

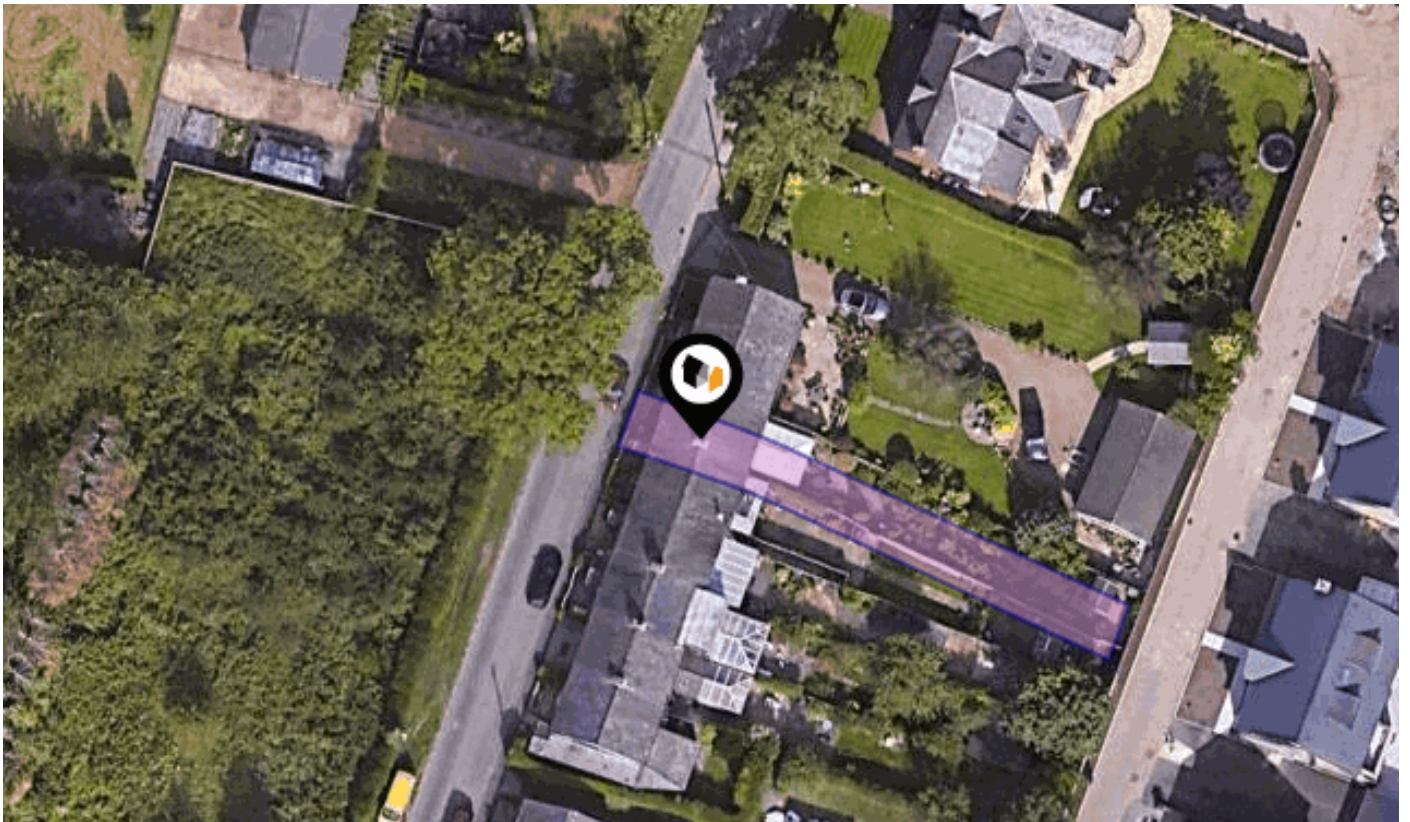


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 19th February 2024



NEWGATE LANE, WHITESTAKE, PRESTON, PR4

Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Property Overview

Welcome to this charming 2 bedroom cottage, nestled in a serene setting with a picturesque long rear garden.

