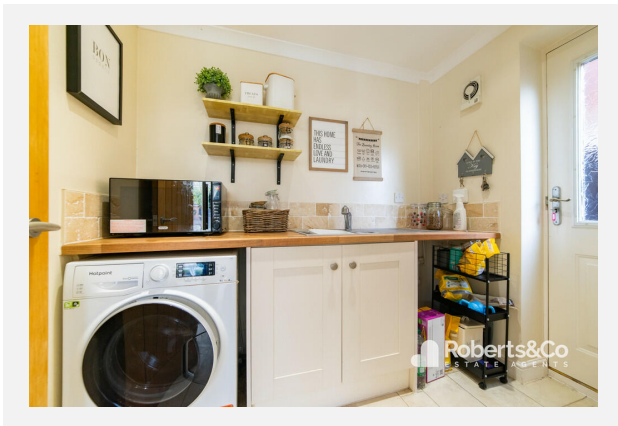
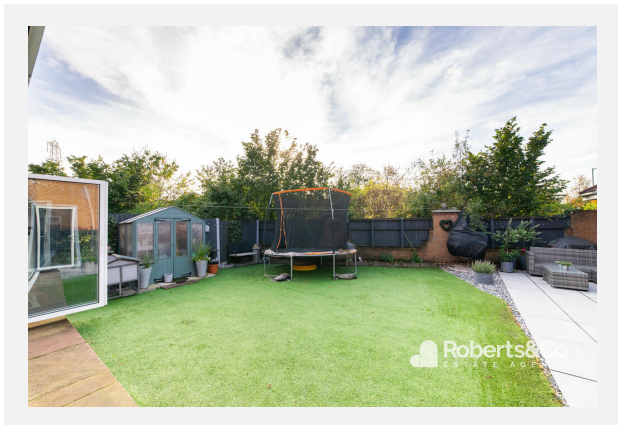
This Address

Planning records for: *12, Meadows Reach, Penwortham, Preston, PR1 0XG*

Reference - SouthRibble/07/2014/0292/HOH	
Decision:	Decided
Date:	15th April 2014
Description:	First floor extension to side and single storey extension to rear



