

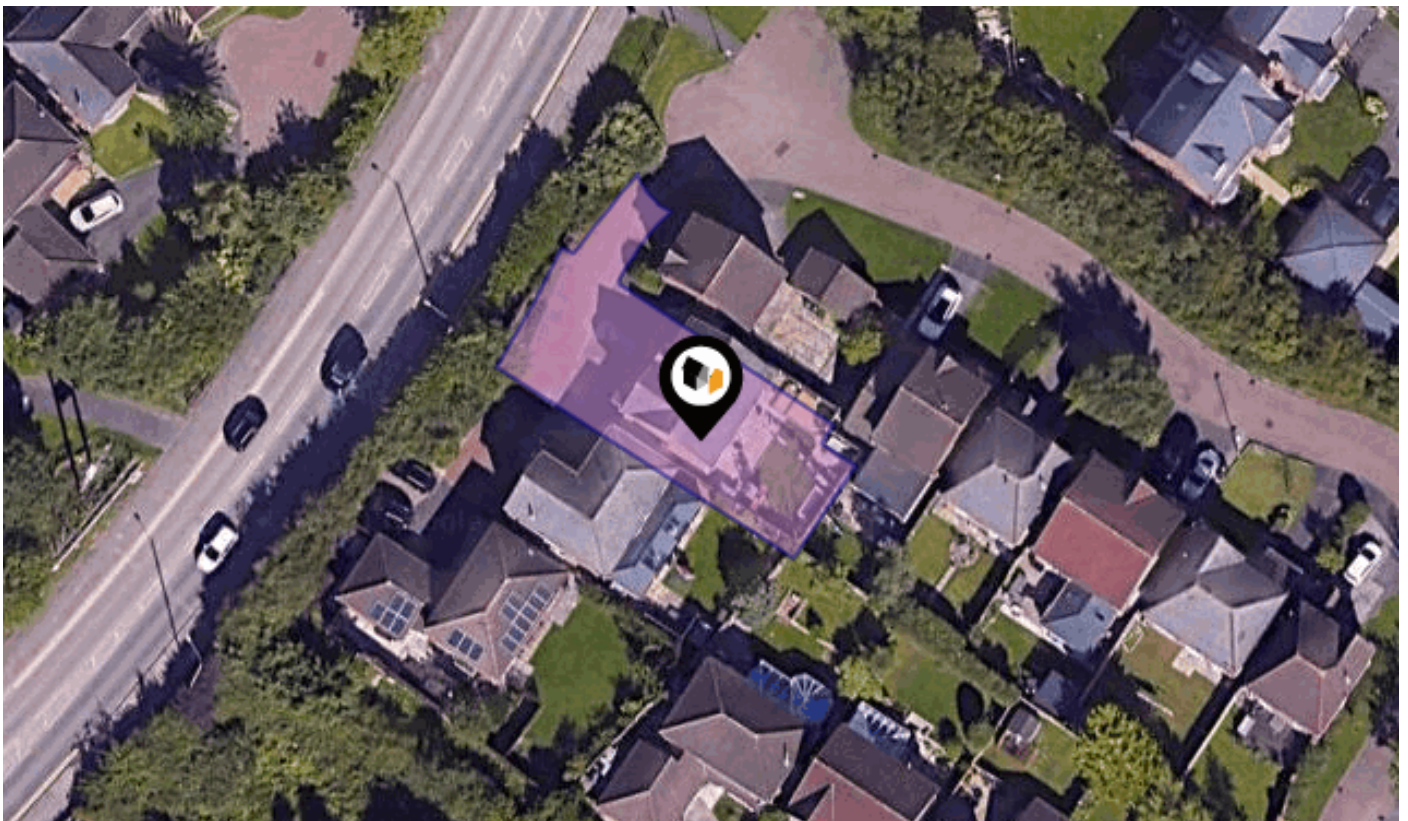


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 02nd May 2024



TUDOR ROAD, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

Situated on Tudor Road in the highly desirable Penwortham area, this 4-bedroom detached house offers a harmonious blend of privacy and convenience. Its strategic location provides easy access to Preston city centre as well as various countryside getaways, ensuring you can enjoy both urban and rural lifestyles.

