

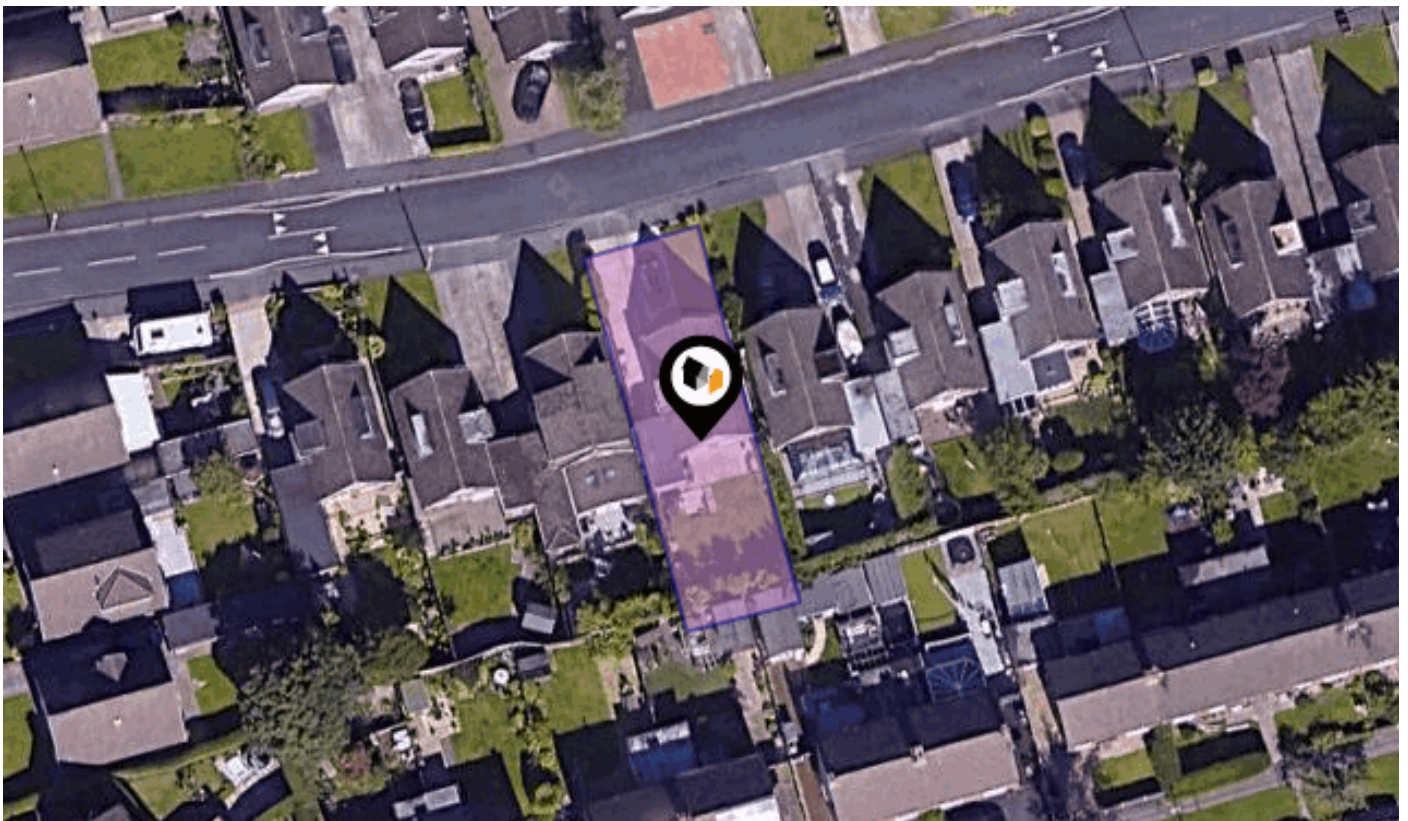


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th March 2024



BELGRAVE AVENUE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

Positioned on a sought-after street in Higher Penwortham, we are thrilled to present this captivating Chalet-style detached home for sale. Boasting a prime location just moments away from local amenities, excellent transport connections, and the picturesque Hurst Grange Park, this property offers both convenience and charm.

Upon entering, you'll be greeted by the inviting atmosphere of two spacious reception rooms, providing ample space for relaxation and entertaining.