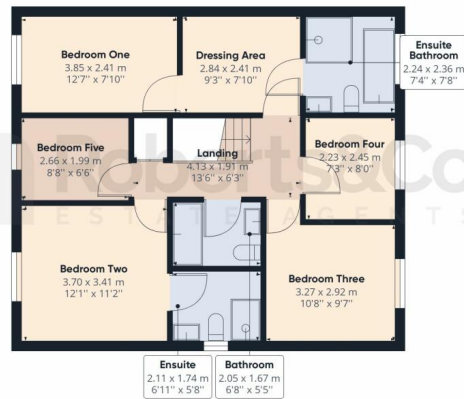




MEADOWS REACH, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area⁽¹⁾

153.72 m²
1654.67 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

MEADOWS REACH, PENWORTHAM, PRESTON, PR1



MEADOWS REACH, PENWORTHAM, PRESTON, PR1



Penwortham, PRESTON, PR1

Energy rating

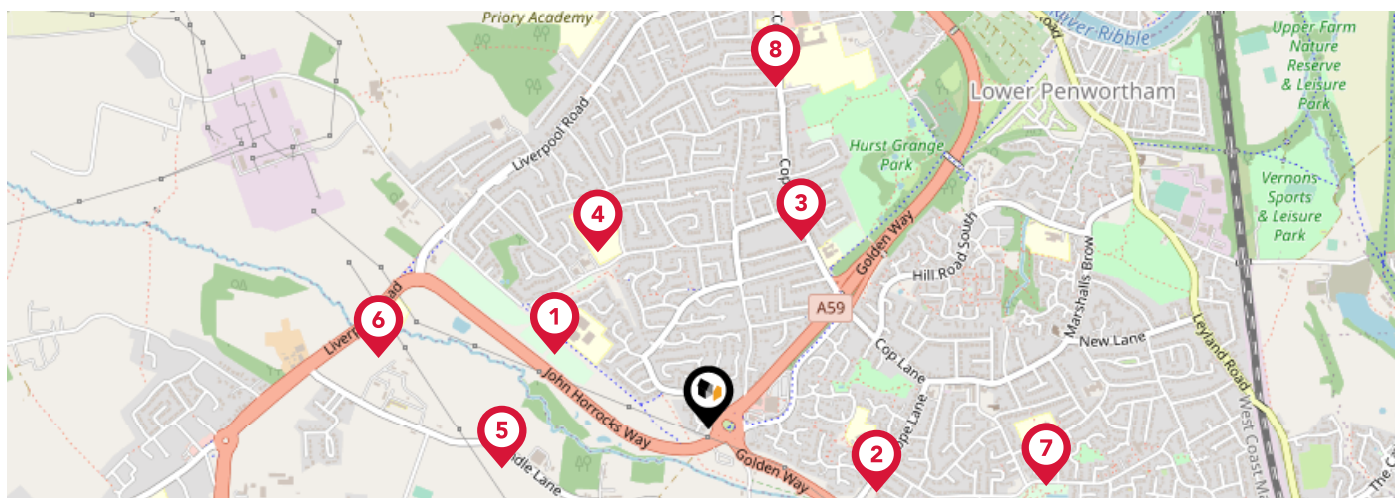
C

Valid until 26.09.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

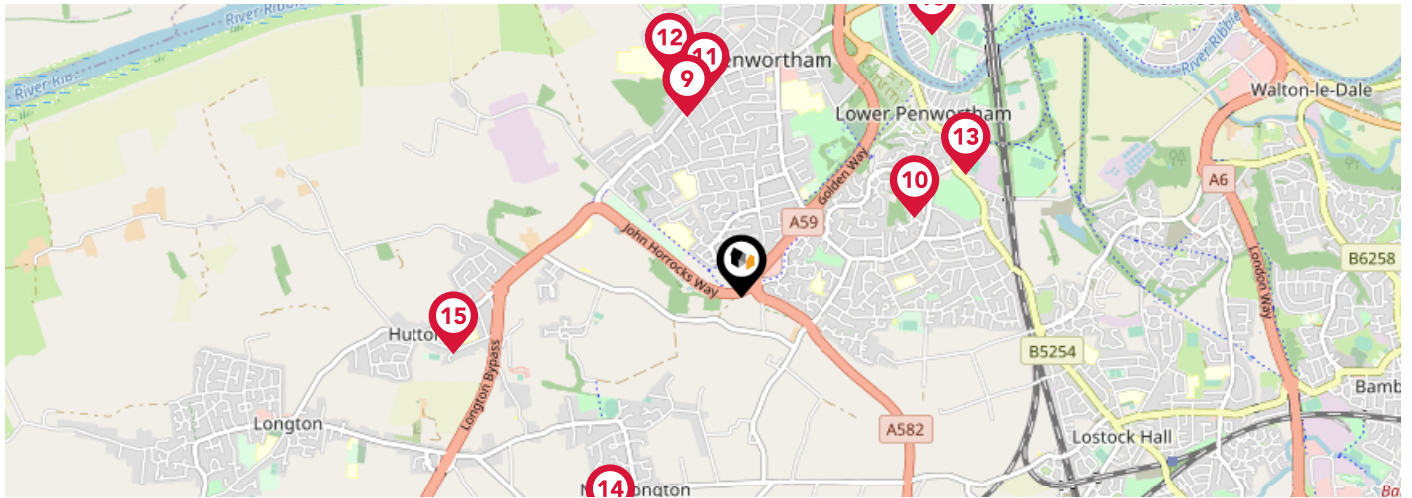
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 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 83% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	155 m ²



		Nursery	Primary	Secondary	College	Private
1	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

