

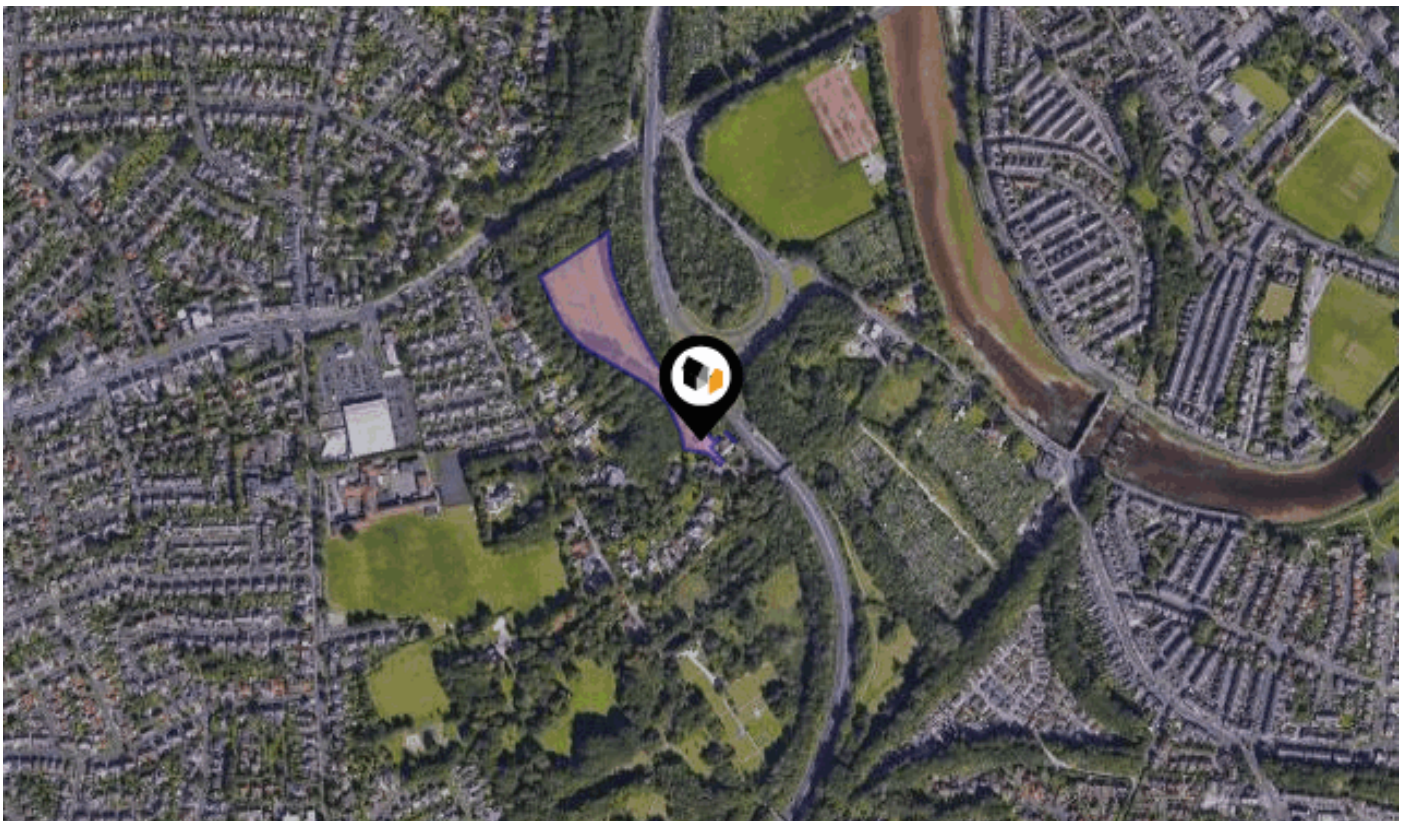


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 02nd May 2024



VALLEY ROAD, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

A unique opportunity to own a large, detached property on one of the most desirable streets in Penwortham. Lower Valley Lodge provides ample living space that can be tailored to your personal requirements, offering a peaceful escape from the rush of daily life.

As you step through the entrance, you'll be greeted by a stunning double staircase which takes centre stage, featuring a wine and cloaks cupboard.