As you step inside, you are greeted by the warmth of the ground floor lounge with an original chimney breast housing a cosy gas stove, perfect for chilly evenings. The lounge exudes character and comfort, inviting you to unwind and relax.

Adjacent to the lounge is the modern dining kitchen, featuring sleek quartz work surfaces that add a touch of elegance to the space. The raised dining area continues this luxurious theme with matching quartz finish, creating a seamless flow throughout the room.

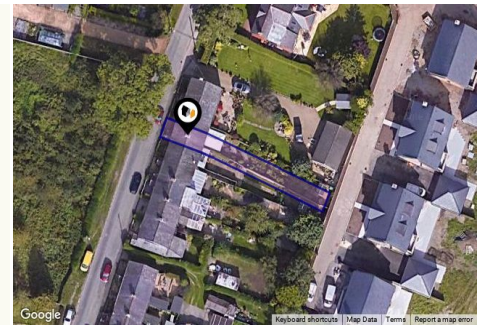
Overlooking the tranquil rear garden is a delightful conservatory, providing a tranquil space to enjoy the beauty of nature all year round.

Ascending to the first floor, you'll discover a bathroom adorned with a stunning feature bathtub, offering a luxurious retreat for relaxation and pampering.

The cottage boasts two double bedrooms, with the primary bedroom particularly noteworthy for its generous size and convenient, traditional built-in wardrobes, providing ample storage space.

Externally, the property features a small terrace at the front, ideal for basking in the evening sun. To the rear, the expansive garden awaits, meticulously landscaped with a variety of shrubs and plants, creating a peaceful oasis perfect for outdoor entertaining or simply unwinding in nature's embrace.

This charming cottage offers a harmonious blend of modern comforts and traditional charm, providing a delightful retreat to call home.



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	678 ft ² / 63 m ²
Plot Area:	0.05 acres
Council Tax :	Band C
Annual Estimate:	£1,835
Title Number:	LA620961
UPRN:	100010642371

