

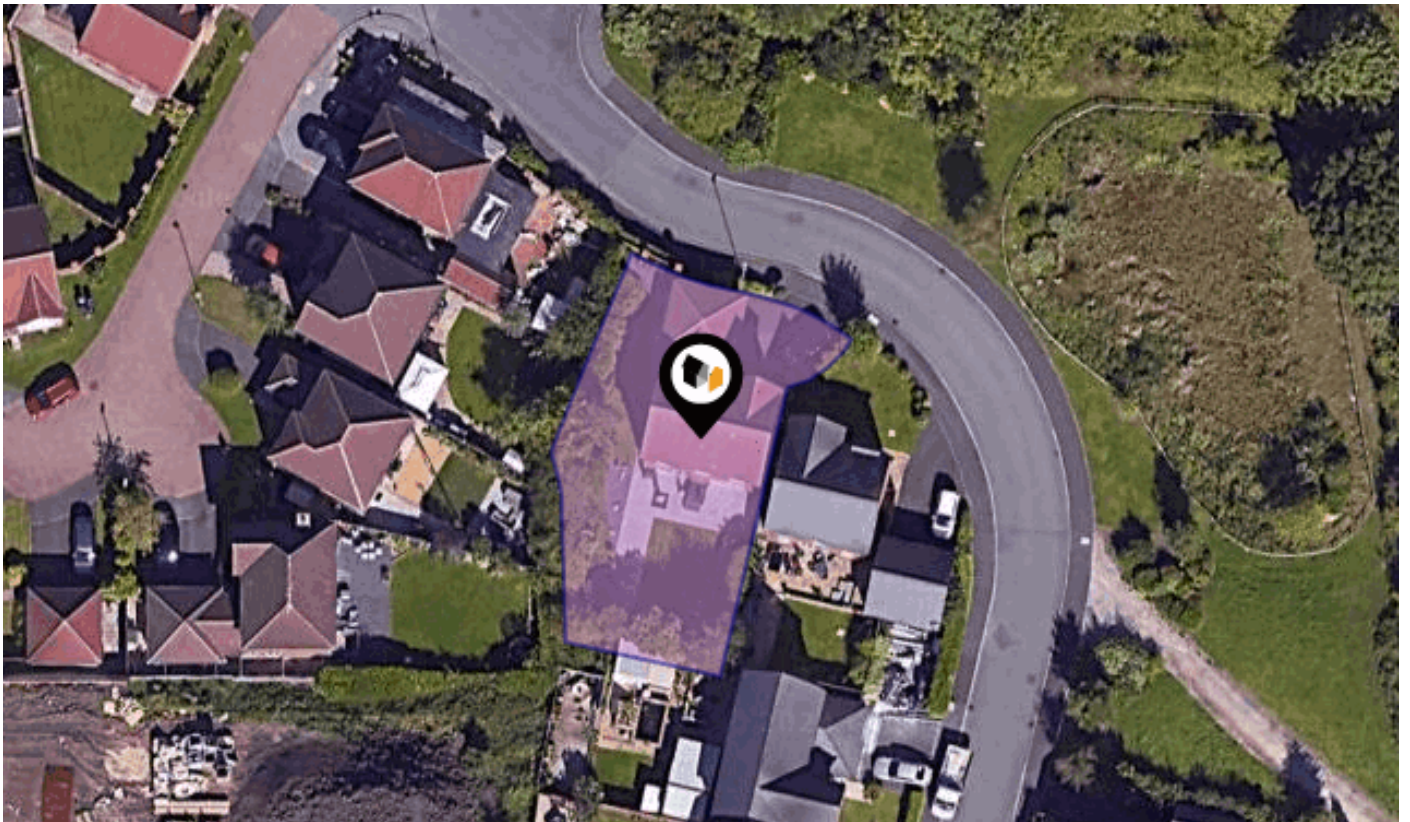


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 25th January 2024



CLAYTONGATE DRIVE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

Set in an enviable plot, is this 4 bedroom family home which is available with no chain.