The property has a driveway that can comfortably accommodate three cars, making it ideal for visitors or a growing family's needs. Additionally, there's a single garage that can be used for storage.

The interior of this well-maintained property features a spacious living room with a large bay window, inviting an abundance of natural light into the space.

The versatile second reception room, located at the back, has doors leading out to the patio, making it easy to transition between indoor and outdoor areas while also allowing more natural light to fill the room.

The modern fitted dining kitchen serves as the heart of the home, with ample space for family gatherings and meals. It combines a fully-equipped kitchen with a designated dining area, complete with a breakfast bar-ideal for casual dining and socializing. An adjacent utility room adds extra convenience and functionality.

Upstairs, you'll find the bedrooms designed for comfort and relaxation. The primary bedroom at the front includes an ensuite bathroom and fitted wardrobes, adding to the room's refined aesthetics. Bedrooms 2 and 3 are doubles, with bedroom 2 offering fitted wardrobes, and bedroom 4 is a generous size, useful for a single room or office.

The newly fitted family bathroom is designed to cater to the entire household, offering a well-appointed and comfortable space, with shower over bath.

Outside, the rear garden provides a serene retreat with a stone patio and raised composite decking, perfect for outdoor dining. A lawn area offers additional space for recreation and leisure activities.



Property

Type:	Detached	Last Sold	£187
Bedrooms:	4	£/ft²:	
Plot Area:	0.08 acres	Tenure:	Leasehold
Year Built :	2005	Start Date:	29/06/2005
Council Tax :	Band D	End Date:	31/12/2254
Annual Estimate:	£2,242	Lease Term:	From 30 June 2005 until 31 December 2254
Title Number:	LAN16091	Term	230 years
UPRN:	10033055018	Remaining:	

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

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

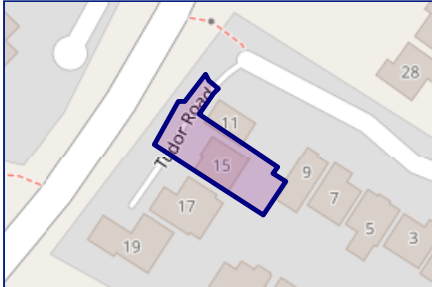
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Freehold Title Plan