The heart of the home is the living room that seems to stretch for days, boasting a gas fireplace that invites cosy gatherings and a picture-perfect bay window that floods the space with natural light. Patio doors that open onto the garden, just begging for lazy afternoons or lively get-togethers.

The sun-filled family dining/sunroom is a captivating space designed to embrace the beauty of the outdoors from within the comfort of your home. This expansive room is enveloped by large windows at one end, providing panoramic views of the garden that surrounds the property. In the cooler months, the wood-burning stove becomes the focal point of the room, casting a warm and cosy glow that adds to the inviting atmosphere. The generous space can accommodate a large dining table, allowing plenty of room for guests and family to gather.

The kitchen is a refined blend of elegance and practicality, with carefully selected materials and appliances that enhance both its functionality and aesthetic appeal. At the heart of the kitchen is a gas range cooker, designed for those who love to cook. Complemented by an adjoining utility room.

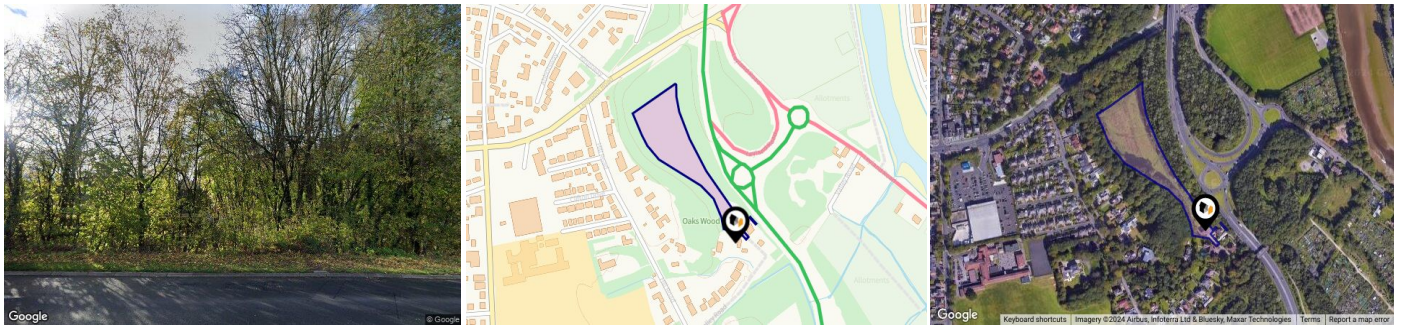
There's a handy downstairs cloakroom, great for busy family life, and the cosiest of snugs, too. Movie night, anyone?

An extra ground-floor room with an ensuite bathroom can serve as a bedroom or accommodation for a dependent relative.

Upstairs, there are five double bedrooms, three with ensuite bathrooms, and a large family bathroom. The principal bedroom is especially spacious, with a dressing area, ensuite, and a balcony offering stunning views of the garden and paddock.

Outside, the property boasts a large driveway and a double garage. The rear garden has an open view of the attached paddock, which is approximately 3.5 acres. The entire property encompasses roughly 4.15 acres.

This isn't just a house; it's a welcoming, well-maintained home ready for you to make your own.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,755 ft ² / 256 m ²		
Plot Area:	4.15 acres		
Year Built :	1996-2002		
Council Tax :	Band G		
Annual Estimate:	£3,737		
Title Number:	LA828410		
UPRN:	100012413831		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

