

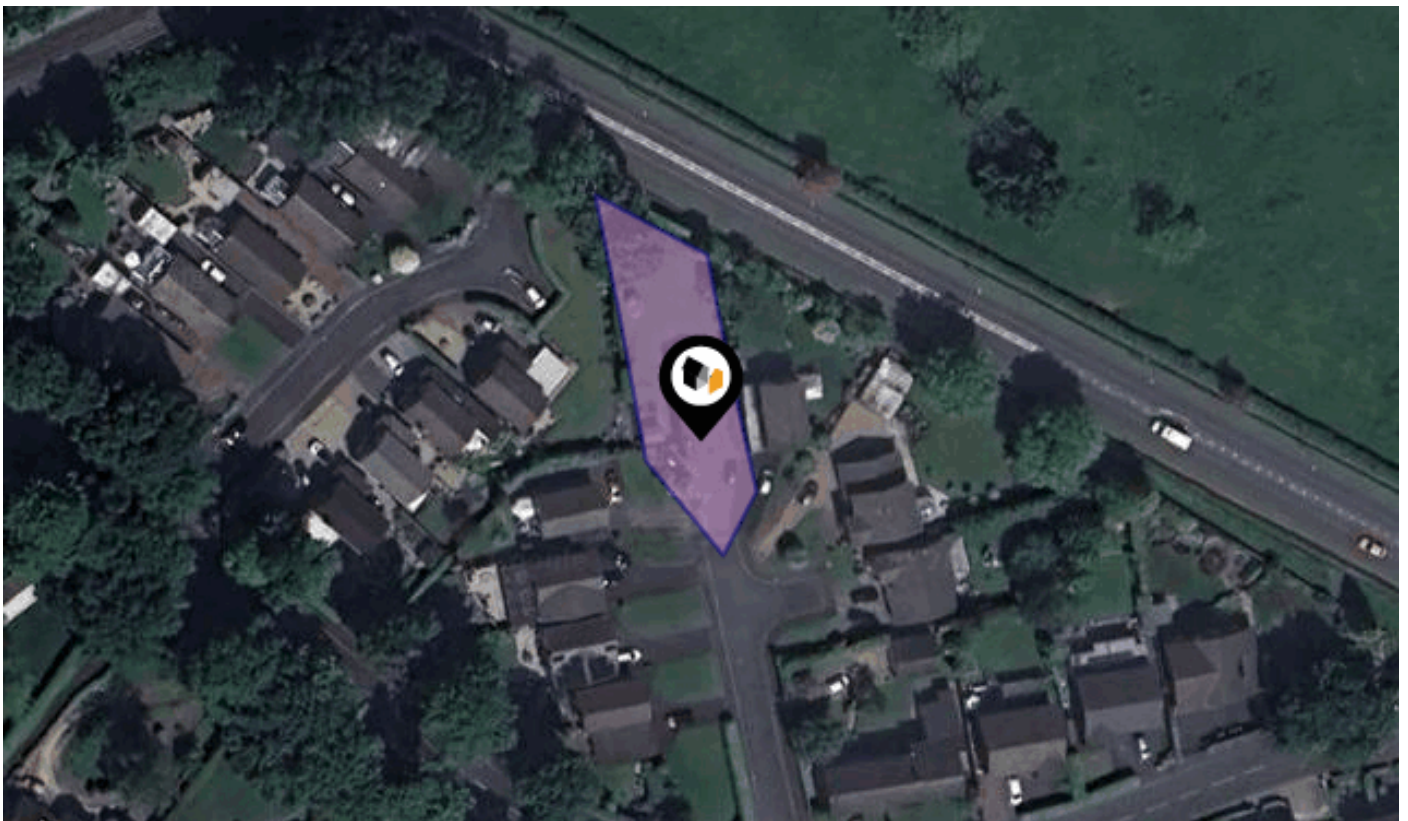


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st May 2024



FOWLER CLOSE, HOGHTON, PRESTON, PR5

Roberts & Co

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Property Overview

Discover the epitome of comfort and convenience in this exceptional 5-bedroom detached house, set on a generous plot within the highly desirable cul-de-sac of Fowler Close, located off Station Road in Hoghton, part of the Borough of Chorley, Lancashire. This property is the perfect blend of spacious living areas and a beautifully landscaped private garden, catering to families in search of a peaceful yet accessible setting.