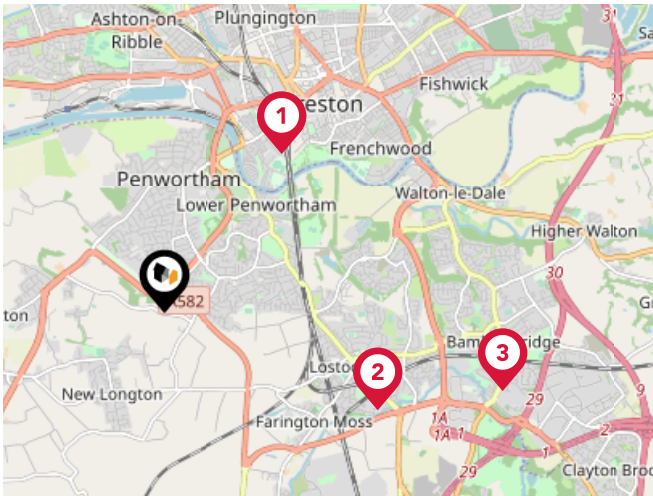
Area Schools



	Nursery	Primary	Secondary	College	Private
Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Penwortham Priory Academy Ofsted Rating: Good Pupils: 747 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 213 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 869 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)



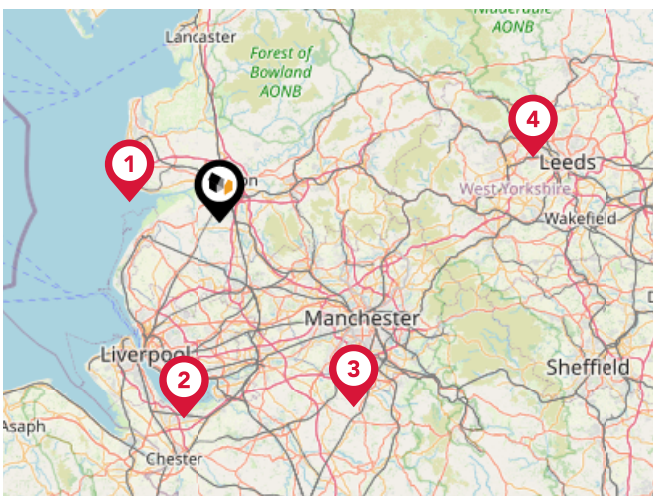
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.73 miles
2	Lostock Hall Rail Station	2.06 miles
3	Bamber Bridge Rail Station	3.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.81 miles
2	M55 J1	4.5 miles
3	M6 J28	3.69 miles
4	M65 J1	3.19 miles
5	M6 J29	3.32 miles

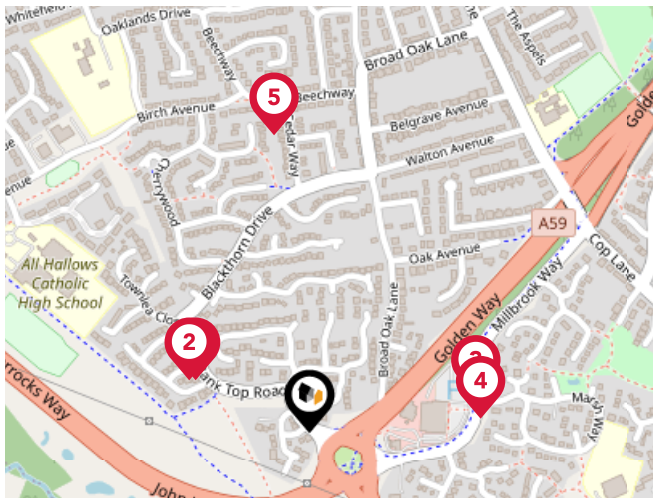


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.94 miles
2	Liverpool John Lennon Airport	28.04 miles
3	Manchester Airport	32.14 miles
4	Leeds Bradford International Airport	44.78 miles