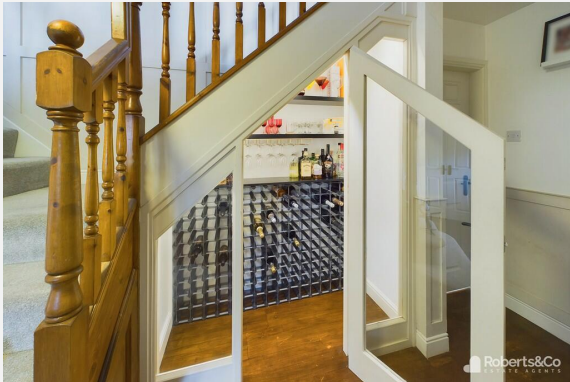
17 mb/s	51 mb/s	- mb/s

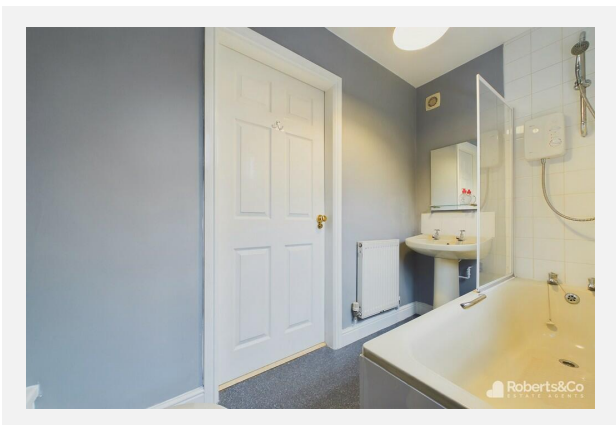
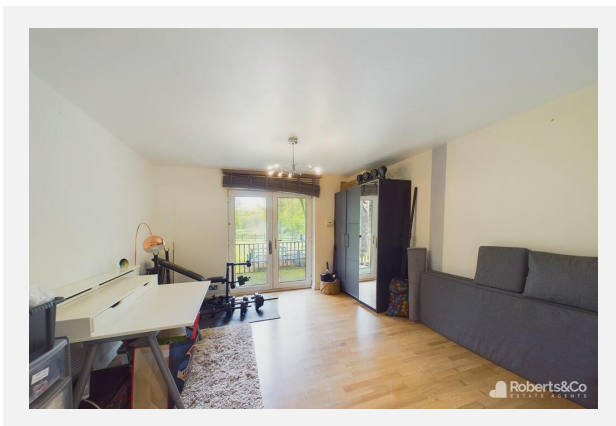
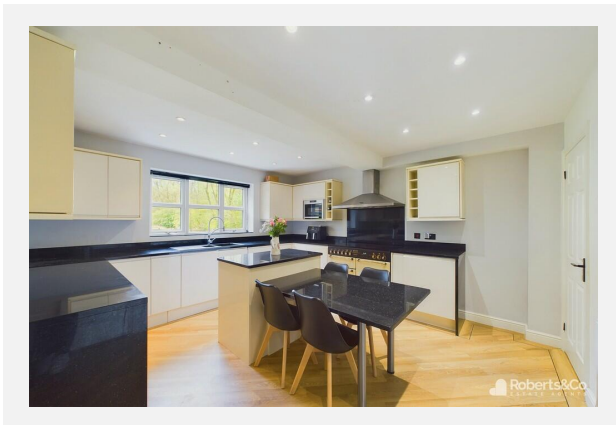
Mobile Coverage: (based on calls indoors)