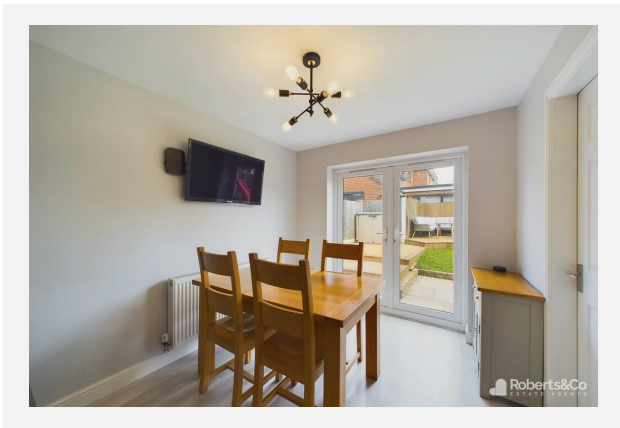
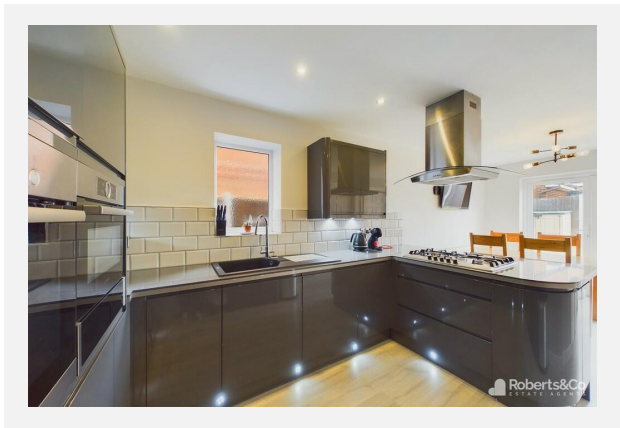
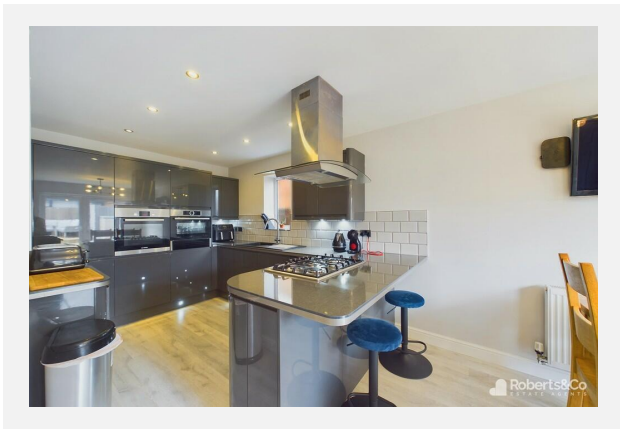
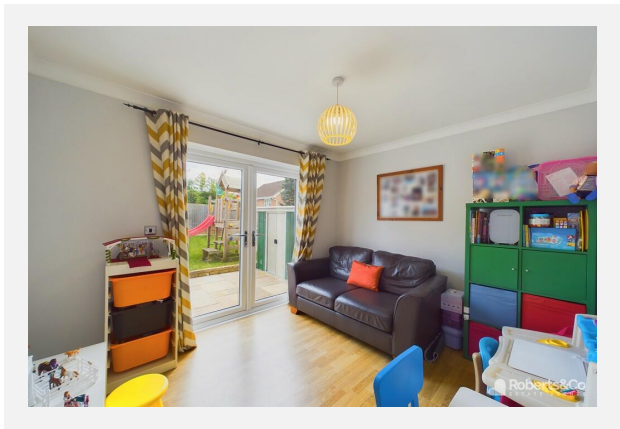
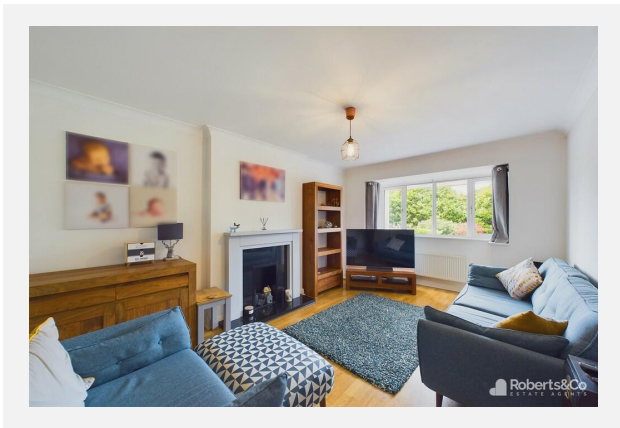
LAN27822

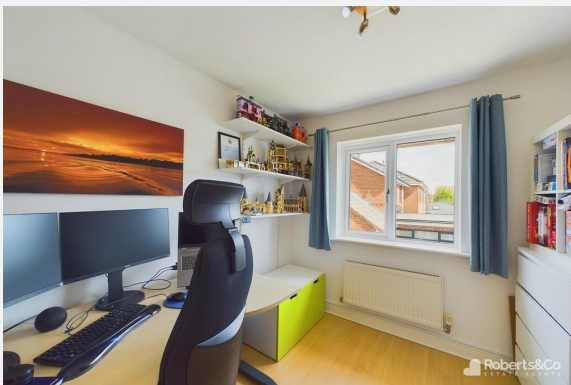
Leasehold Title Plan



LAN16091

Start Date: 29/06/2005
End Date: 31/12/2254
Lease Term: From 30 June 2005 until 31 December 2254
Term Remaining: 230 years