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

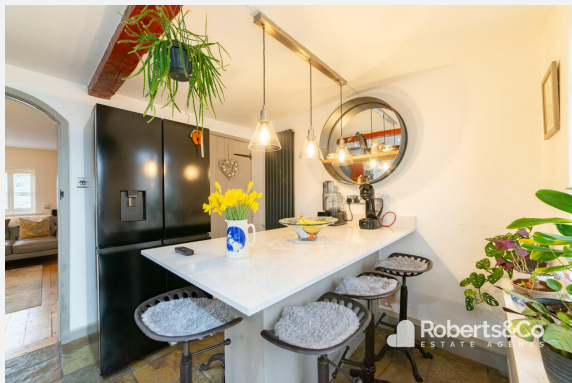
29 mb/s	- mb/s

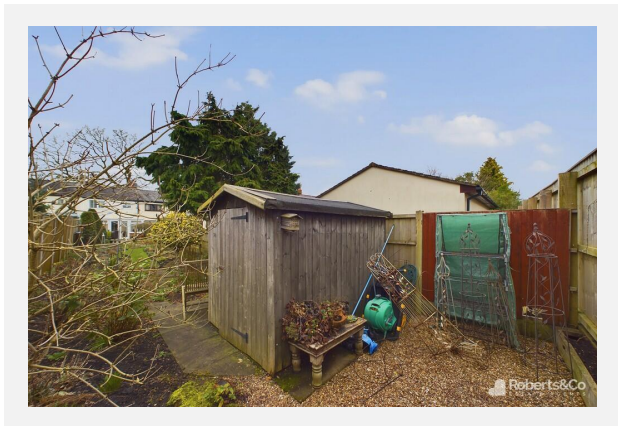
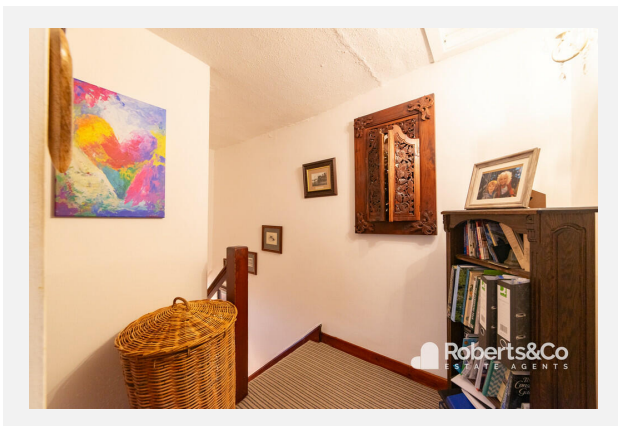
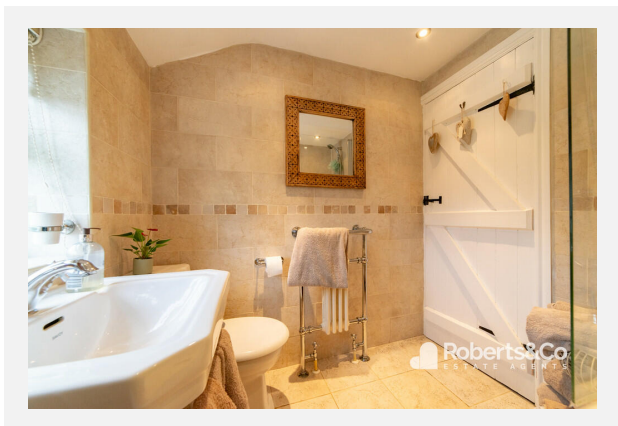
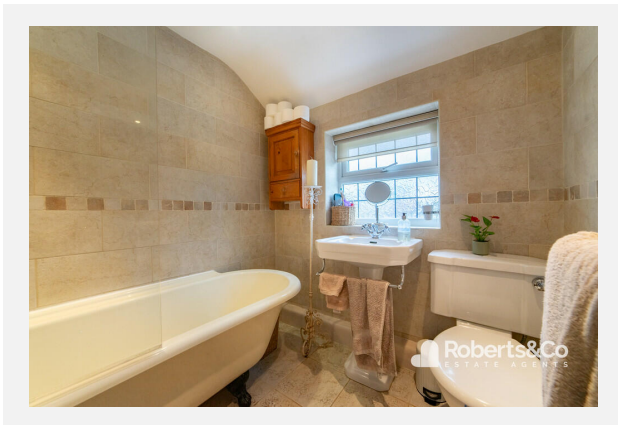
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



