

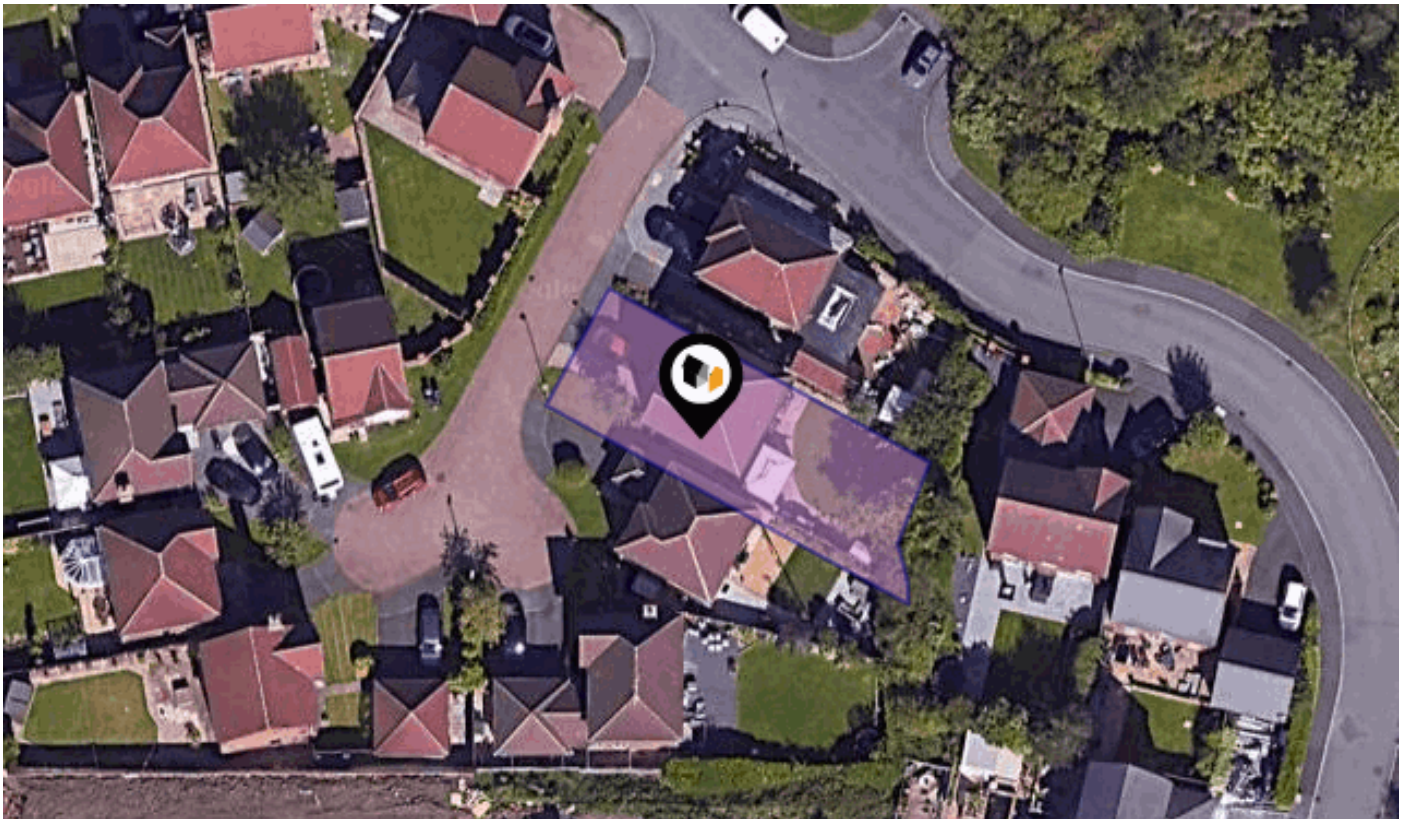


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd April 2024



EAVESHAM CLOSE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

Located on the tranquil Eavesham Close cul-de-sac in the desirable Penwortham area, this 4-bedroom detached house provides a blend of privacy and convenience. Its proximity to Preston city centre and various countryside retreats allows for easy access to both urban and rural amenities.

The property's extended driveway can comfortably fit three cars, providing plenty of space for visitors or a growing family's needs. There's also a single garage for additional parking or storage.