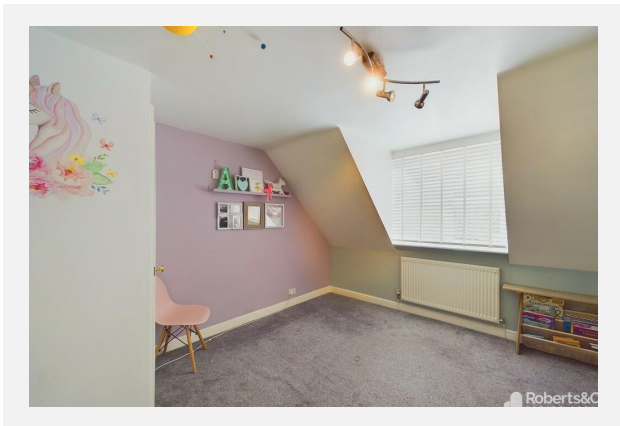
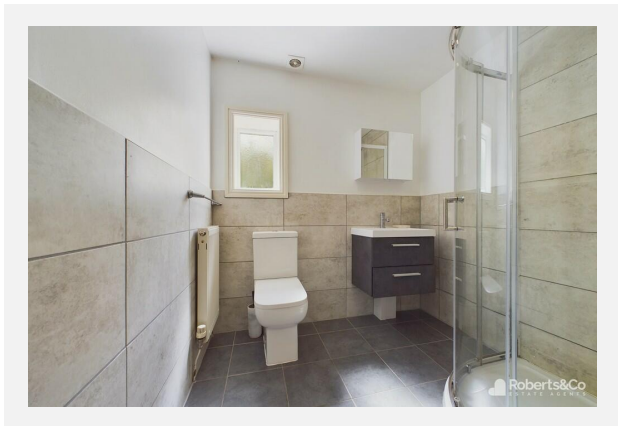
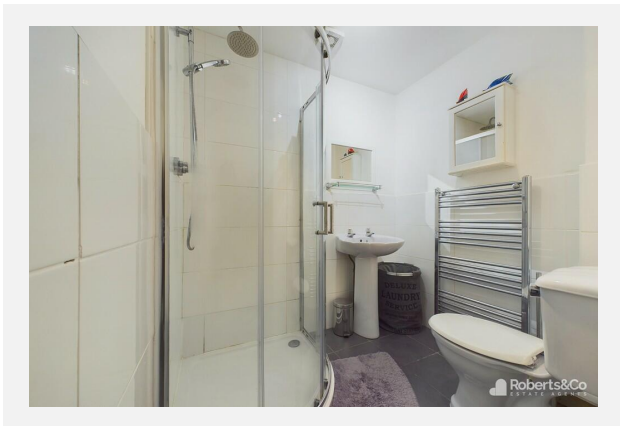
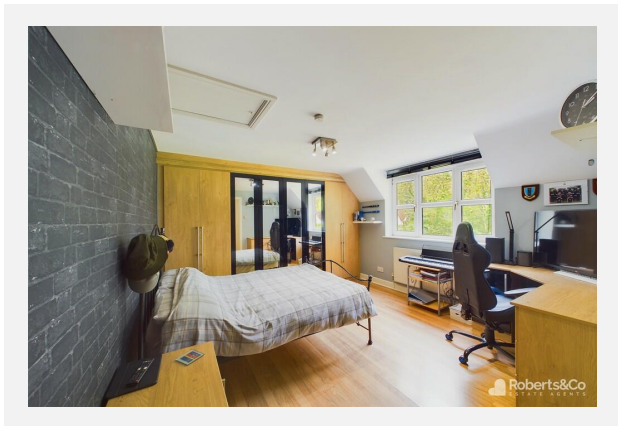
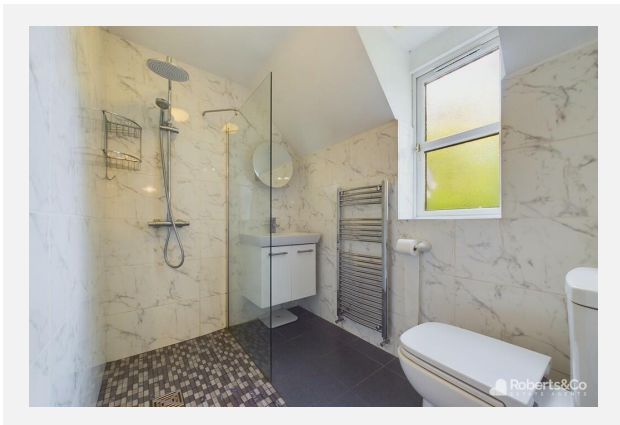
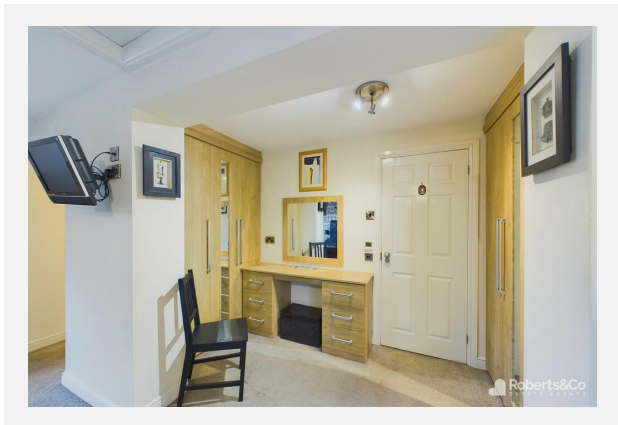