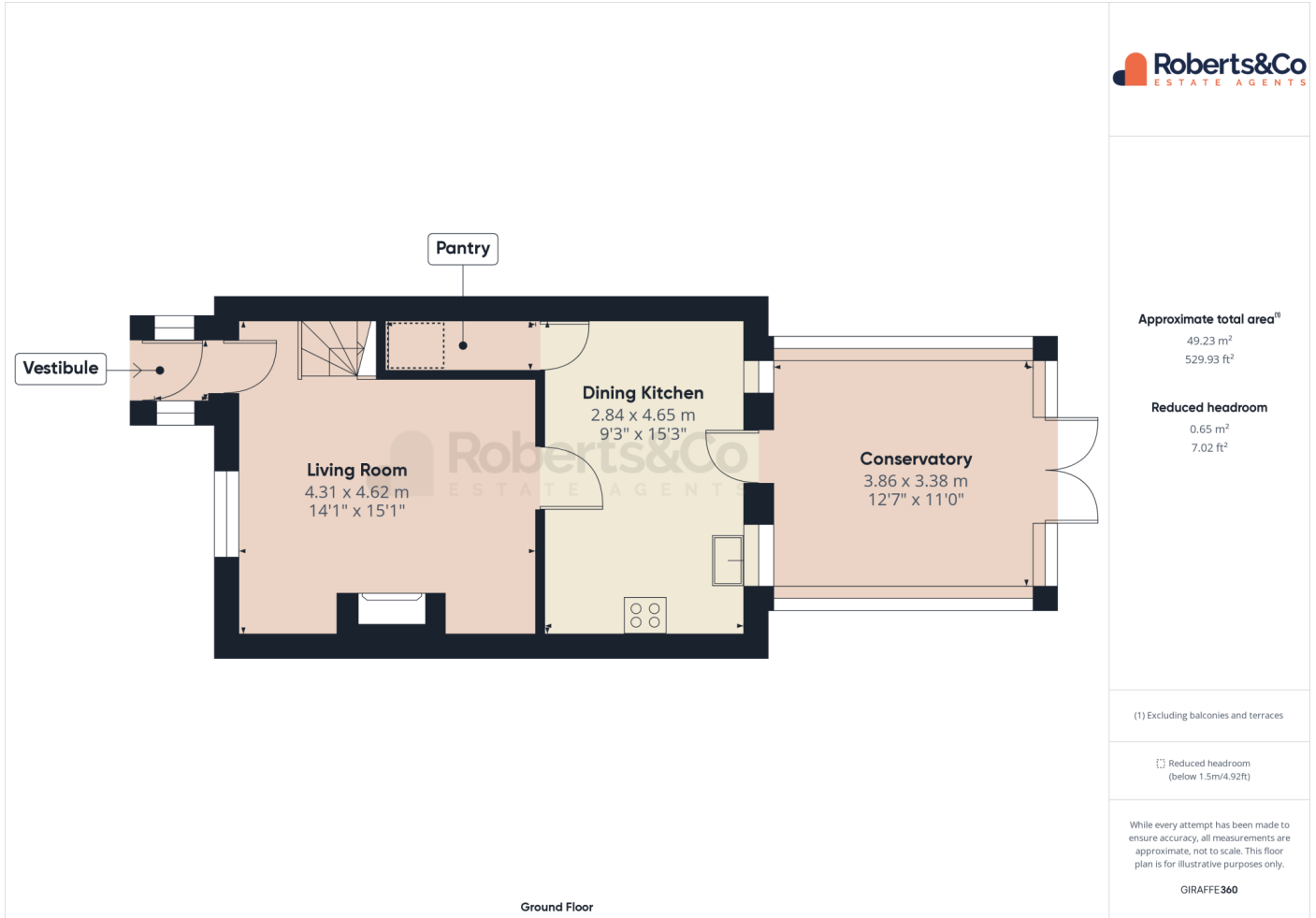




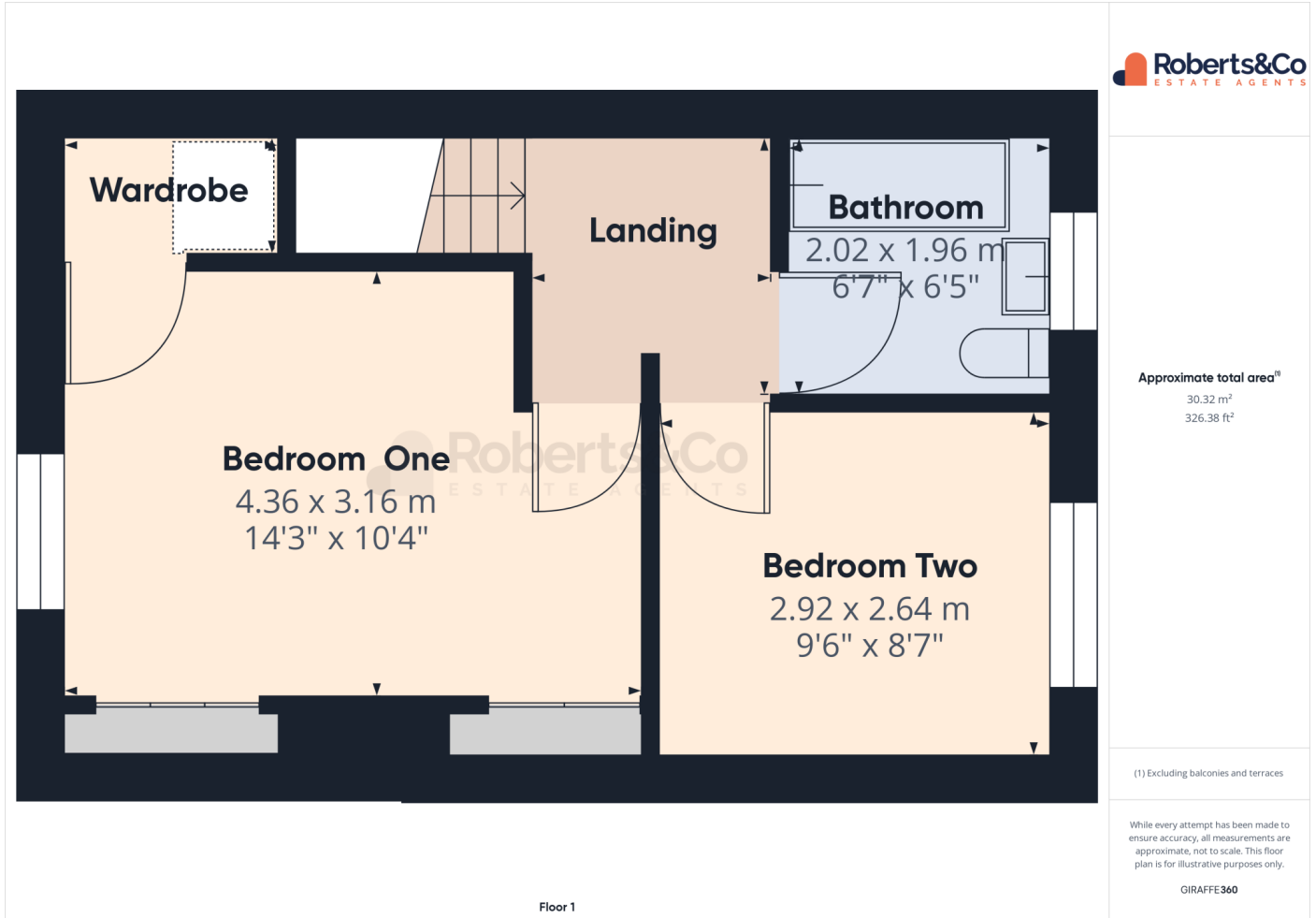
NEWGATE LANE, WHITESTAKE, PRESTON, PR4



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