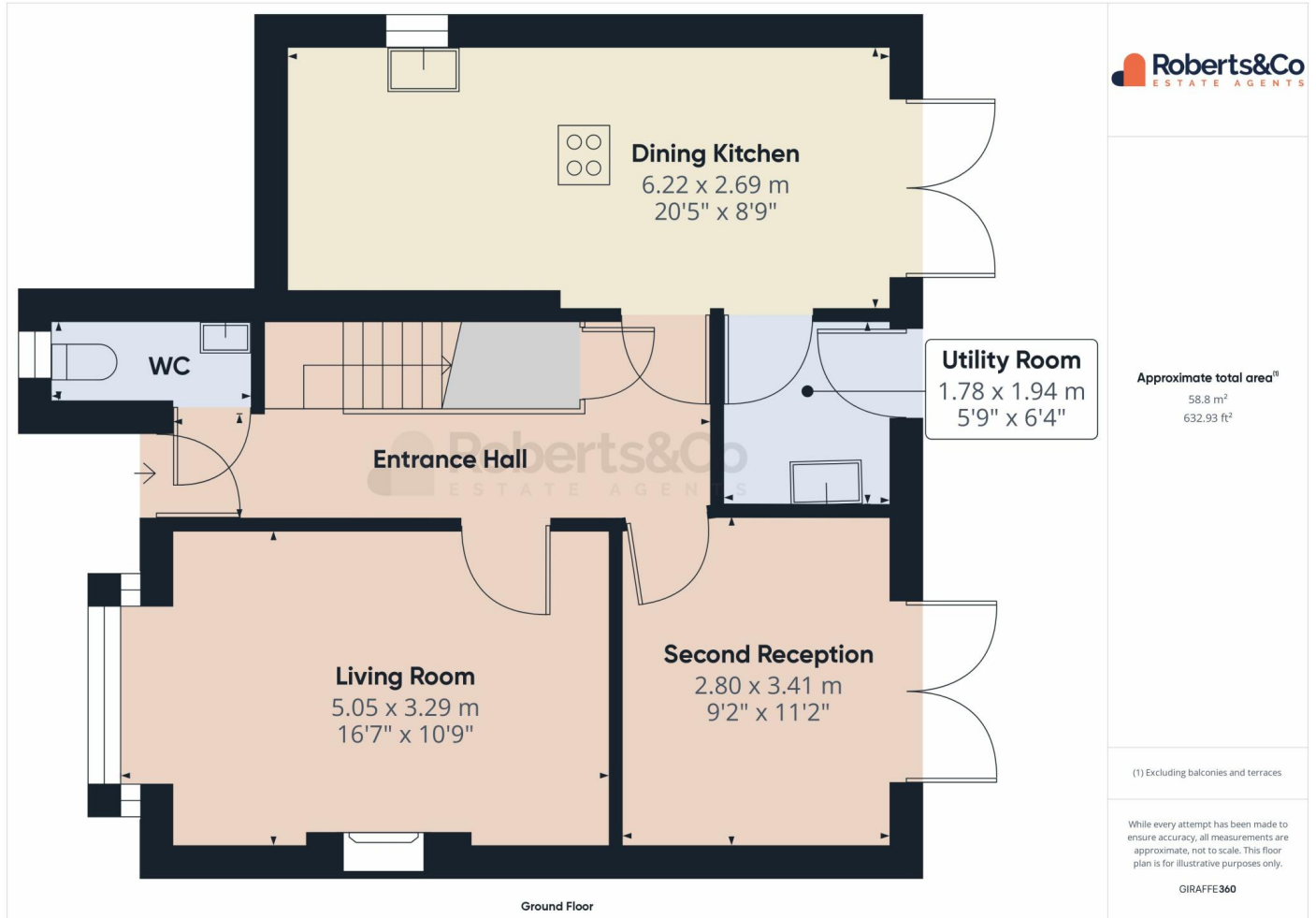




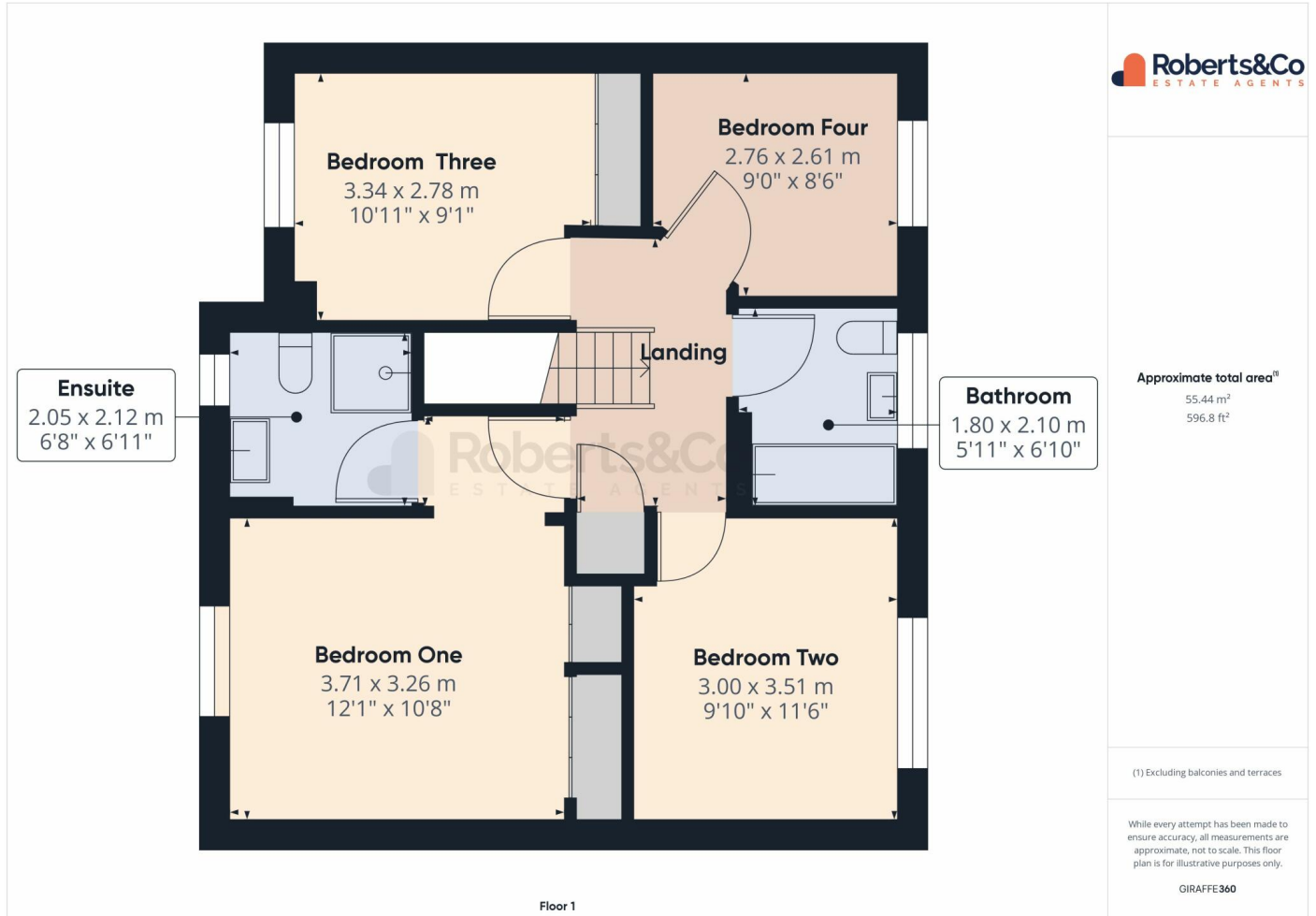