Upon entering, you'll be captivated by the spaciousness and elegance of this residence. Step inside to the entrance hall with the stunning open plan kitchen to the back and study and living rooms the left, and the staircase accessing the upper level.

The kitchen is a dream for culinary enthusiasts, boasting a modern design and premium features. With a raised breakfast bar, exquisite worktops, and state-of-the-art appliances, including a fully integrated fridge/freezer, electric oven, and four-ring gas hob, this space is sure to inspire your gastronomic creations.

Designed for family living and entertainment, the family dining room, adjacent to the kitchen, opens up to a patio area through patio doors, providing a delightful space for al fresco dining with loved ones.

There is a study provides a peaceful space overlooking the driveway. The living room designed for both comfort and entertainment. Features patio doors, allowing abundant natural light to flood the space. The fireplace serves as a stunning centrepiece, and the carpet flooring adds warmth and character. With ample space for seating and a cosy atmosphere, this room is perfect for relaxing evenings or hosting guests.

A convenient utility room, with a back door to the side, helps minimize muddy footprints, and a handy downstairs WC adds to the practicality.

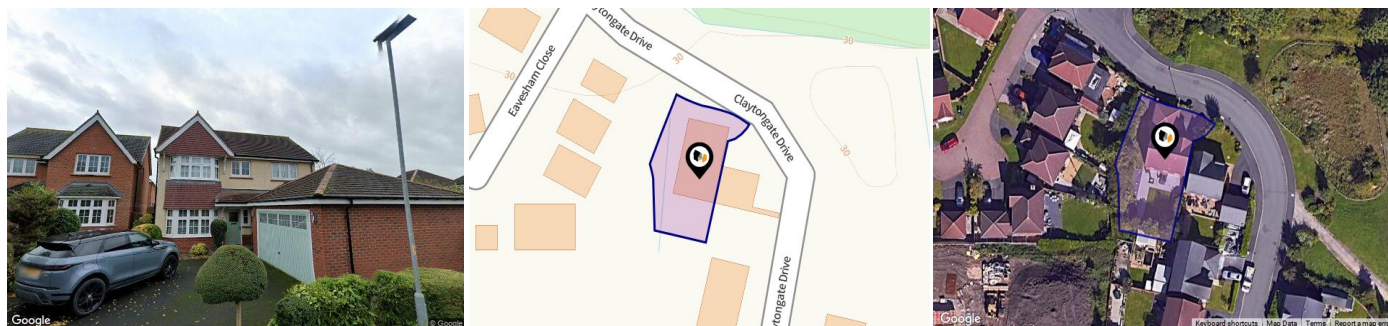
As you move upstairs to the bedrooms, a haven of tranquillity and rest awaits. The primary bedroom at the front boasts an ensuite, and fitted wardrobes offer ample storage, enhancing the room's refined aesthetics. Bedroom 2, also at the front, features fitted wardrobes, while bedrooms 3 and 4 are generously sized.

The family bathroom is adorned with modern fixtures and fittings, providing a touch of sophistication and comfort. The charm and elegance of the home emanate from every corner.

Outside, the property's beauty shines through. The south-facing garden features a good-sized lawn and patio areas, creating a serene escape for relaxation and contemplation.

The spacious driveway can comfortably accommodate several cars, and the double garage offers even more convenience for parking or storage needs.

Located in the highly sought-after Penwortham, this property ensures utmost privacy while still being close to all amenities. With easy access to Preston city centre and nearby countryside retreats, it offers the best of both worlds.