The property boasts three distinct reception rooms, providing ample space for hosting family gatherings, entertaining guests, or simply relaxing at home. The primary living room is bright and welcoming, with large windows that let in plenty of natural light. In addition to the main living room, there's a separate dining room for formal meals, and a cosy sitting room that overlooks the garden.

The open-plan kitchen/dining room is designed for both functionality and style. It features modern appliances, generous counter space, and a dining area that's perfect for family meals. French doors open out to the garden, seamlessly connecting indoor and outdoor spaces.

For added convenience, there's a utility room that offers extra storage and laundry facilities, helping to keep the rest of the house tidy. There's also a convenient downstairs WC for guests.

The house offers five spacious bedrooms, each providing plenty of space for relaxation and personal privacy. Bedrooms one, two, and three come equipped with fitted bedroom furniture, offering built-in storage and a polished look. The primary bedroom has an ensuite bathroom. Additionally, there's a well-equipped family bathroom to accommodate the other bedrooms.

Outside, the expansive private garden is a paradise for those who love the outdoors. With a neatly manicured lawn, mature trees, and a patio area, it's ideal for barbecues, outdoor play, or a quiet afternoon with a book.

The property has a spacious driveway that can accommodate several vehicles, along with a garage for secure parking and extra storage.

Located in a quiet cul-de-sac, this home offers a serene environment with minimal traffic, making it perfect for families with children. The location also boasts excellent transport links, providing easy access to major roads and public transportation, which makes commuting and exploring Lancashire's attractions convenient and stress-free.

Overall, this house is an excellent choice for families looking for a roomy and comfortable residence in a setting that combines tranquillity with convenience.



Property

Type:	Detached	Last Sold £/ft²:	£207
Bedrooms:	5	Tenure:	Freehold
Floor Area:	1,862 ft ² / 173 m ²		
Plot Area:	0.19 acres		
Council Tax :	Band E		
Annual Estimate:	£2,730		
Title Number:	LAN42370		
UPRN:	100010392756		

Local Area

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

Satellite/Fibre TV Availability:



Planning History

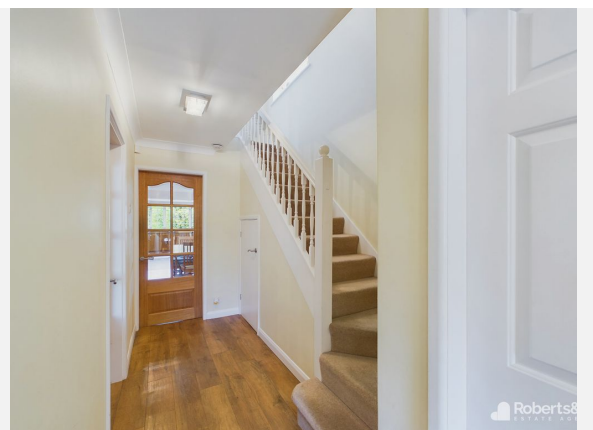
This Address

Planning records for: *16, Fowler Close, Hoghton, Preston, PR5 0DS*

Reference - Chorley/06/01363/FUL	
Decision:	Decided
Date:	13th December 2006
Description:	Single storey side extension and pitched roof over existing attached garage.