Distinguished by its newly fitted kitchen, this home radiates modern elegance with a touch of sophistication. The kitchen boasts stylish matte black cabinets and sleek dark countertops, creating a contemporary aesthetic that exudes luxury.

Equipped with top-of-the-line appliances including a gas hob, integrated fridge freezer, dishwasher, and electric double oven, this culinary haven is as functional as it is beautiful. Whether you're preparing a gourmet meal or enjoying casual cooking, this kitchen caters to every need with ease.

The seamless flow from the kitchen into the dining room enhances the sense of space and connection, perfect for hosting gatherings and entertaining guests. A booth-style seating area adds a cosy yet trendy touch, providing a comfortable spot for family meals or intimate conversations.

With patio doors opening directly out to the garden, the dining room invites the outdoors in, creating a harmonious blend of indoor-outdoor living. Whether you're enjoying breakfast bathed in morning sunlight or hosting a barbecue in the evening breeze, this space offers endless opportunities for relaxation and enjoyment.

Ascending to the first floor, you'll discover two generously sized double bedrooms, complete with fitted wardrobes and eaves storage, maximizing functionality and storage space. Each providing a peaceful haven for rest and rejuvenation. Completing the first floor is a family 3-piece bathroom, ensuring convenience for everyday living.

With its spacious living room, fantastic newly fitted kitchen, driveway, detached garage, and south facing rear garden, this detached chalet-style house promises a lifestyle of comfort, convenience, and luxury.



Property

Type:	Detached	Last Sold £/ft²:	£275
Bedrooms:	2	Tenure:	Freehold
Floor Area:	925 ft ² / 86 m ²		
Plot Area:	0.07 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,064		
Title Number:	LA664064		
UPRN:	100010620241		

Local Area

Local Authority:	South ribble	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		15	80	1000
● Rivers & Seas	Very Low	mb/s	mb/s	mb/s
● Surface Water	Very Low			

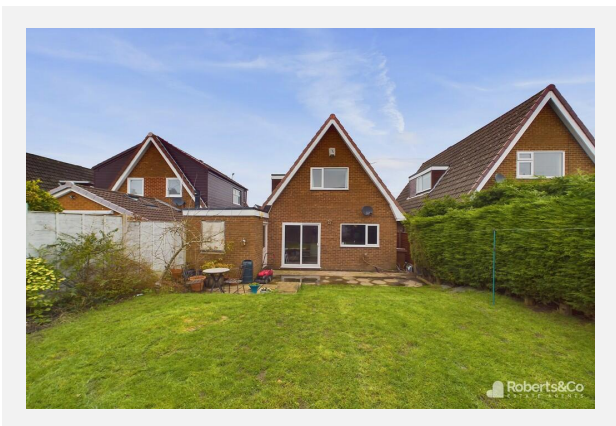
Mobile Coverage:
(based on calls indoors)



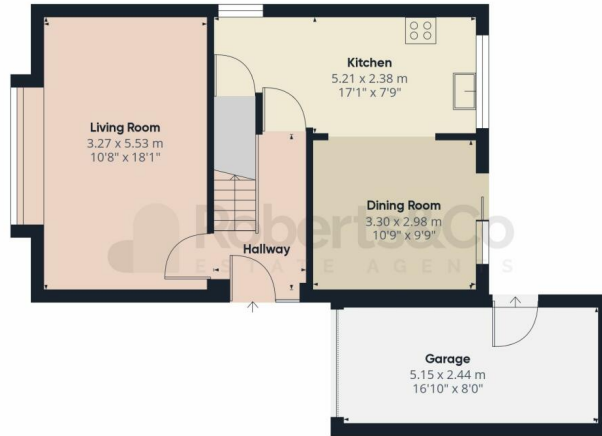
Satellite/Fibre TV Availability:







BELGRAVE AVENUE, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area⁽¹⁾
93.31 m²
1004.34 ft²

Reduced headroom
0.55 m²
5.93 ft²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