TUDOR ROAD, PENWORTHAM, PRESTON, PR1

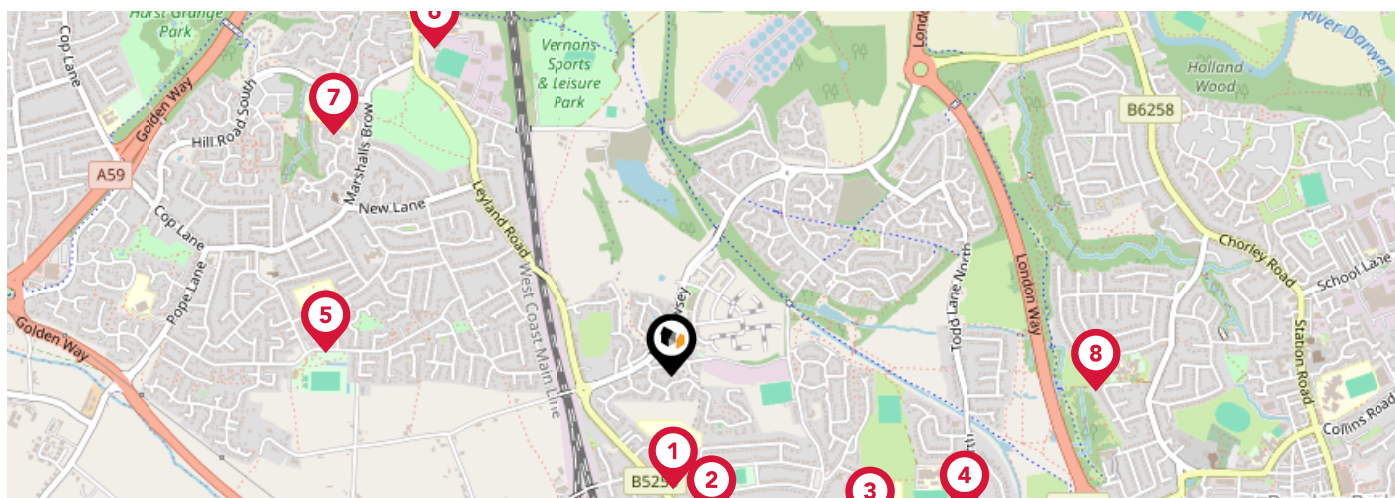