FOWLER CLOSE, HOGHTON, PRESTON, PR5



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 183.28 m²
 1972.82 ft²

Reduced headroom
 0.82 m²
 8.83 ft²

(1) Excluding balconies and terrace

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

FOWLER CLOSE, HOGHTON, PRESTON, PR5



Approximate total area⁽¹⁾
 104.13 m²
 1120.8 ft²

Reduced headroom
 0.82 m²
 8.83 ft²

(1) Excluding balconies and terrace

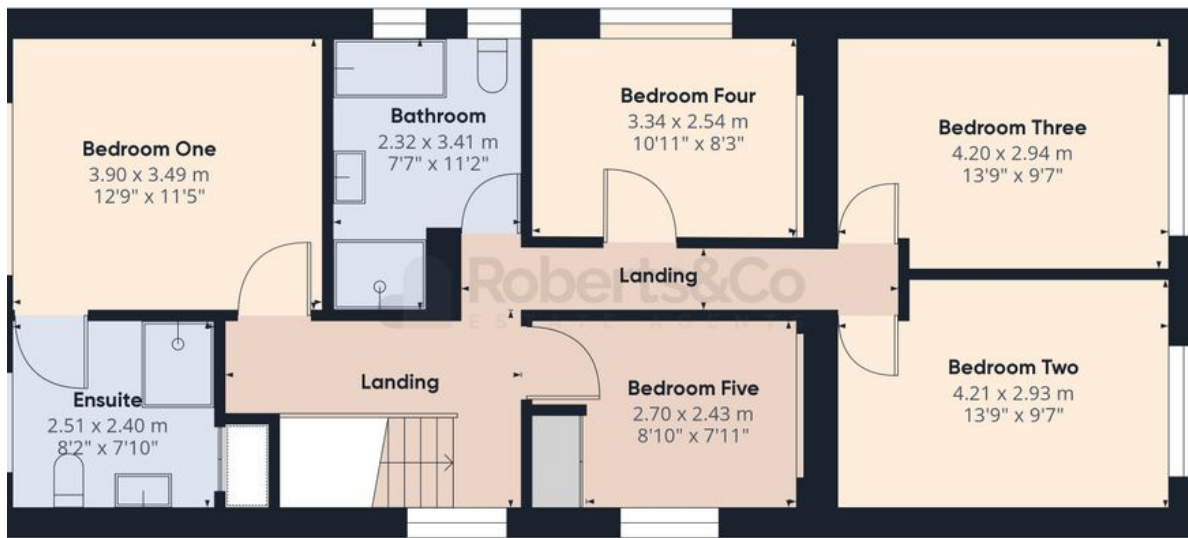
Reduced headroom (below 1.5m/4.92ft)

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

Ground Floor

FOWLER CLOSE, HOGHTON, PRESTON, PR5



Approximate total area⁽¹⁾
79.16 m²
852.02 ft²

(1) Excluding balconies and terrace

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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Floor 1

Energy rating

D

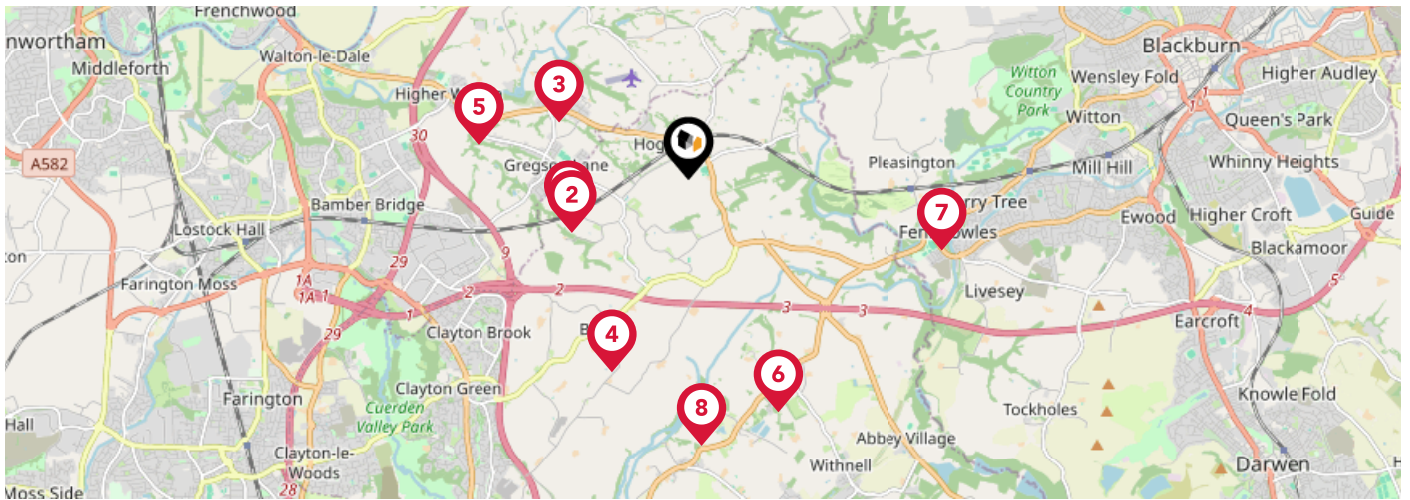
Valid until 26.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