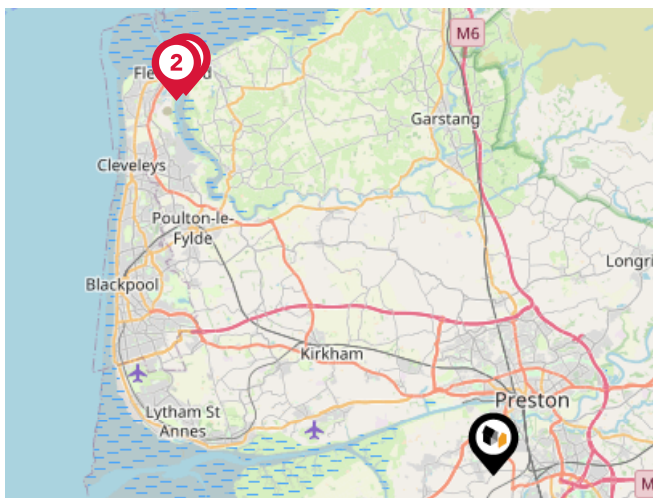
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Blackthorn Drive	0.14 miles
2	Blackthorn Drive	0.14 miles
3	Millbrook Way	0.19 miles
4	Millbrook Way South	0.19 miles
5	Birch Avenue	0.33 miles



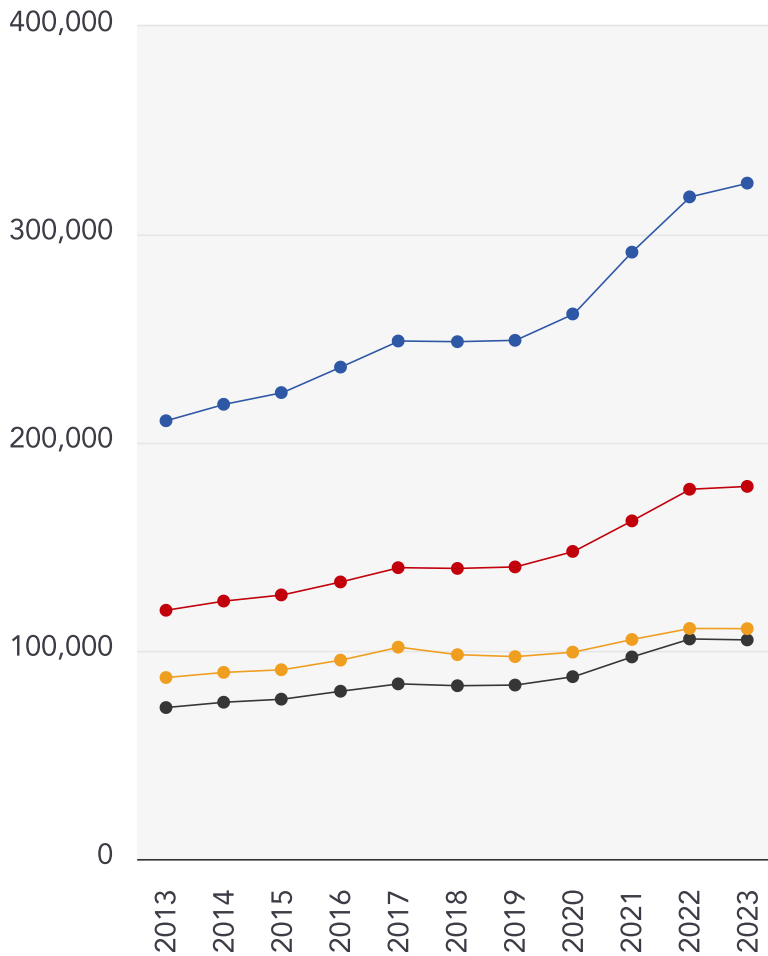
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.09 miles
2	Fleetwood for Ireland Ferry Terminal	17.15 miles

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

+49.8%

Flat

+26.94%

Terraced

+44.66%



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.



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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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