The well-maintained property includes a spacious living room with a bay window, allowing plenty of natural light. From the living room, elegant double doors lead into the separate dining room, providing a seamless flow for entertaining or family gatherings. These doors can be closed for a more intimate dining experience or opened to create a larger, open-plan space when hosting guests.

The dining room itself is a versatile area that can accommodate a large dining table for formal meals or smaller furniture arrangements for casual dining. A set of sliding doors connects the dining room to the private rear garden, allowing for easy access to outdoor spaces and providing additional natural light to the room.

The dining kitchen in this property is designed to be the heart of the home, providing ample space for family gatherings and meals. This spacious area combines a fully-equipped kitchen with a dedicated dining space, allowing families to cook, eat, and socialize in a single, open environment. While the adjacent utility room adds extra functionality.

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 designed to meet the needs of all household members, offering a well-equipped and comfortable space.

Outside the rear garden, offers a tranquil retreat with an Indian stone patio for outdoor dining, a lawn area for recreation, and a beautiful setting surrounded by greenery.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.08 acres		
Year Built :	2004		
Council Tax :	Band D		
Annual Estimate:	£2,242		
Title Number:	LA960158		
UPRN:	10033054769		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

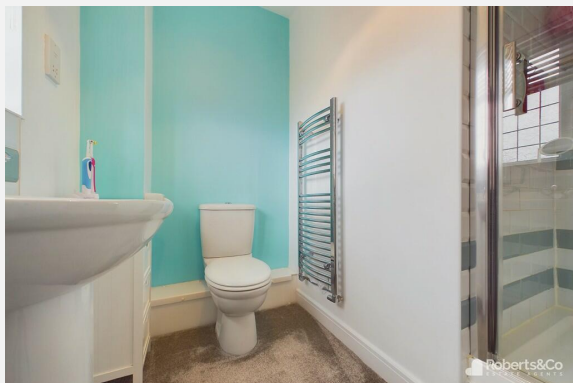
4 mb/s	80 mb/s	9000 mb/s

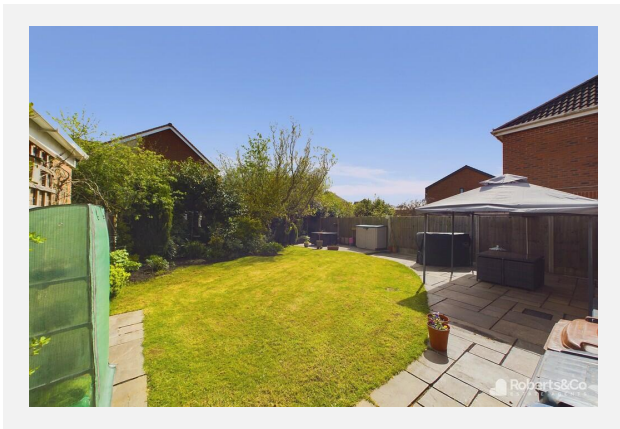
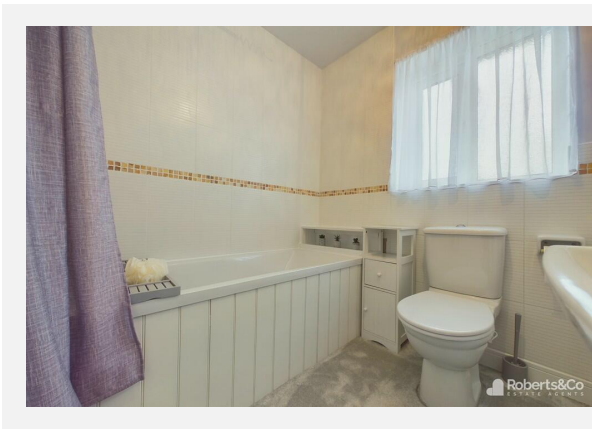
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



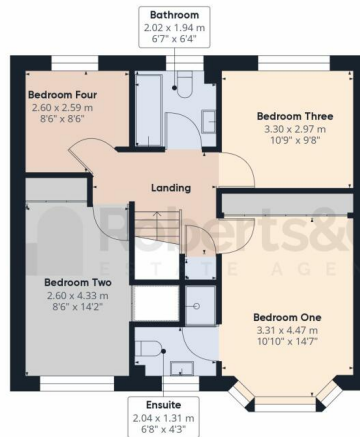




EAVESHAM CLOSE, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area^{RM}
110.27 m²
1186.96 ft²