Property

Type:	Detached	Last Sold £/ft²:	£202
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,431 ft ² / 133 m ²		
Plot Area:	0.12 acres		
Year Built :	2012		
Council Tax :	Band E		
Annual Estimate:	£2,523		
Title Number:	LAN136105		
UPRN:	10013245427		

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	9000 mb/s

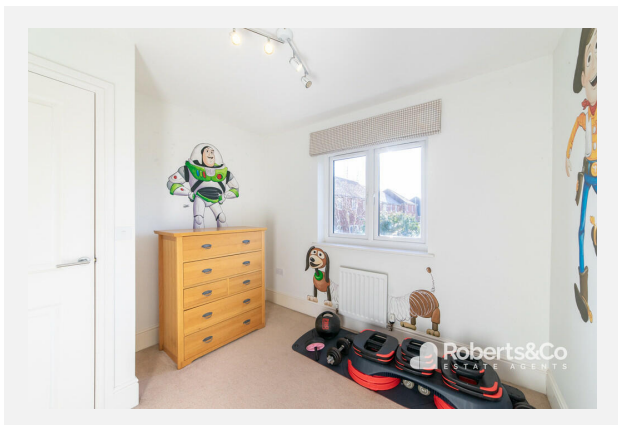
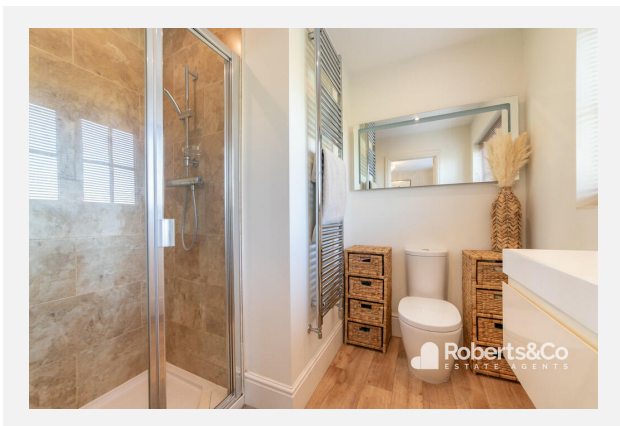
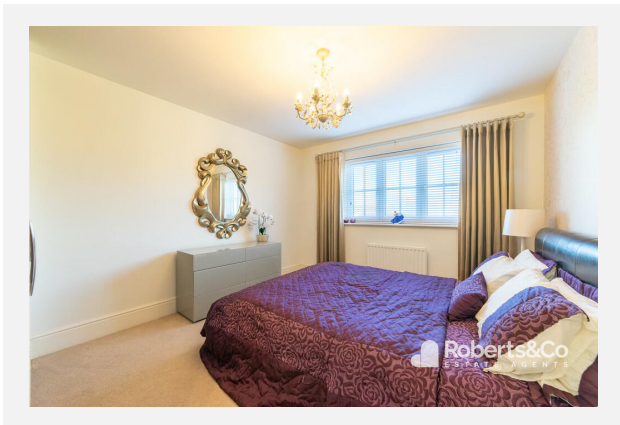
Mobile Coverage: (based on calls indoors)

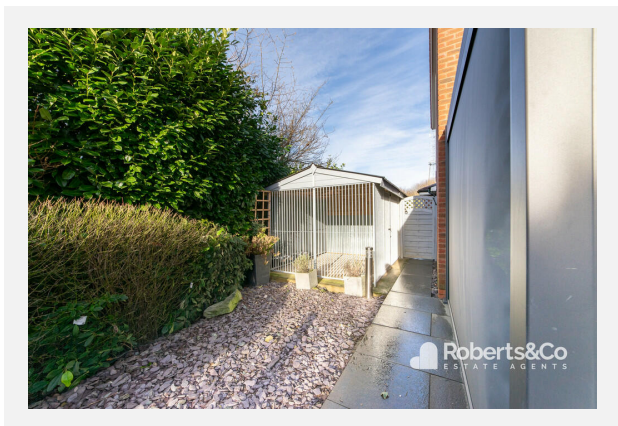
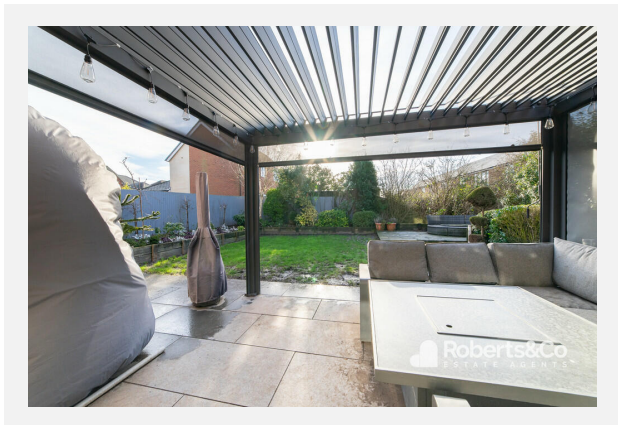