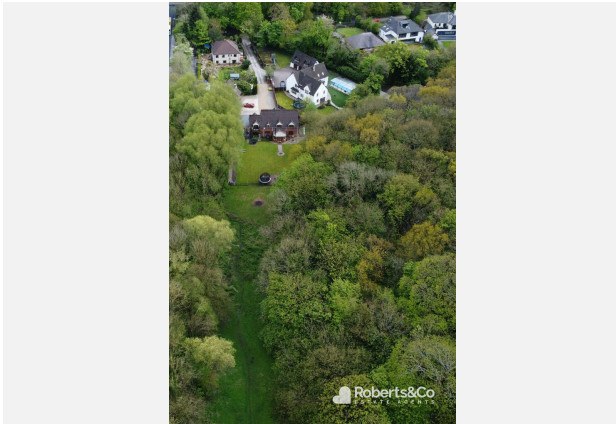
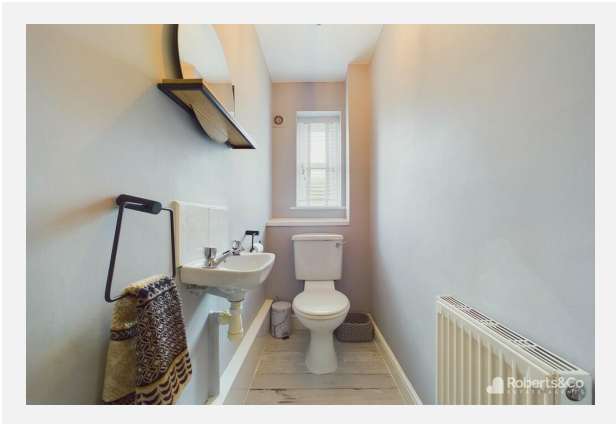
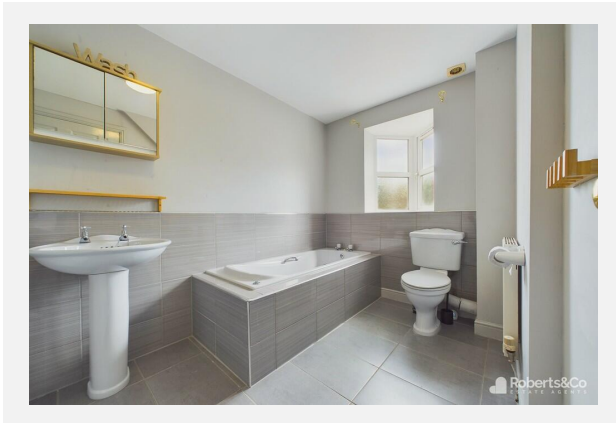
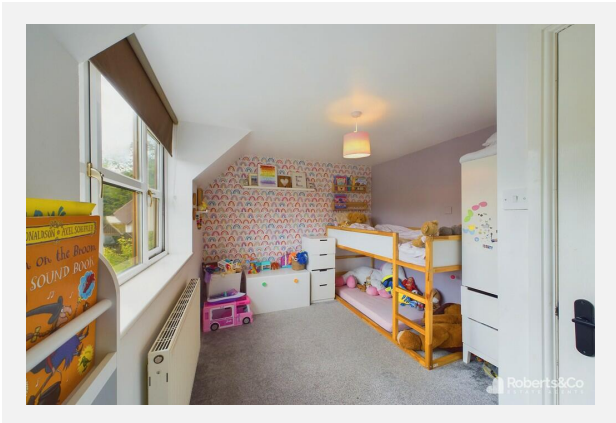
Satellite/Fibre TV Availability:











VALLEY ROAD, PENWORTHAM, PRESTON, PR1



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Energy rating

C

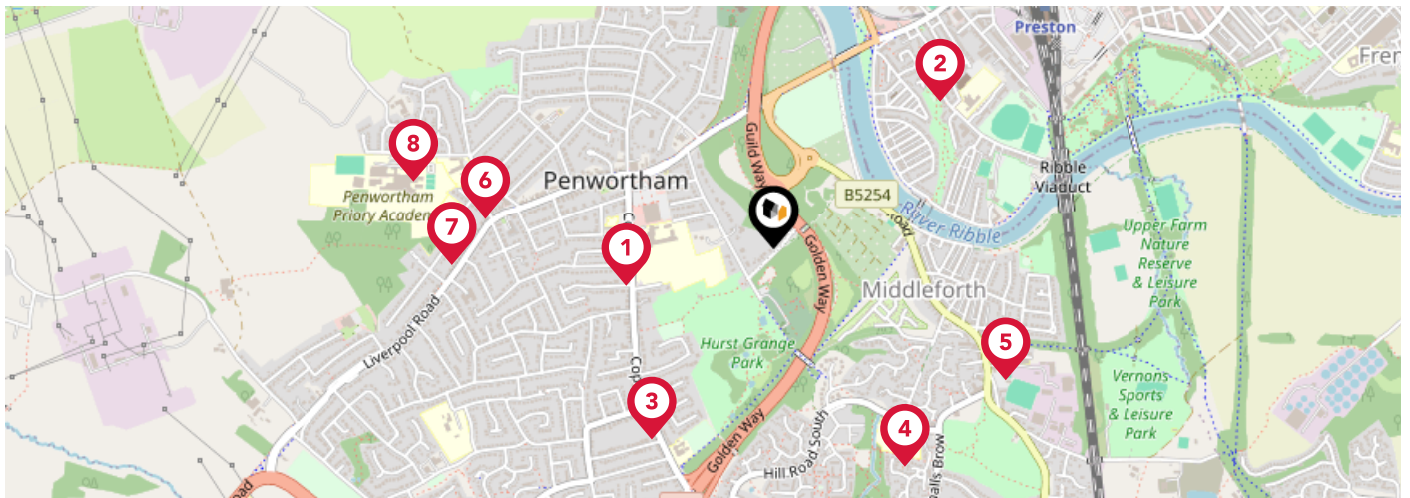
Valid until 11.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

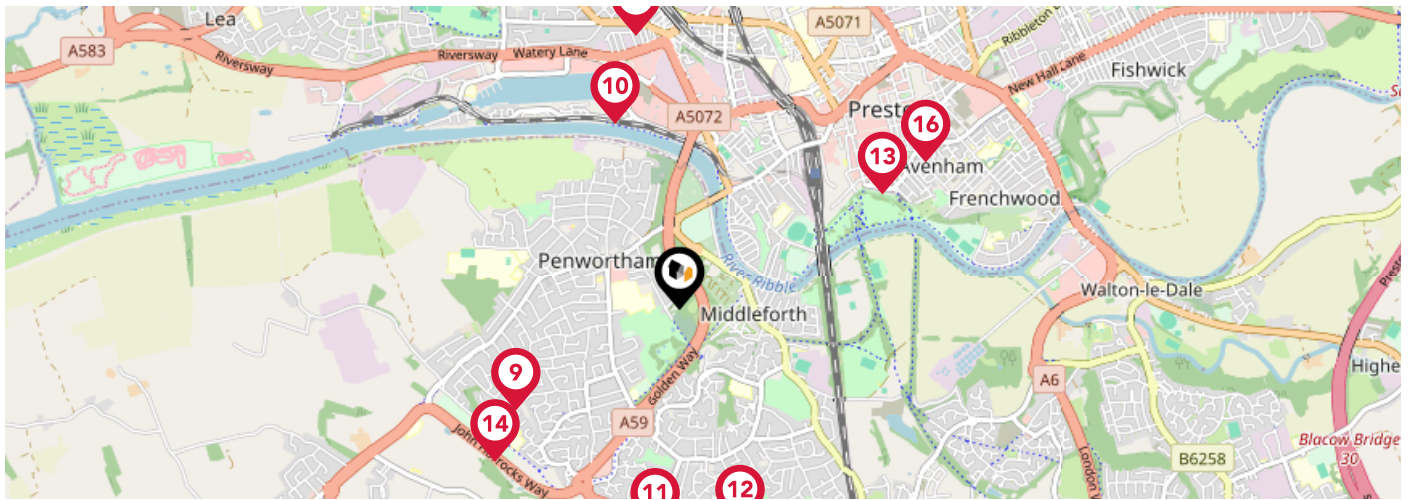
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	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 83% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	Room heaters, anthracite
Total Floor Area:	256 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:0.49	<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:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Penwortham Priory Academy Ofsted Rating: Good Pupils: 747 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