Reduced headroom
0.86 m²
9.28 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

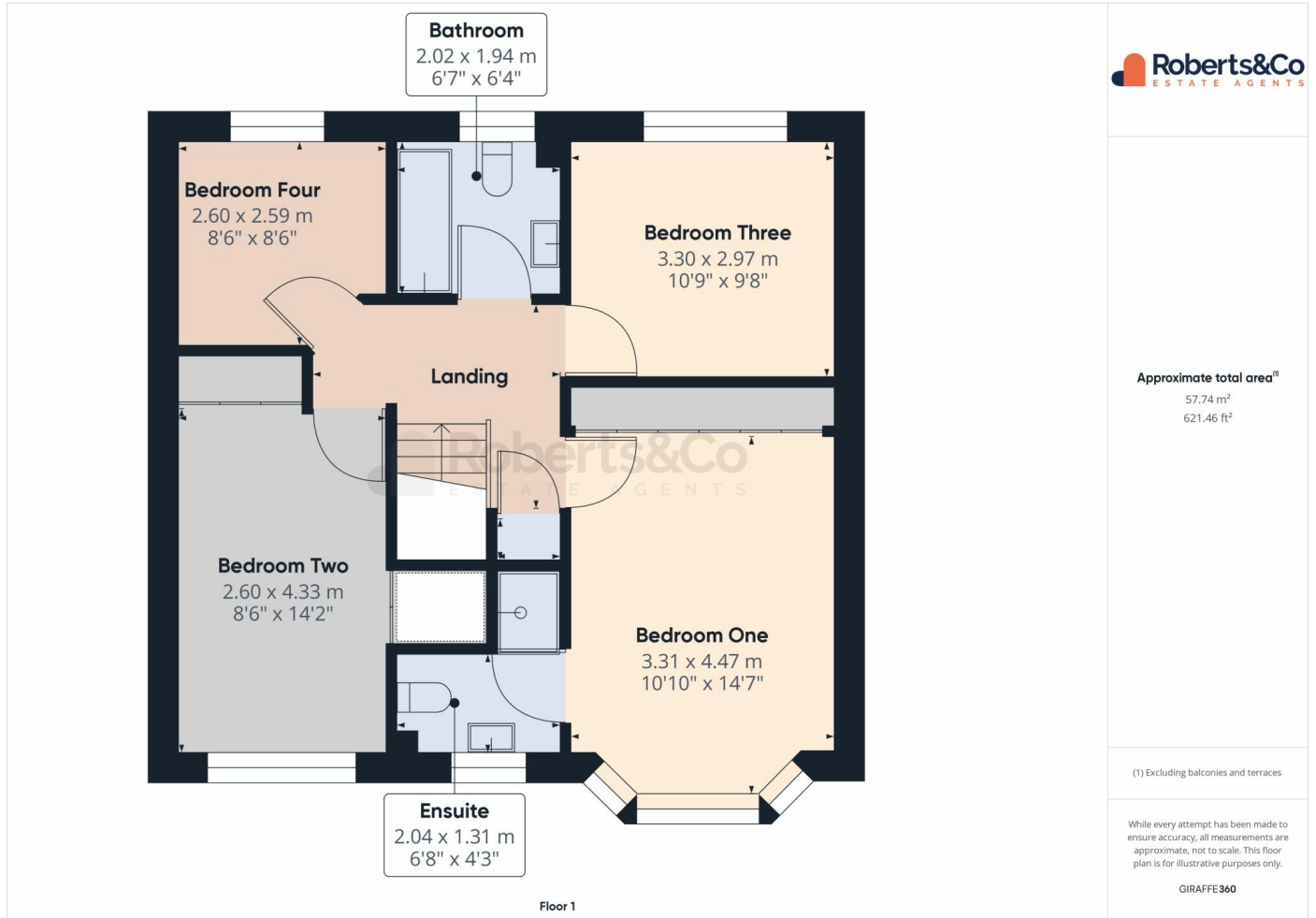
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