Satellite/Fibre TV Availability:

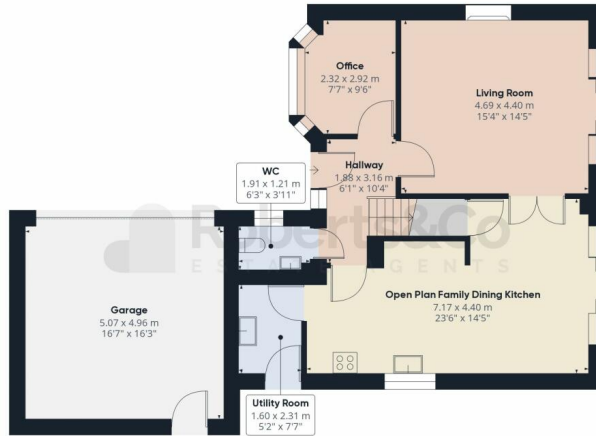








CLAYTONGATE DRIVE, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



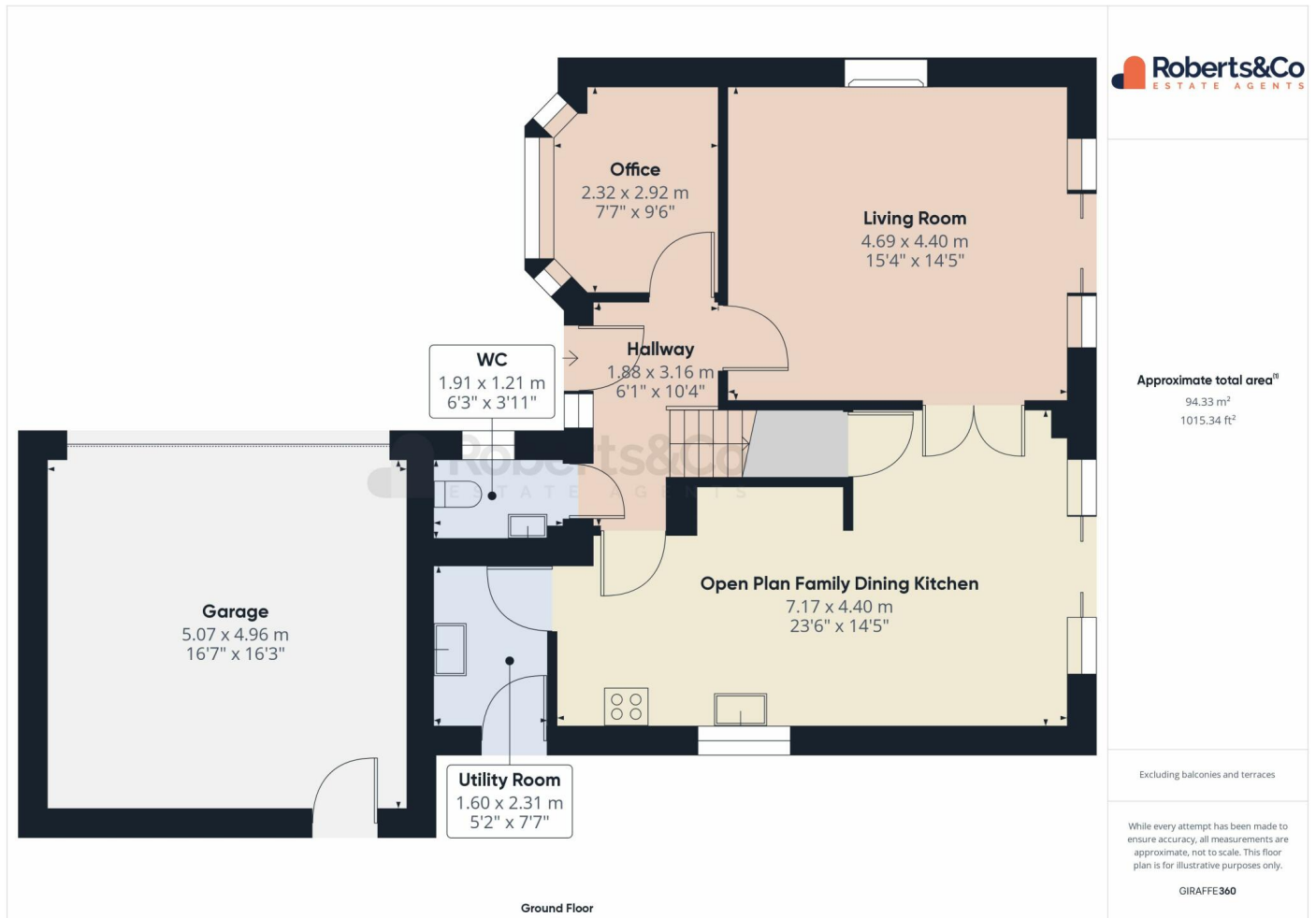
Approximate total area[®]
489.44 m²
1608.56 ft²