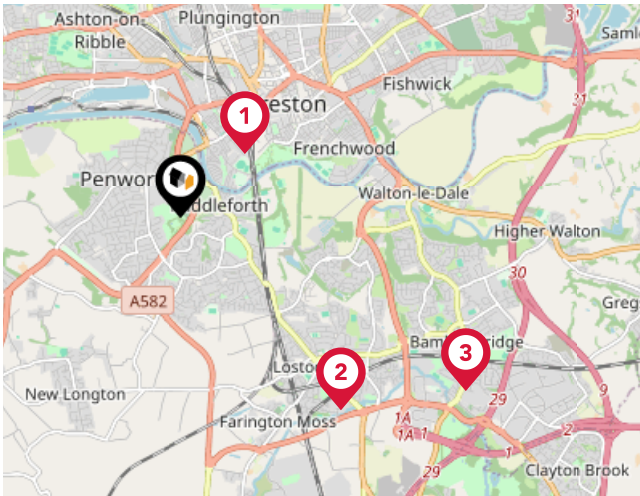
Area Schools



		Nursery	Primary	Secondary	College	Private
	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:0.84	<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:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:0.97	<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:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 67 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 173 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoneygate Nursery School Ofsted Rating: Good Pupils: 91 Distance:1.26	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

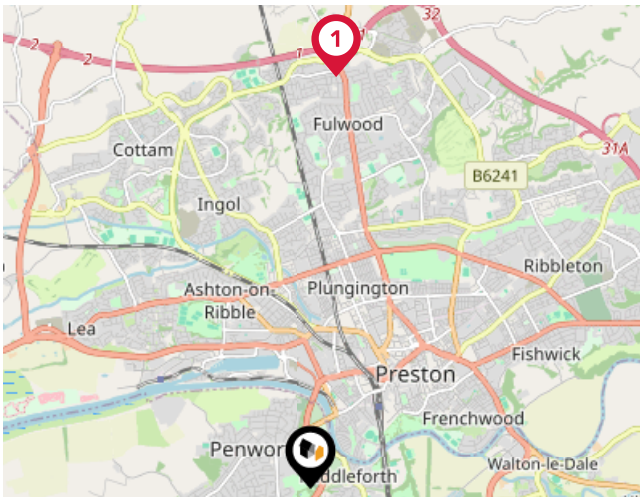
Area

Transport (National)



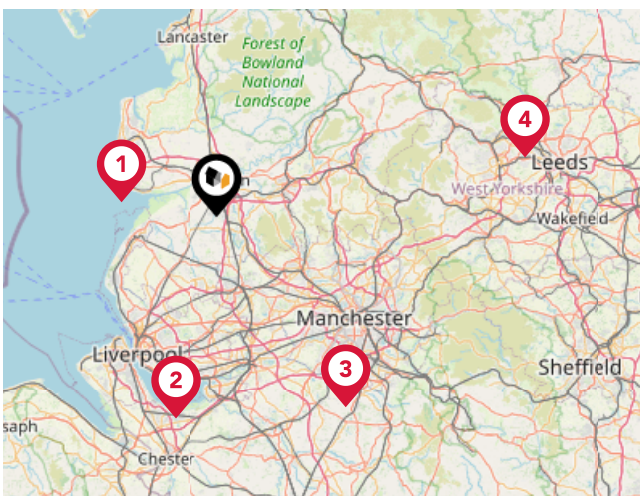
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.8 miles
2	Lostock Hall Rail Station	2.19 miles
3	Bamber Bridge Rail Station	2.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.62 miles
2	M65 J1A	2.94 miles
3	M65 J1	3.28 miles
4	M6 J28	4.14 miles
5	M6 J29	3.36 miles

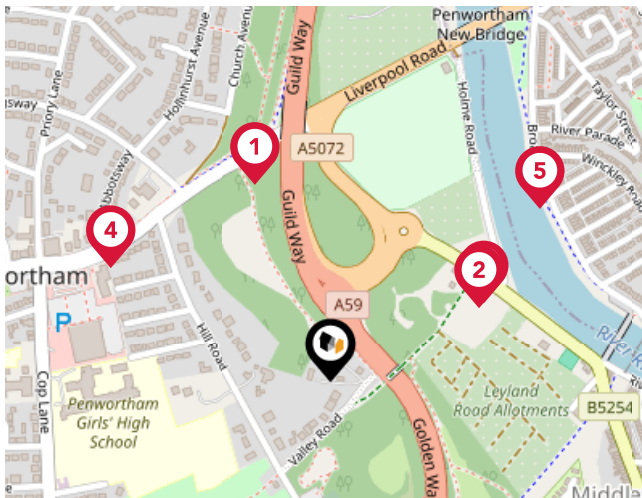


Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	13.24 miles
2	Liverpool John Lennon Airport	28.94 miles
3	Manchester Airport	32.54 miles
4	Leeds Bradford International Airport	44.15 miles