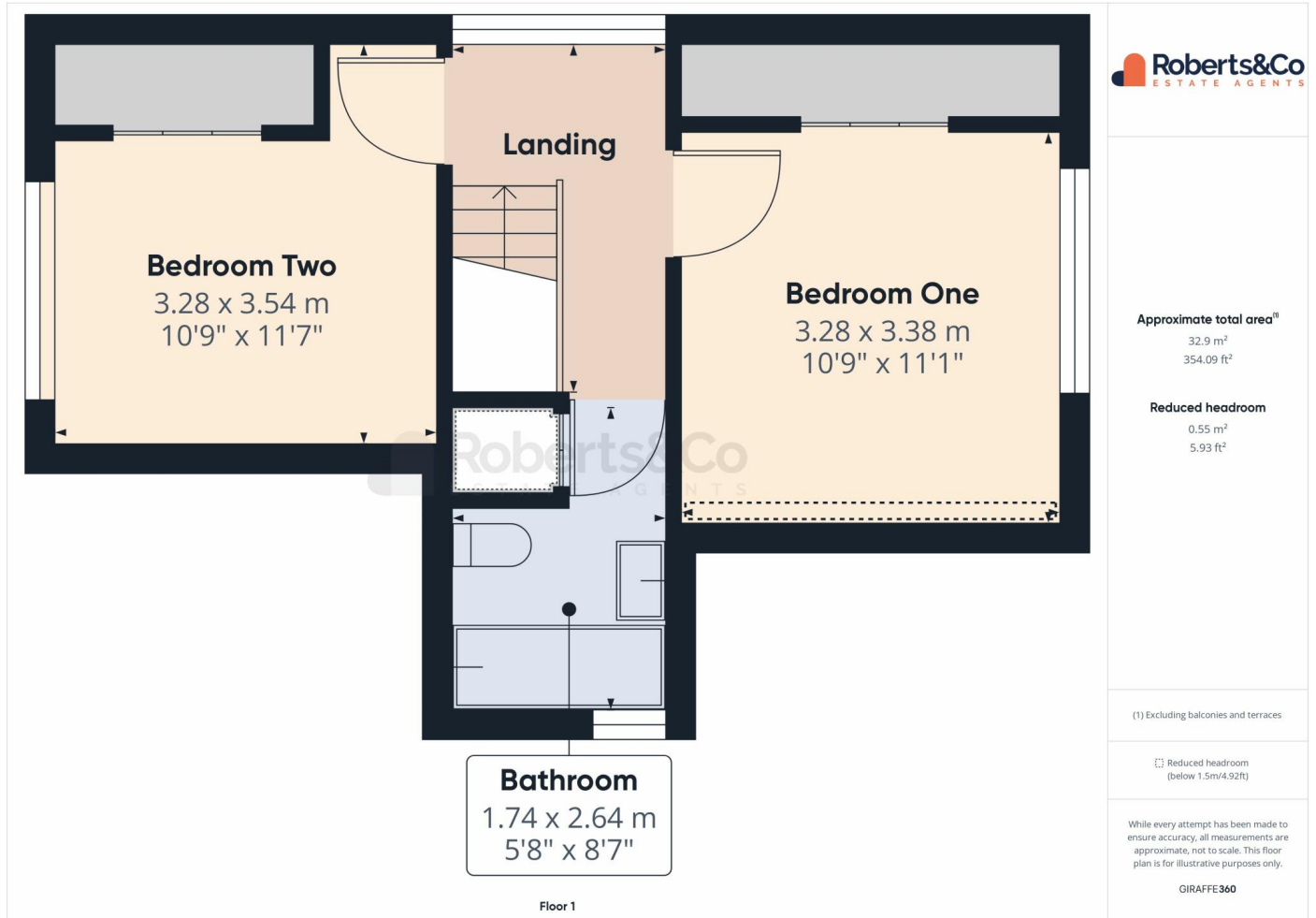
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