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

CLAYTONGATE DRIVE, PENWORTHAM, PRESTON, PR1



CLAYTONGATE DRIVE, PENWORTHAM, PRESTON, PR1



PENWORTHAM, PR1

Energy rating
C

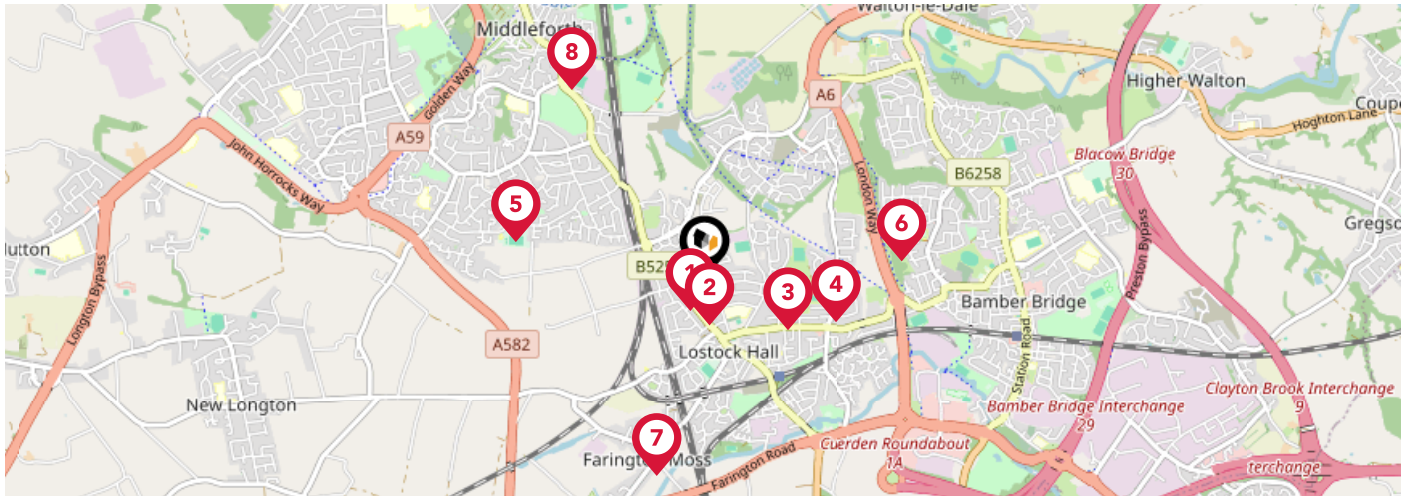
Valid until 21.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