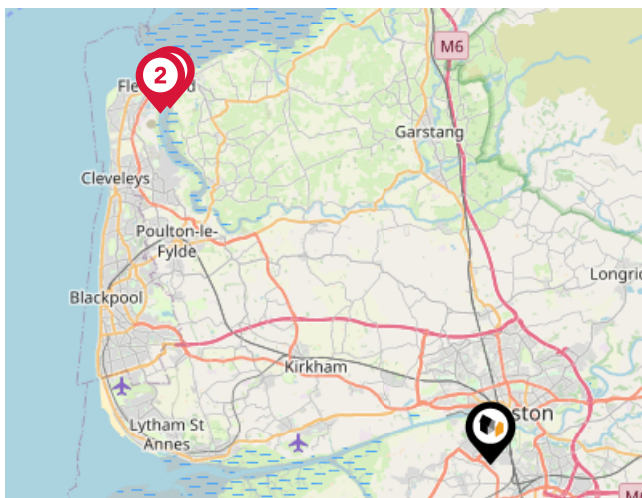
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Flyover	0.23 miles
2	Valley Road	0.18 miles
3	Valley Road	0.19 miles
4	Library	0.27 miles
5	Ardee Road	0.3 miles



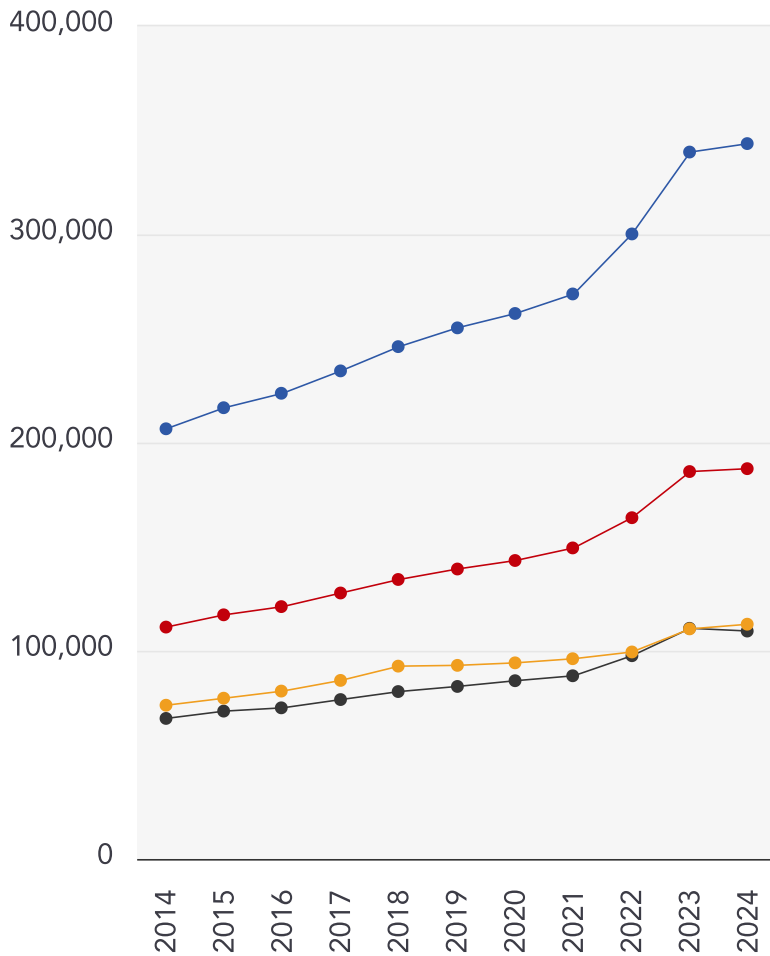
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.76 miles
2	Fleetwood for Ireland Ferry Terminal	16.84 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.



/RobertsCoEstates



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/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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