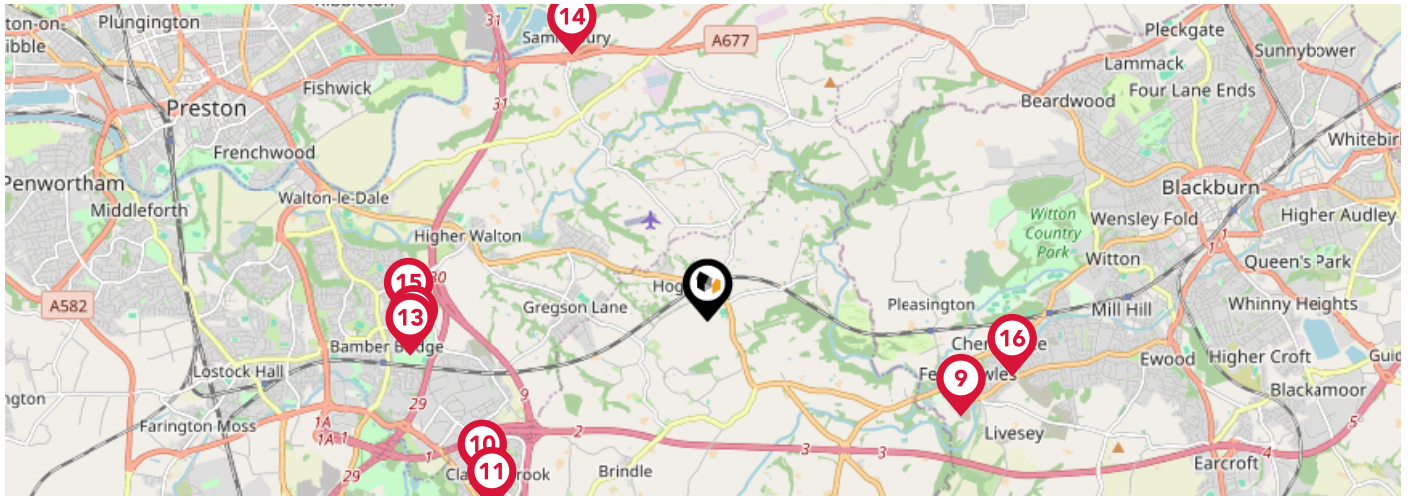
Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Average
Roof:	Pitched 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 84% of fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	173 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
	Brindle Gregson Lane Primary School Ofsted Rating: Requires Improvement Pupils: 194 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Brindle Ofsted Rating: Good Pupils: 101 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coupe Green Primary School Ofsted Rating: Good Pupils: 143 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brindle St James' Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 68 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Higher Walton Church of England Primary School Ofsted Rating: Good Pupils: 117 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow View Learning Centre Ofsted Rating: Good Pupils: 9 Distance:2.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's Roman Catholic Primary School, Feniscowles, Blackburn Ofsted Rating: Good Pupils: 212 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Withnell Fold Primary School Ofsted Rating: Good Pupils: 75 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