Whitestake, PRESTON, PR4

Energy rating

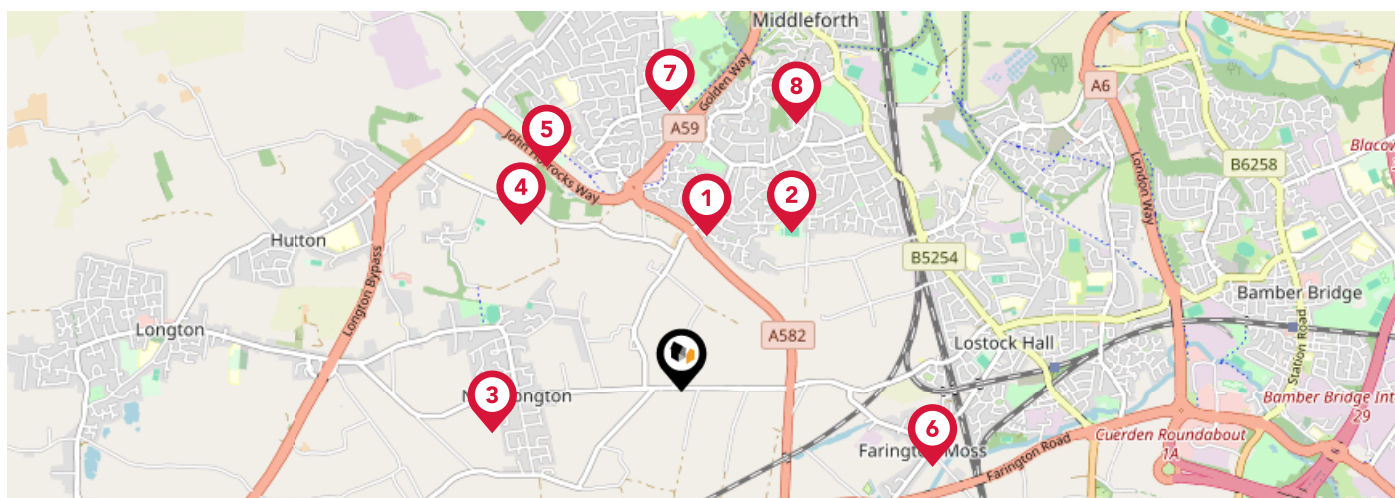
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Valid until 13.02.2034