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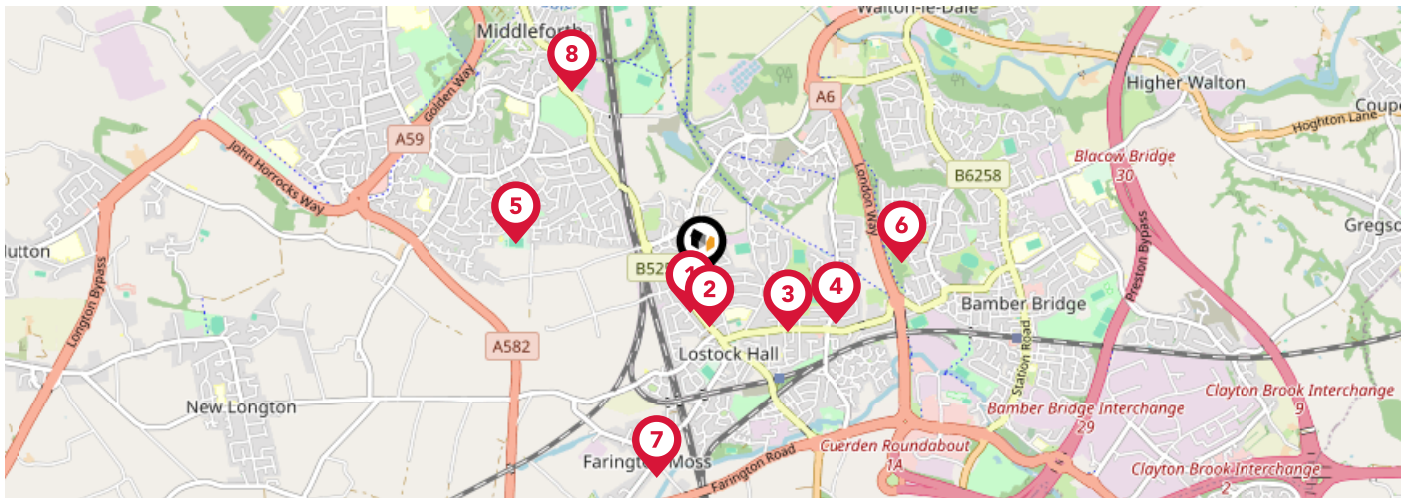
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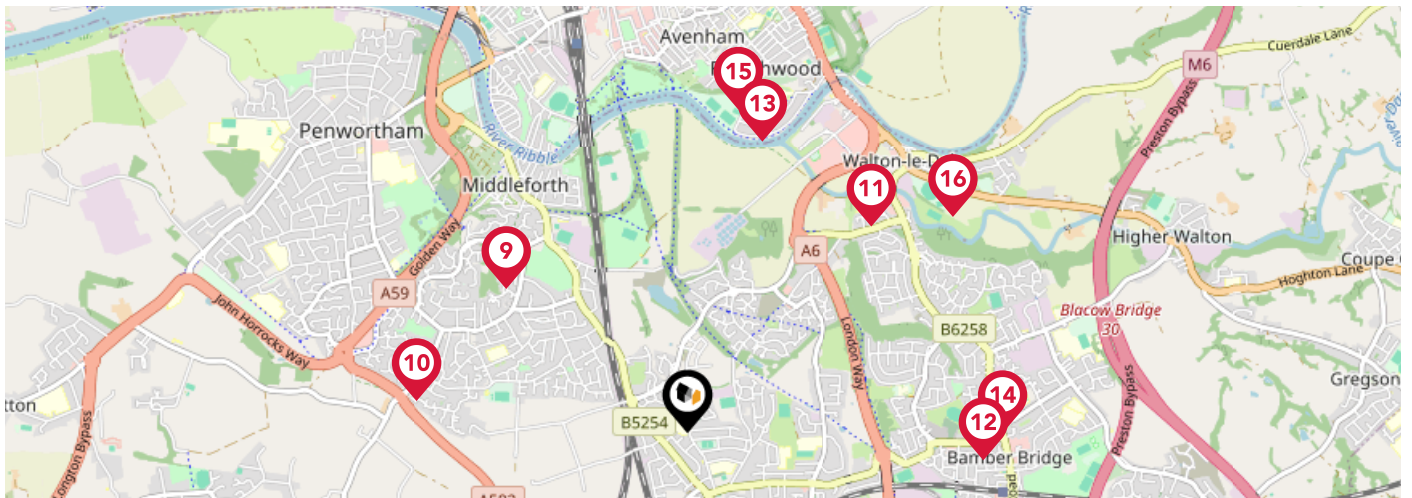