BELGRAVE AVENUE, PENWORTHAM, PRESTON, PR1



BELGRAVE AVENUE, PENWORTHAM, PRESTON, PR1



Belgrave Avenue, Penwortham, PR1

Energy rating

D

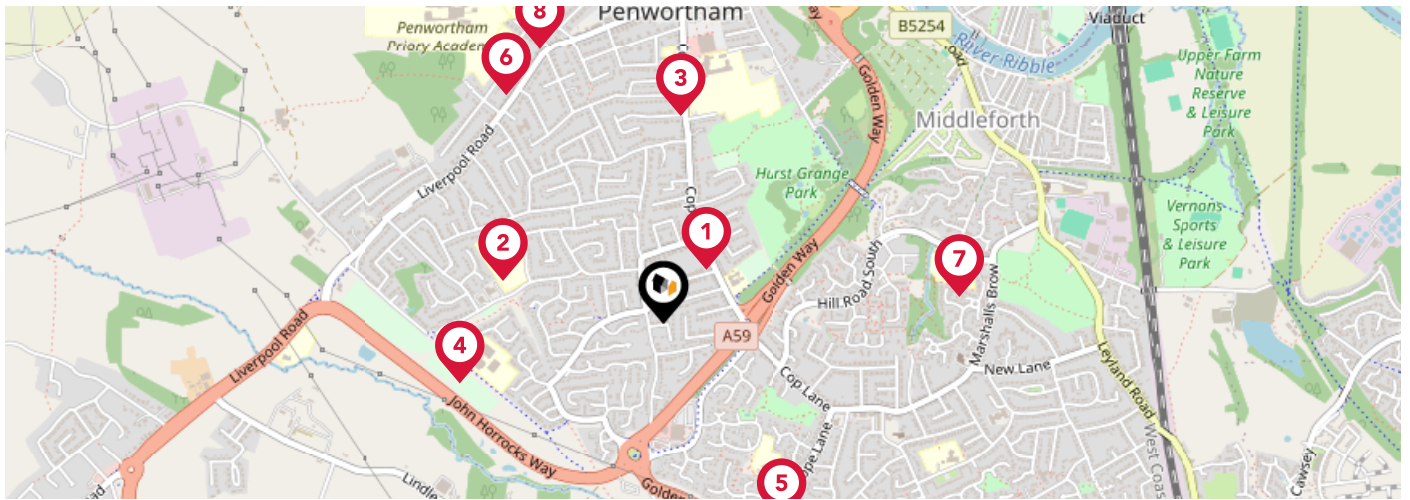
Valid until 19.10.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

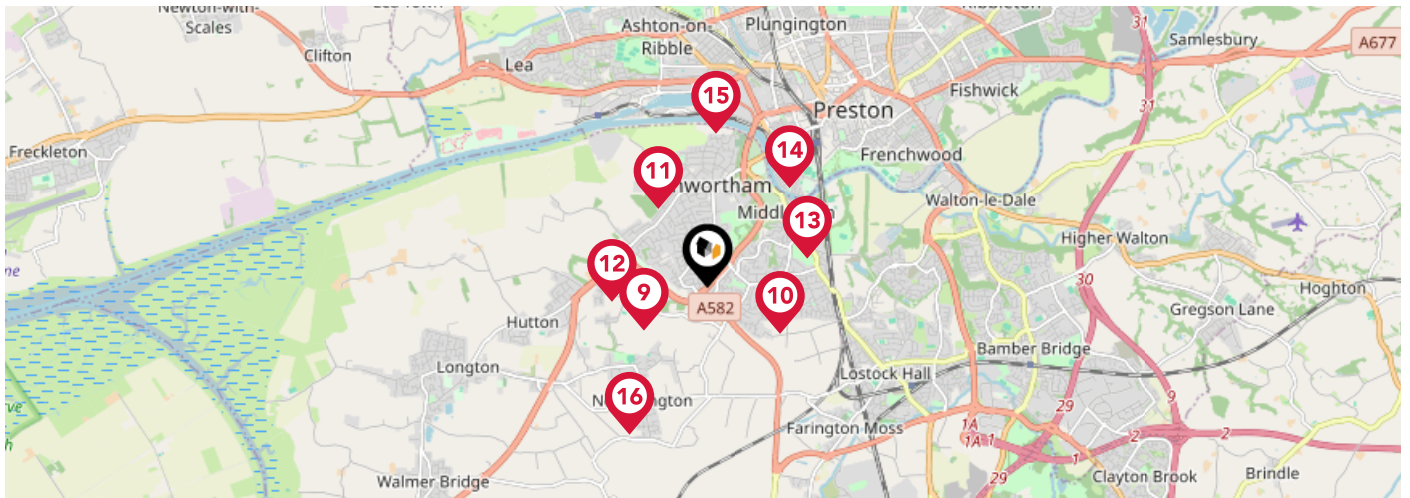
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Roof room(s), insulated
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 40% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	86 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