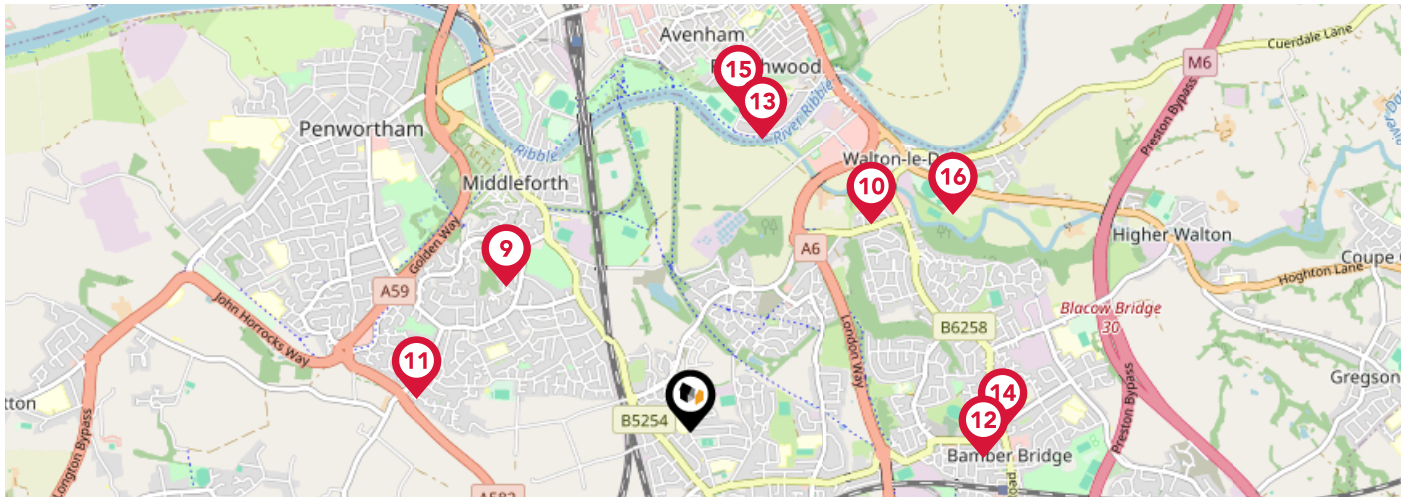
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 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, limited insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	133 m ²

Area Schools



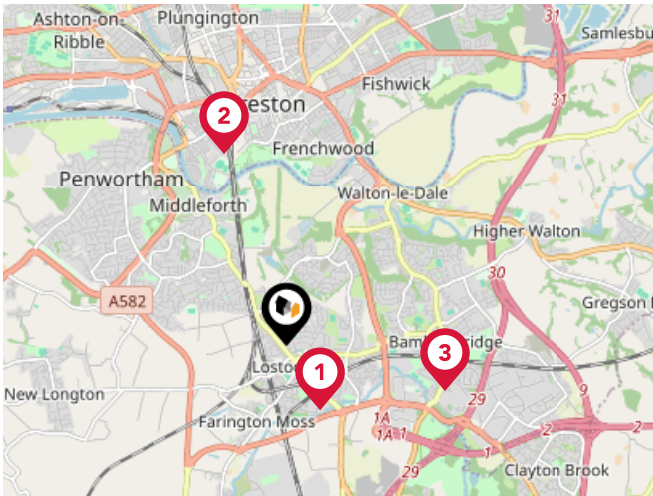
		Nursery	Primary	Secondary	College	Private
1	Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 275 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Good Pupils: 340 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frenchwood Community Primary School Ofsted Rating: Good Pupils: 341 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 186 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