Area Schools



		Nursery	Primary	Secondary	College	Private
1	Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:0.15	<input type="checkbox"/>	<input 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:0.21	<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:0.45	<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:0.62	<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:0.82	<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:0.88	<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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

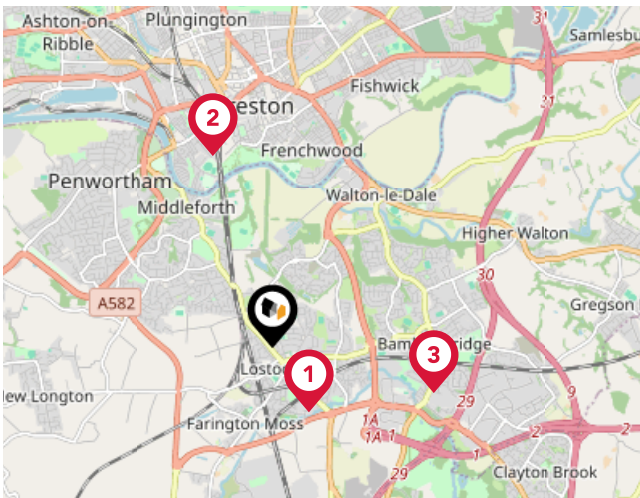
Area Schools



		Nursery	Primary	Secondary	College	Private
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:1.01	<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:1.19	<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:1.22	<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:1.31	<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:1.39	<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:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

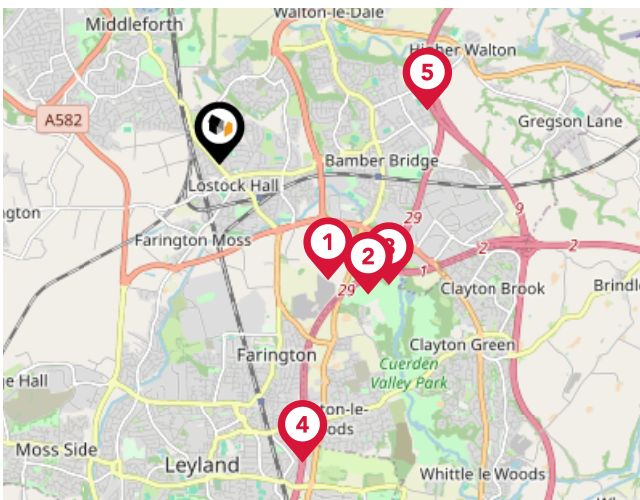
Area

Transport (National)



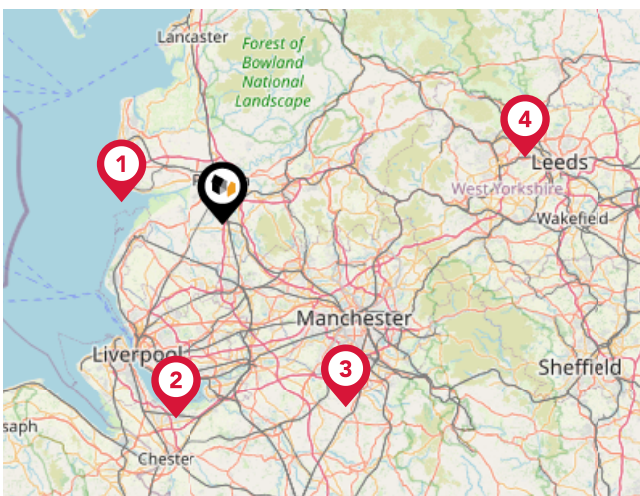
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.66 miles
2	Preston Rail Station	1.76 miles
3	Bamber Bridge Rail Station	1.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.39 miles
2	M65 J1	1.73 miles
3	M6 J29	1.82 miles
4	M6 J28	2.72 miles
5	M6 J30	1.89 miles

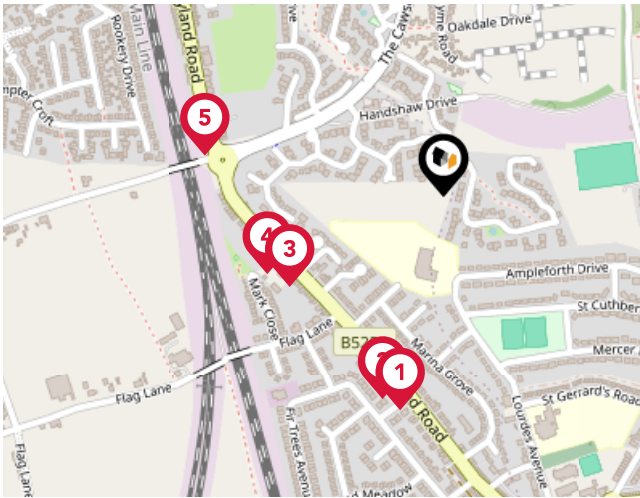


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.51 miles
2	Liverpool John Lennon Airport	28.08 miles
3	Manchester Airport	31.01 miles
4	Leeds Bradford International Airport	43.33 miles