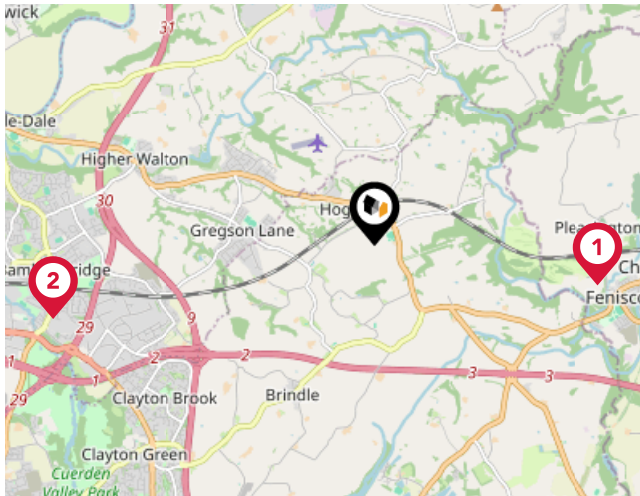
Area Schools



	Nursery	Primary	Secondary	College	Private
Feniscowles Primary School Ofsted Rating: Good Pupils: 409 Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Progress School Ofsted Rating: Outstanding Pupils: 12 Distance:2.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clayton Brook Primary School Ofsted Rating: Good Pupils: 175 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Coppice School Ofsted Rating: Good Pupils: 64 Distance:2.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Good Pupils: 131 Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Samlesbury Church of England School Ofsted Rating: Good Pupils: 70 Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walton-Le-Dale High School Ofsted Rating: Requires Improvement Pupils: 775 Distance:2.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Livesey Saint Francis' Church of England School Ofsted Rating: Requires Improvement Pupils: 197 Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

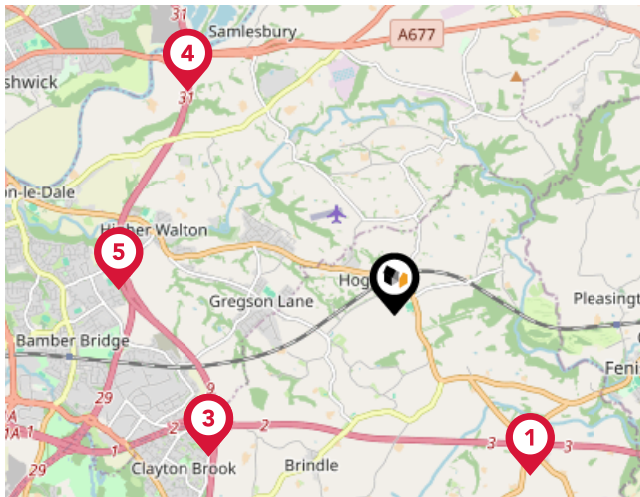
Area

Transport (National)



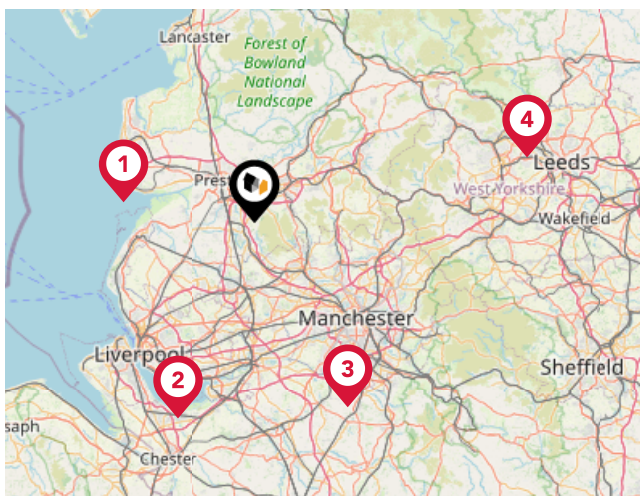
National Rail Stations

Pin	Name	Distance
1	Pleasington Rail Station	1.98 miles
2	Bamber Bridge Rail Station	2.9 miles
3	Cherry Tree Rail Station	3.01 miles



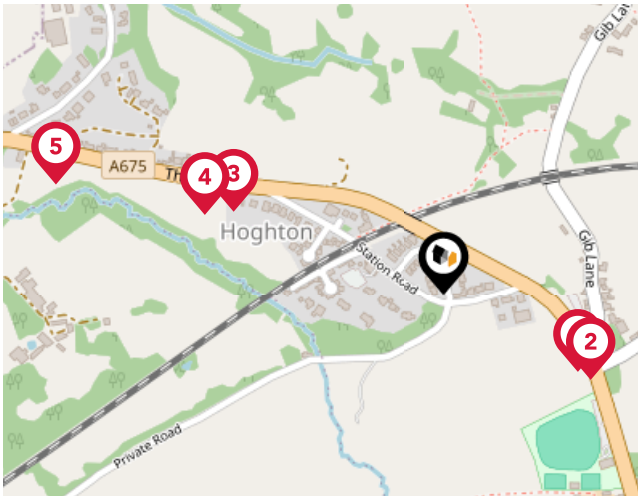
Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J3	1.85 miles
2	M65 J2	2.04 miles
3	M61 J9	2.05 miles
4	M6 J31	2.66 miles
5	M6 J30	2.42 miles