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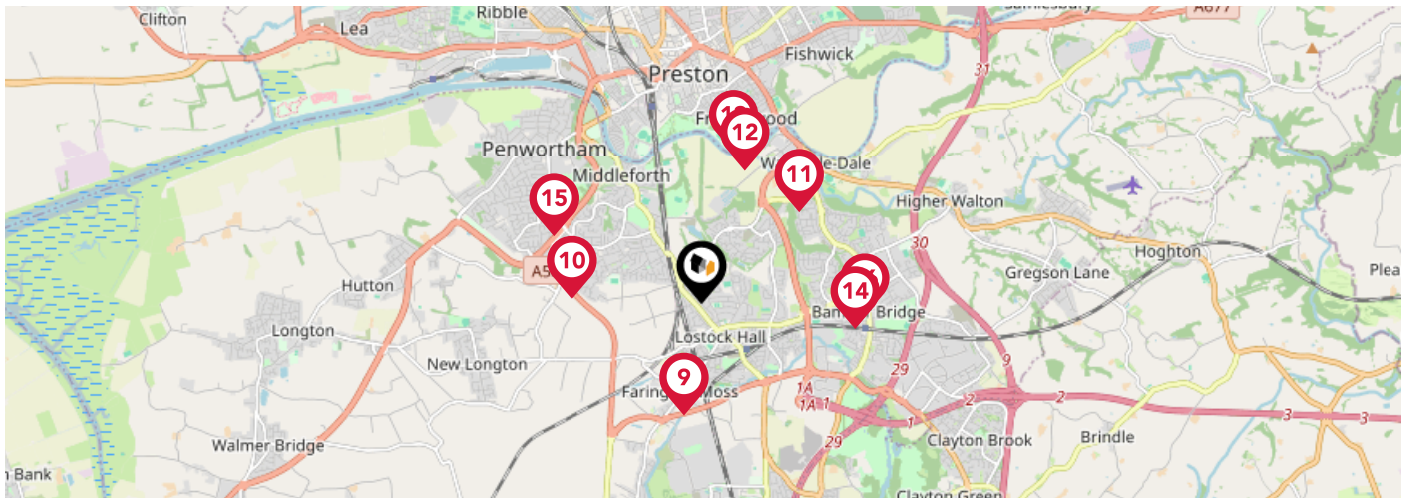