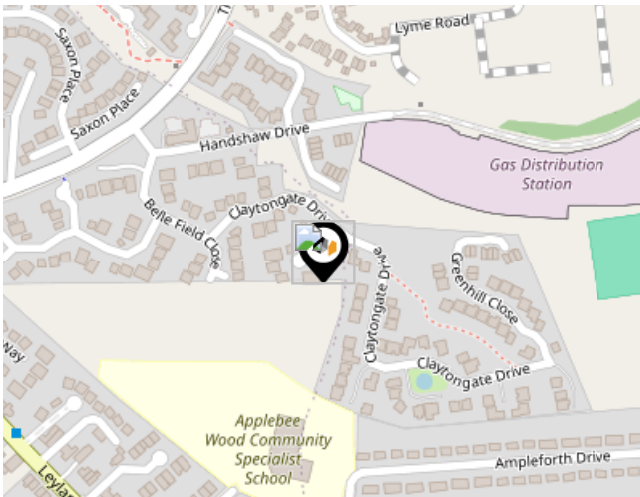
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Firtrees Ave	0.24 miles
2	Fir Trees Road	0.23 miles
3	Round Acre	0.2 miles
4	Flag Lane	0.21 miles
5	Bee Lane	0.26 miles



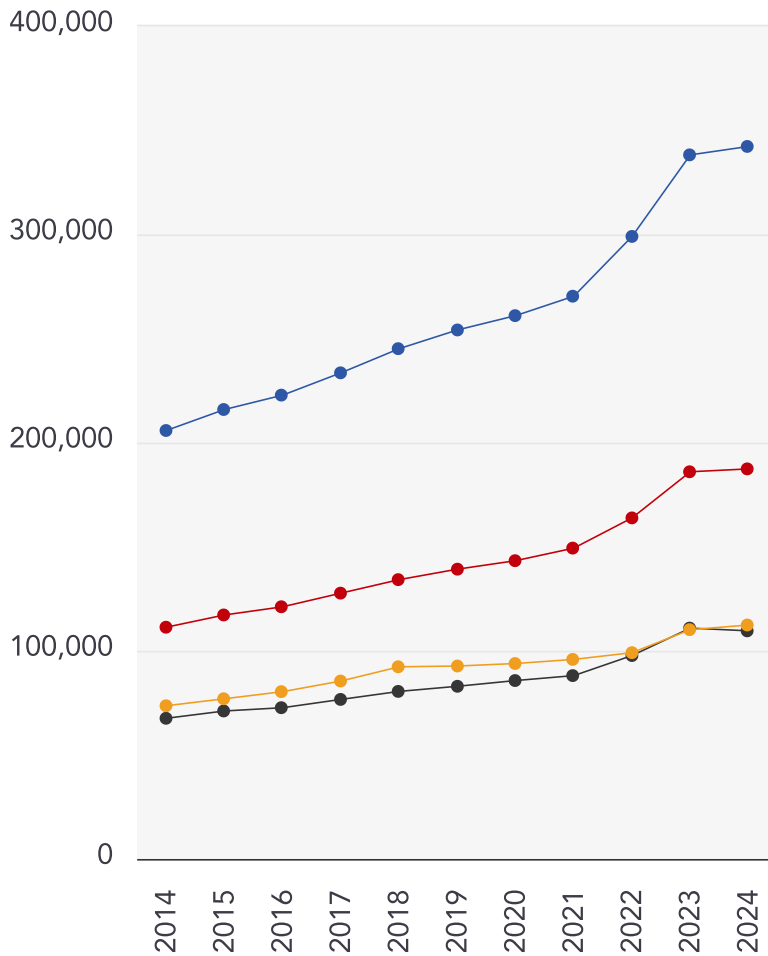
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.31 miles
2	Fleetwood for Ireland Ferry Terminal	18.39 miles

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

+68.31%

Flat

+52.7%

Terraced

+62.15%



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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