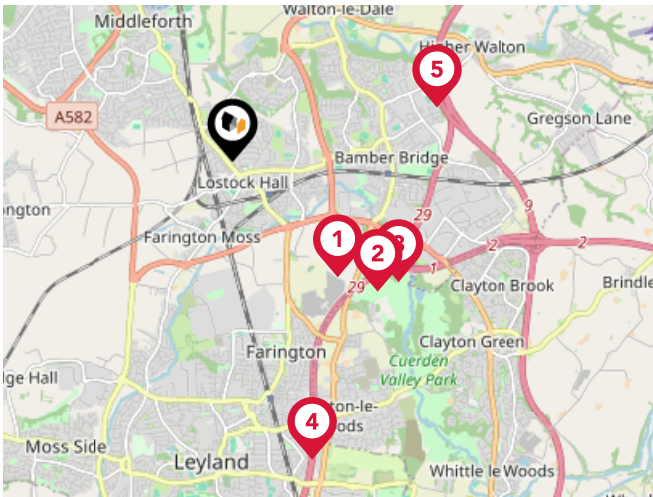
Area

Transport (National)



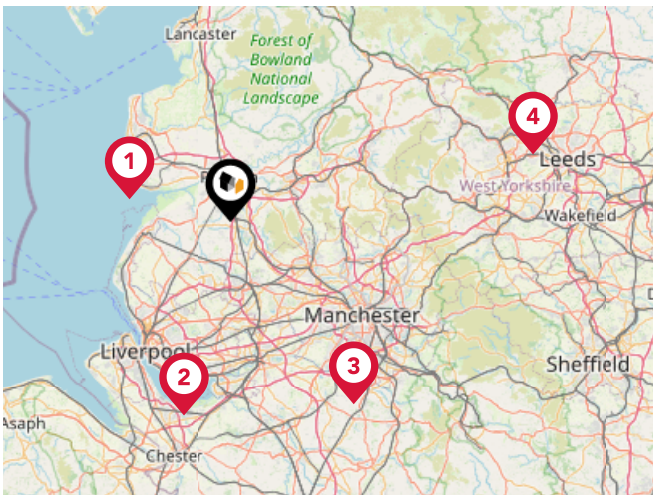
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.65 miles
2	Preston Rail Station	1.77 miles
3	Bamber Bridge Rail Station	1.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.37 miles
2	M65 J1	1.71 miles
3	M6 J29	1.81 miles
4	M6 J28	2.71 miles
5	M6 J30	1.87 miles

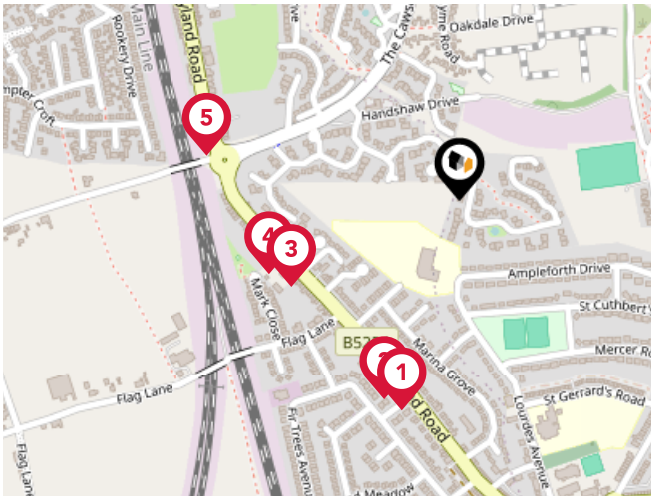


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.53 miles
2	Liverpool John Lennon Airport	28.08 miles
3	Manchester Airport	31 miles
4	Leeds Bradford International Airport	43.31 miles