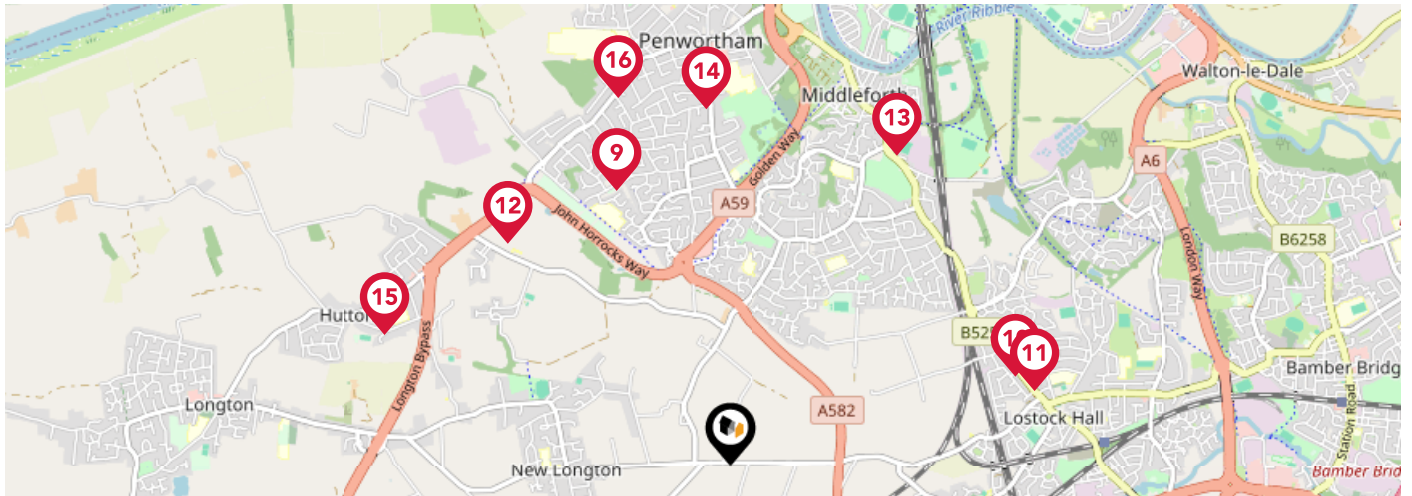
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
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, no insulation (assumed)
Secondary Heating:	Room heaters, anthracite
Total Floor Area:	63 m ²



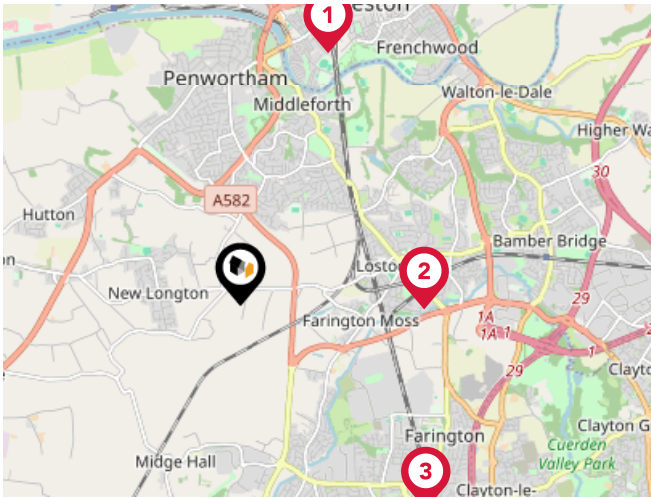
		Nursery	Primary	Secondary	College	Private
1	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 213 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:1.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 869 Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