TUDOR ROAD, PENWORTHAM, PRESTON, PR1





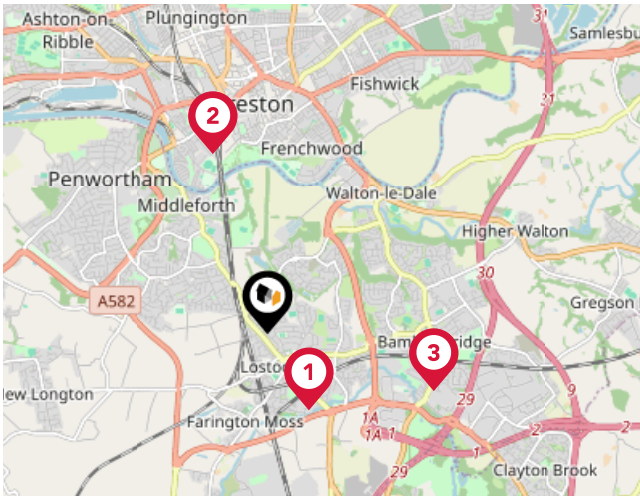
		Nursery	Primary	Secondary	College	Private
1	Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:0.32	<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:0.55	<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:0.71	<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:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.89	<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:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
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	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:1.13	<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:1.18	<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:1.23	<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:1.34	<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:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 732 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

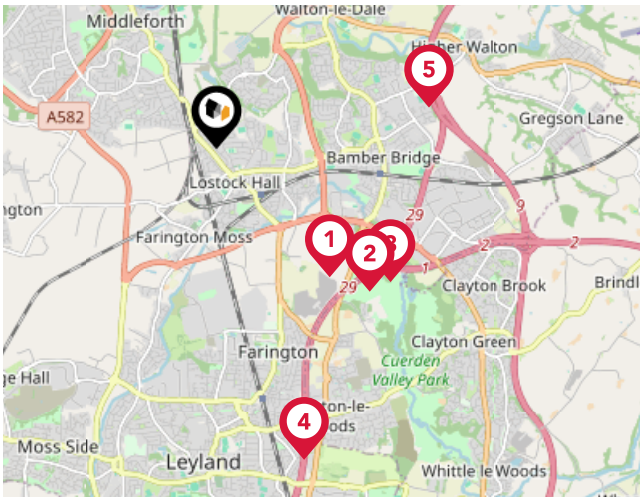
Area

Transport (National)



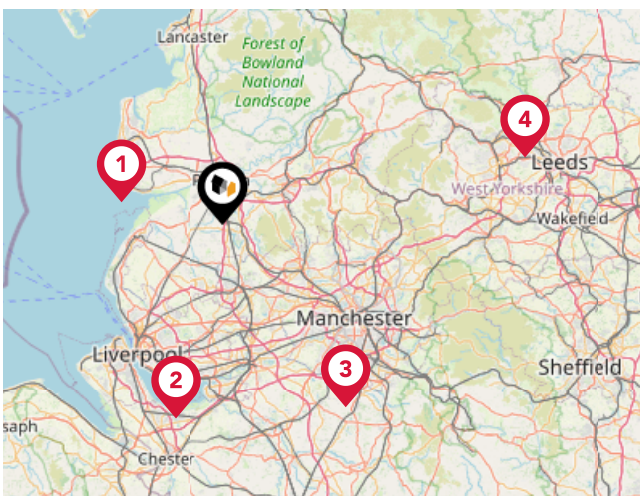
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.77 miles
2	Preston Rail Station	1.65 miles
3	Bamber Bridge Rail Station	1.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.5 miles
2	M65 J1	1.84 miles
3	M6 J29	1.92 miles
4	M6 J28	2.83 miles
5	M6 J30	1.91 miles

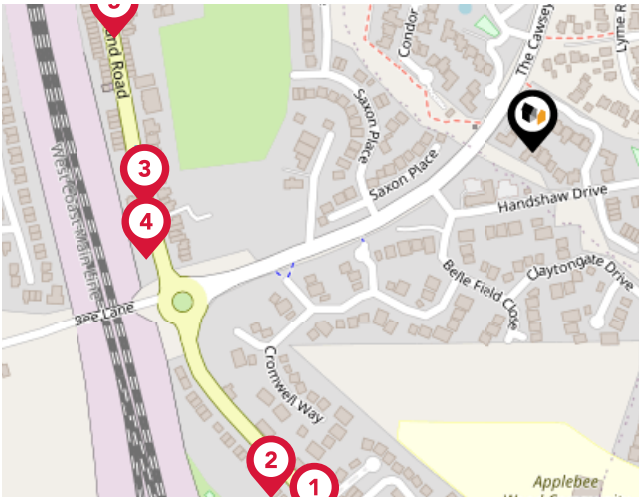


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.44 miles
2	Liverpool John Lennon Airport	28.17 miles
3	Manchester Airport	31.13 miles
4	Leeds Bradford International Airport	43.35 miles