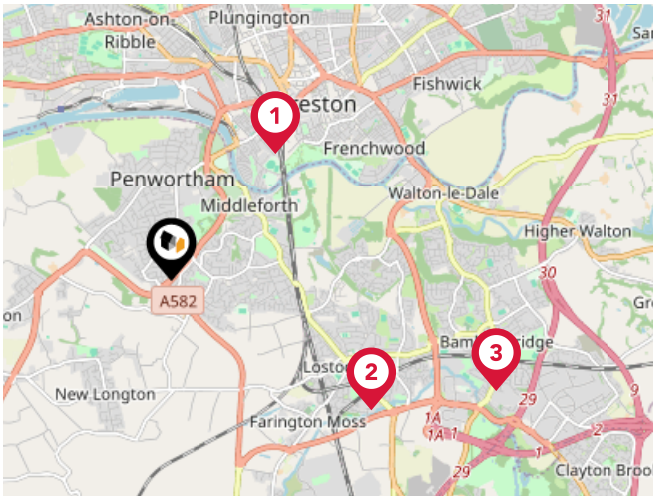
Area Schools



		Nursery	Primary	Secondary	College	Private
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:0.76	<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:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:0.84	<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:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 3 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 213 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

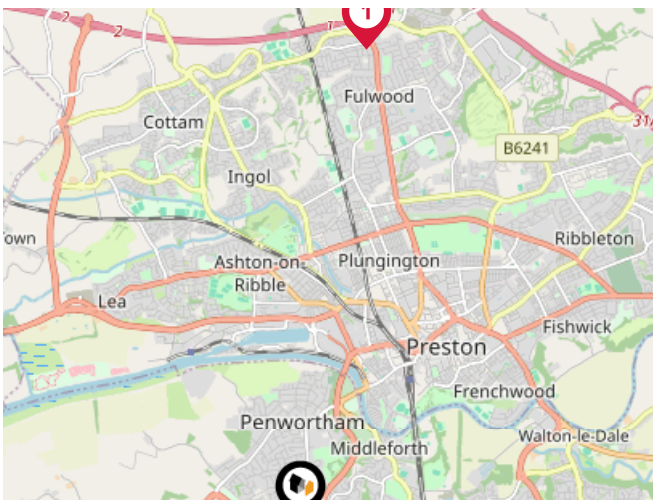
Area

Transport (National)



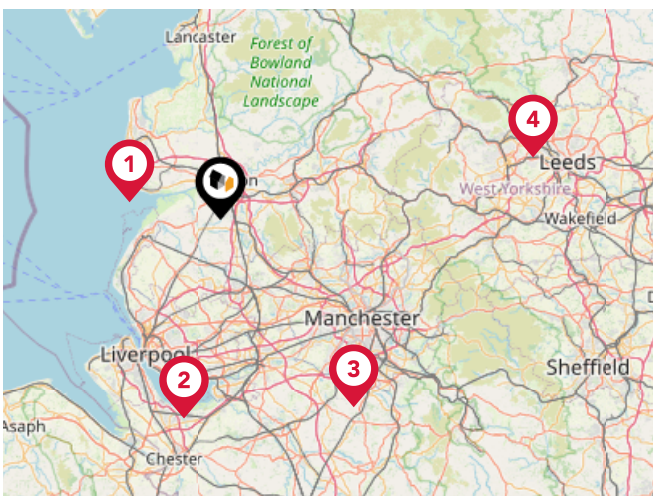
National Rail Stations

Pin	Name	Distance
	Preston Rail Station	1.44 miles
	Lostock Hall Rail Station	2.1 miles
	Bamber Bridge Rail Station	3.02 miles



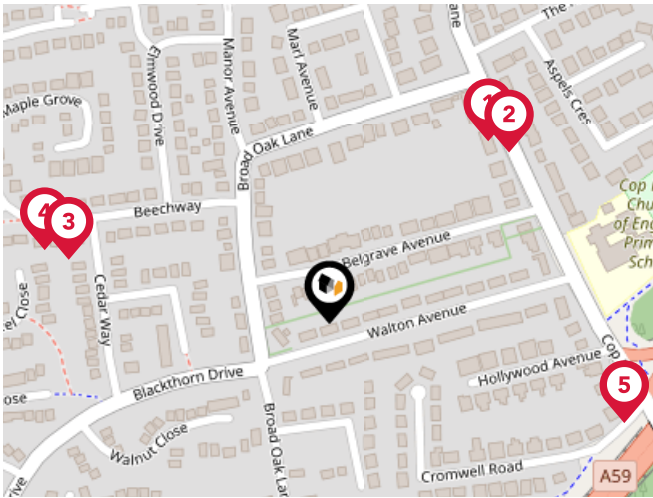
Trunk Roads/Motorways

Pin	Name	Distance
	M55 J1	4.19 miles
	M65 J1A	2.87 miles
	M6 J28	3.86 miles
	M65 J1	3.24 miles
	M6 J29	3.35 miles