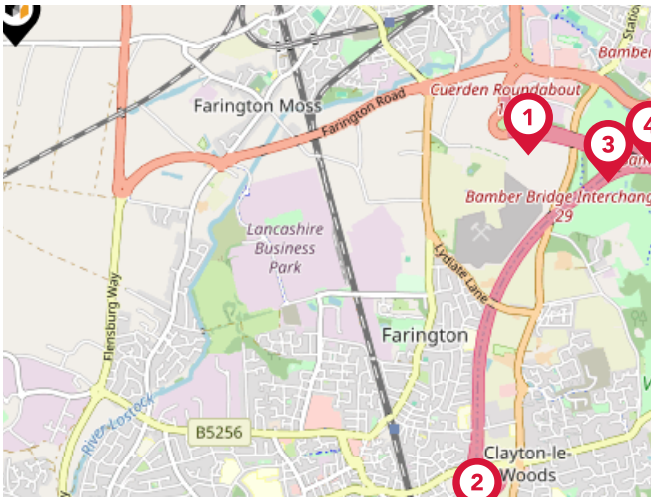
Area

Transport (National)



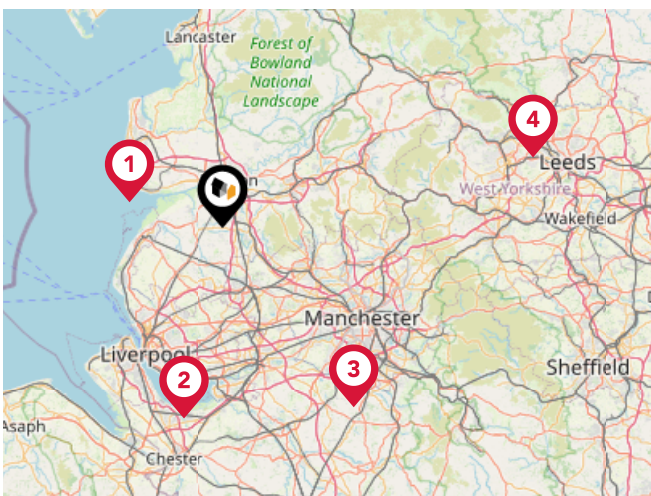
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.35 miles
2	Lostock Hall Rail Station	1.62 miles
3	Leyland Rail Station	2.43 miles



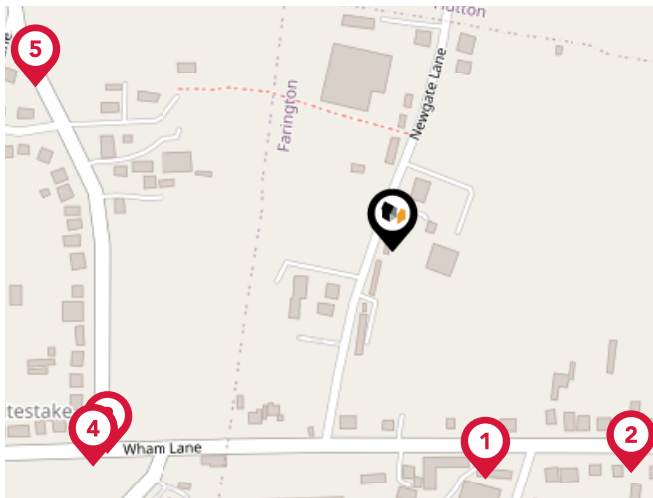
Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.3 miles
2	M6 J28	2.9 miles
3	M65 J1	2.67 miles
4	M6 J29	2.83 miles
5	M55 J1	5.28 miles