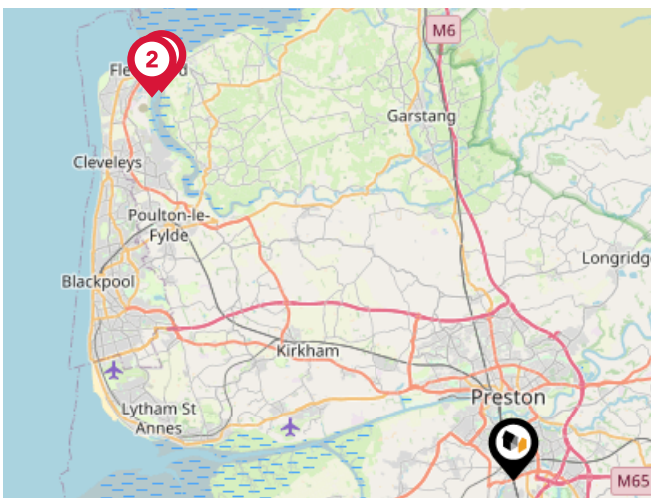
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Firtrees Ave	0.24 miles
2	Fir Trees Road	0.23 miles
3	Round Acre	0.21 miles
4	Flag Lane	0.22 miles
5	Bee Lane	0.28 miles



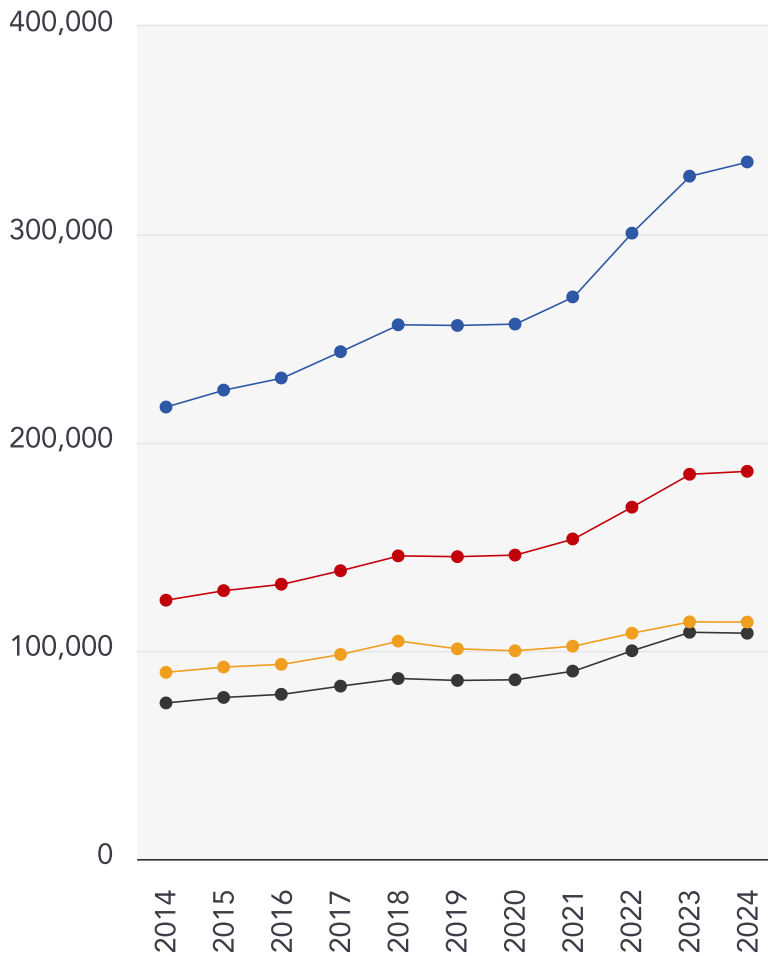
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.33 miles
2	Fleetwood for Ireland Ferry Terminal	18.41 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.



/RobertsCoEstates



@Roberts_and_Co



/roberts_and_co_sales_lettings/

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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