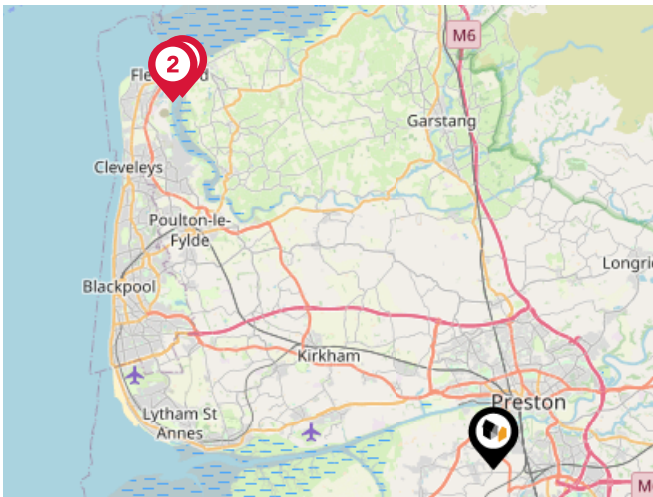
Airports/Helipads

Pin	Name	Distance
	Blackpool International Airport	12.98 miles
	Liverpool John Lennon Airport	28.35 miles
	Manchester Airport	32.31 miles
	Leeds Bradford International Airport	44.61 miles



Bus Stops/Stations

Pin	Name	Distance
1	Broad Oak Lane	0.13 miles
2	Broad Oak Lane	0.14 miles
3	Birch Avenue	0.15 miles
4	Birch Avenue	0.16 miles
5	Cromwell Road	0.17 miles



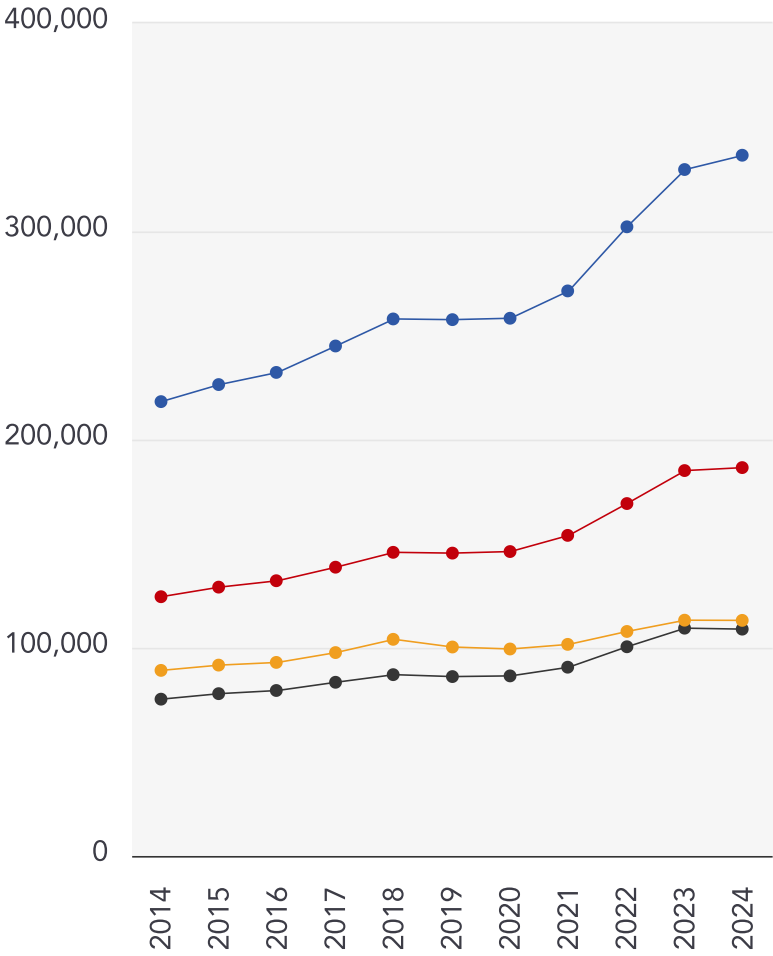
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.93 miles
2	Fleetwood for Ireland Ferry Terminal	17 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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