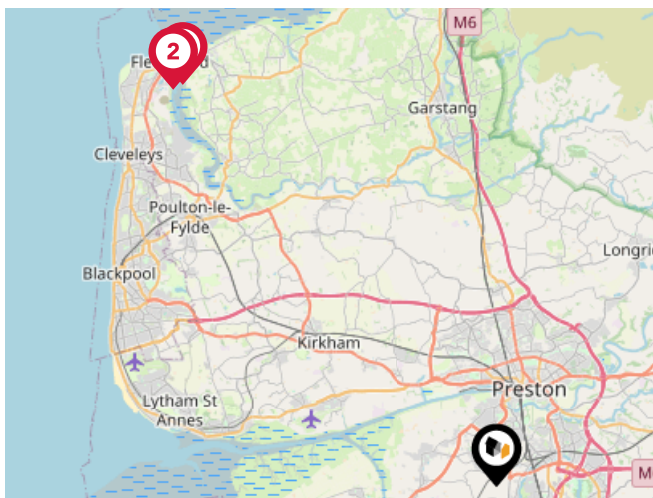
Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.39 miles
2	Liverpool John Lennon Airport	27.28 miles
3	Manchester Airport	31.33 miles
4	Leeds Bradford International Airport	44.71 miles



Bus Stops/Stations

Pin	Name	Distance
1	Parker Lane	0.13 miles
2	Parker Lane	0.18 miles
3	Whitestake Corner	0.19 miles
4	Whitestake Corner	0.2 miles
5	Old Pope Lane	0.22 miles



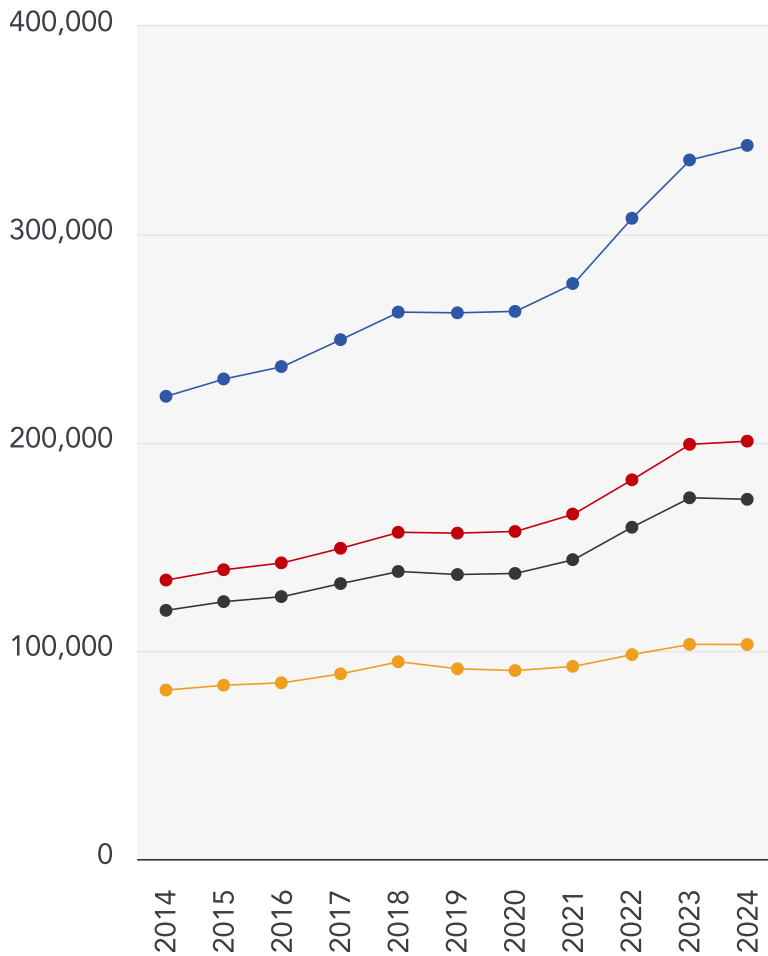
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.89 miles
2	Fleetwood for Ireland Ferry Terminal	17.94 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR4



Detached

+54.23%

Semi-Detached

+49.8%

Terraced

+44.66%

Flat

+26.94%



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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Roberts & Co

36e Liverpool Road, Penwortham, Preston,
PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