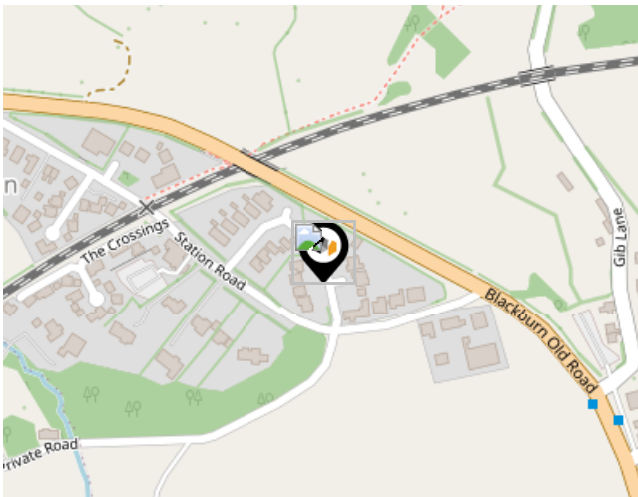
Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	18.63 miles
2	Liverpool John Lennon Airport	29.61 miles
3	Manchester Airport	29.07 miles
4	Leeds Bradford International Airport	39.15 miles



Bus Stops/Stations

Pin	Name	Distance
1	Boars Head	0.17 miles
2	Boars Head	0.19 miles
3	Station Road	0.25 miles
4	Station Road	0.28 miles
5	Post Office	0.44 miles



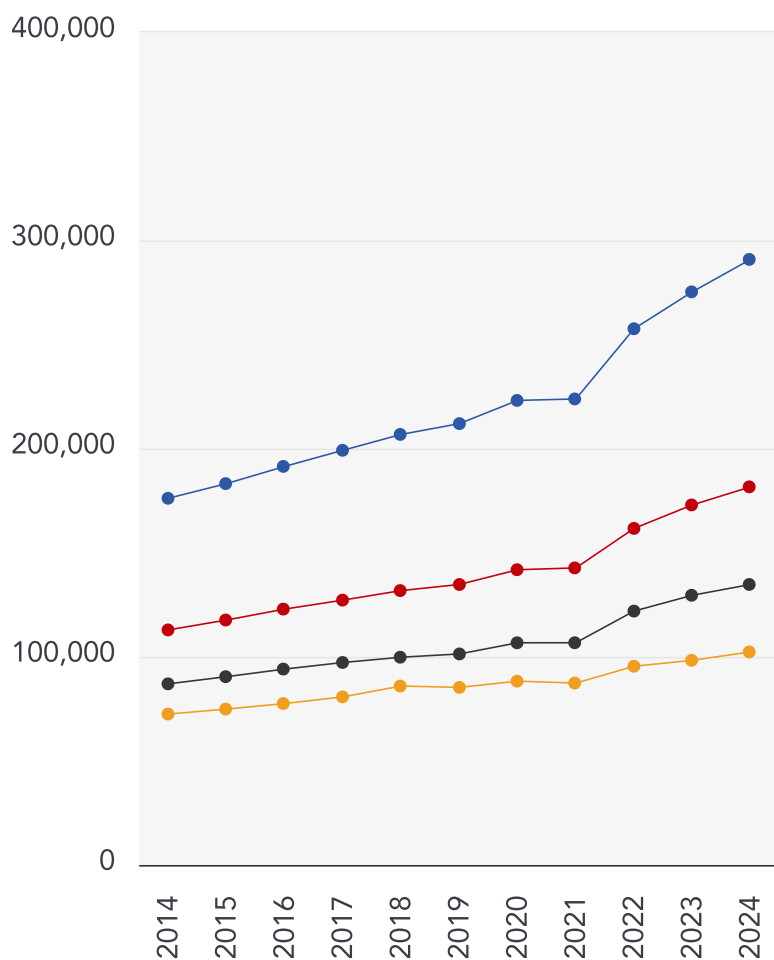
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	21.22 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR5



Detached

+65.15%

Semi-Detached

+60.86%

Terraced

+54.85%

Flat

+41.19%



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 & 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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