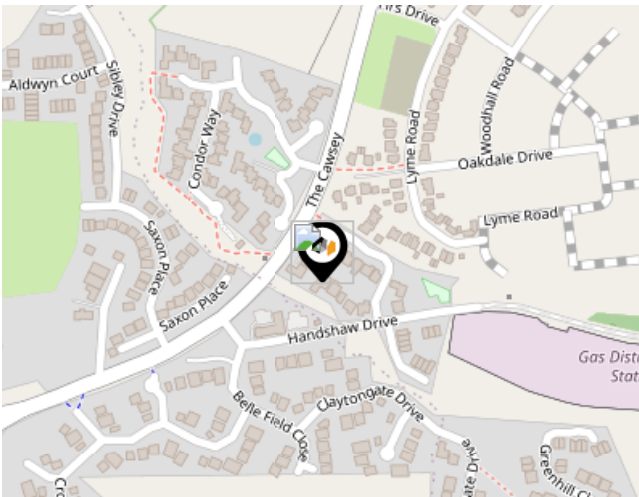
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Round Acre	0.24 miles
2	Flag Lane	0.24 miles
3	Bee Lane	0.21 miles
4	Bee Lane	0.22 miles
5	Sumpter Horse	0.24 miles



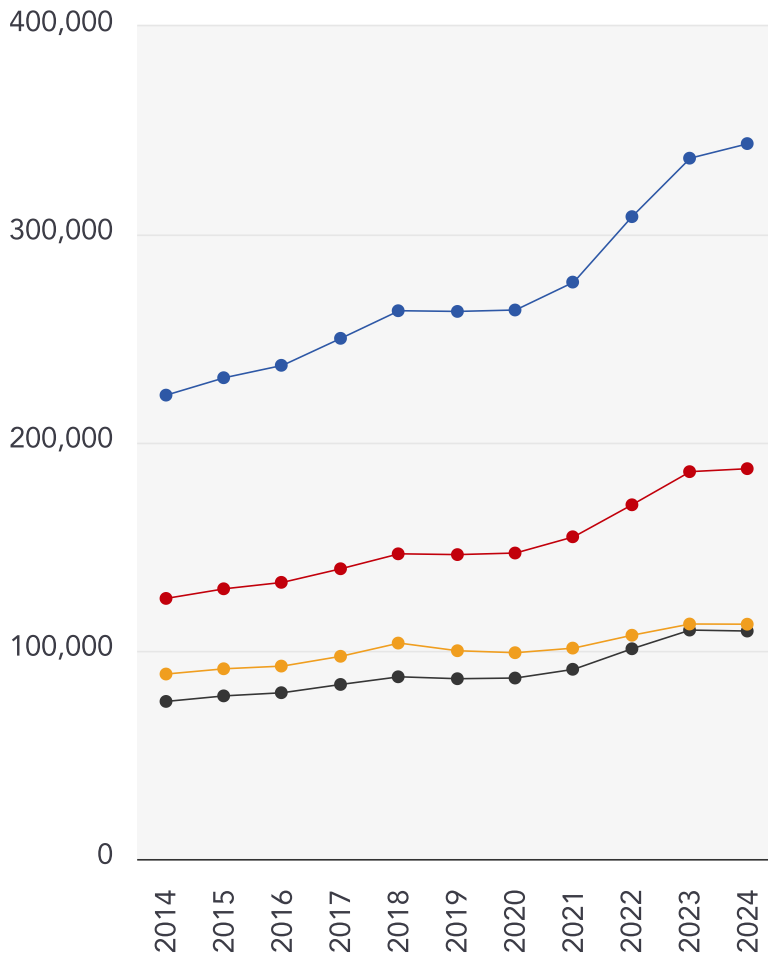
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.2 miles
2	Fleetwood for Ireland Ferry Terminal	18.28 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.



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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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