

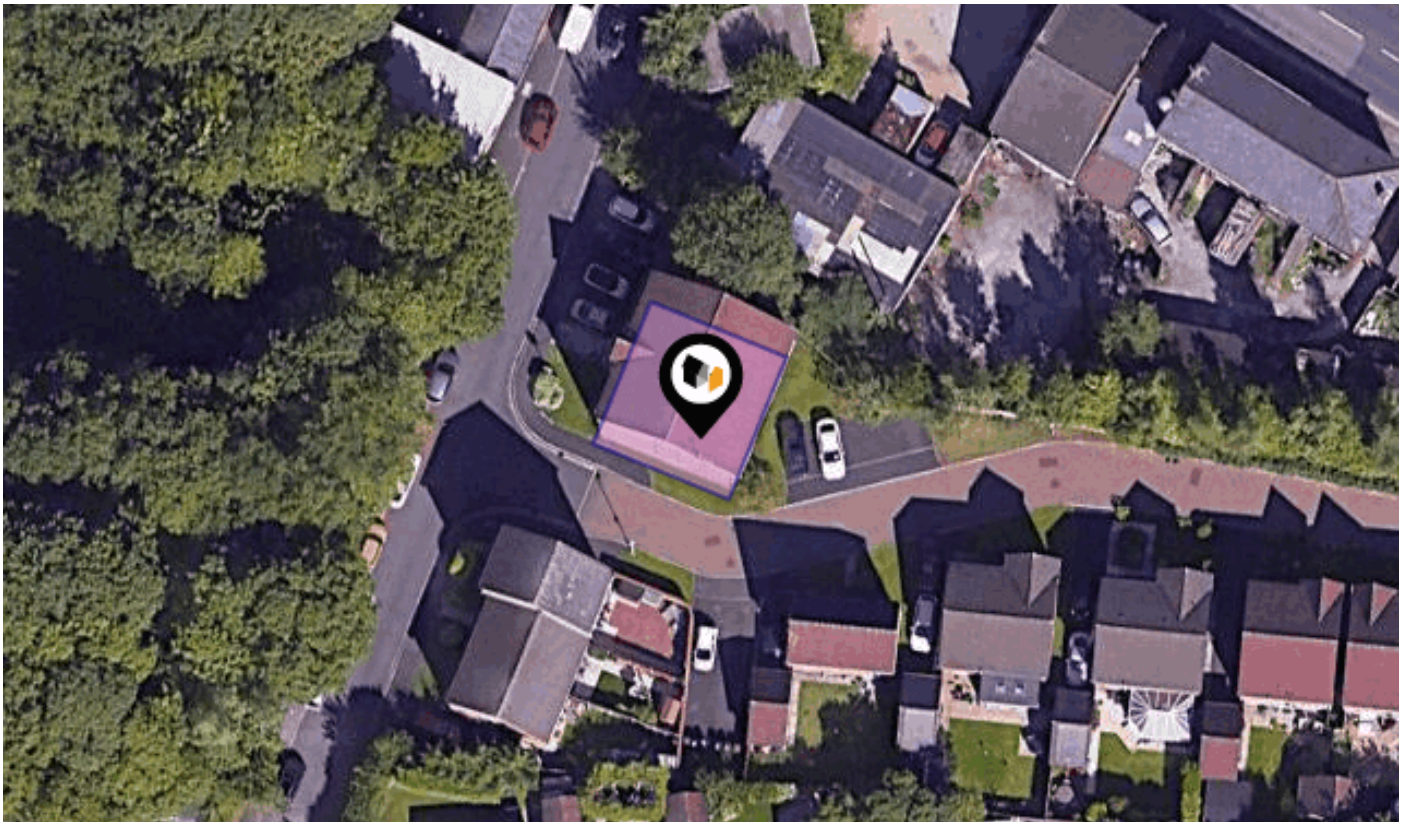


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st May 2024



MAYFIELD CLOSE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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www.roberts-estates.co.uk



Introduction

Our Comments

Property Overview

Situated in the highly desirable area of Penwortham, this well-presented modern ground floor flat is perfect for first-time buyers or those looking to downsize.

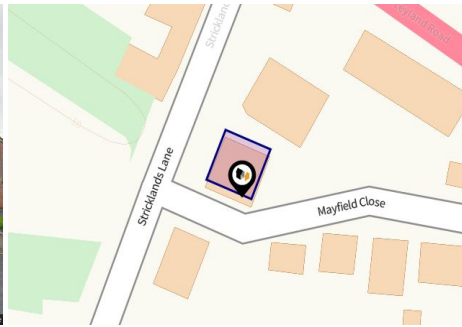
The open plan kitchen and living area provides a spacious and contemporary setting, perfect for both entertaining and relaxation. The kitchen is outfitted with modern appliances and plenty of storage, while the living area offers a cosy ambiance for quiet evenings or gatherings with friends and family.

The property boasts two spacious double bedrooms, offering ample room for comfort and personalization. Additionally, it features a well-appointed four-piece bathroom, complete with a shower, bath, sink, and toilet.

Allocated parking is also available, providing added convenience for residents. Communal gardens enhance the living experience, offering outdoor space for relaxation and enjoyment.

Within walking distance to local amenities, it offers easy access to shops, schools, and leisure facilities. Ideally positioned for transport links and commuting, this property ensures convenience for professionals or those seeking easy travel options.

With no chain delay, this property provides a fantastic opportunity to step onto the property ladder or make an effortless move into lateral living.



Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£195
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	645 ft ² / 60 m ²	Start Date:	18/10/2005
Plot Area:	0.04 acres	End Date:	01/01/3004
Council Tax :	Band B	Lease Term:	999 years from 1 January 2005
Annual Estimate:	£1,744	Term Remaining:	980 years
Title Number:	LAN22838		
UPRN:	10033055835		

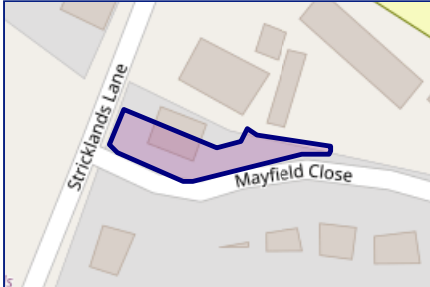
Local Area

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

Satellite/Fibre TV Availability:

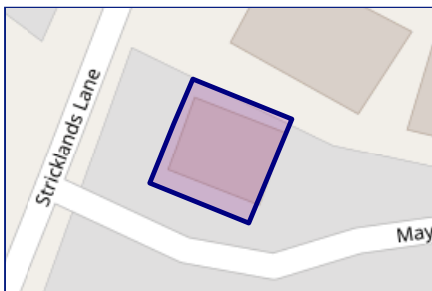


Freehold Title Plan



LA76939

Leasehold Title Plan

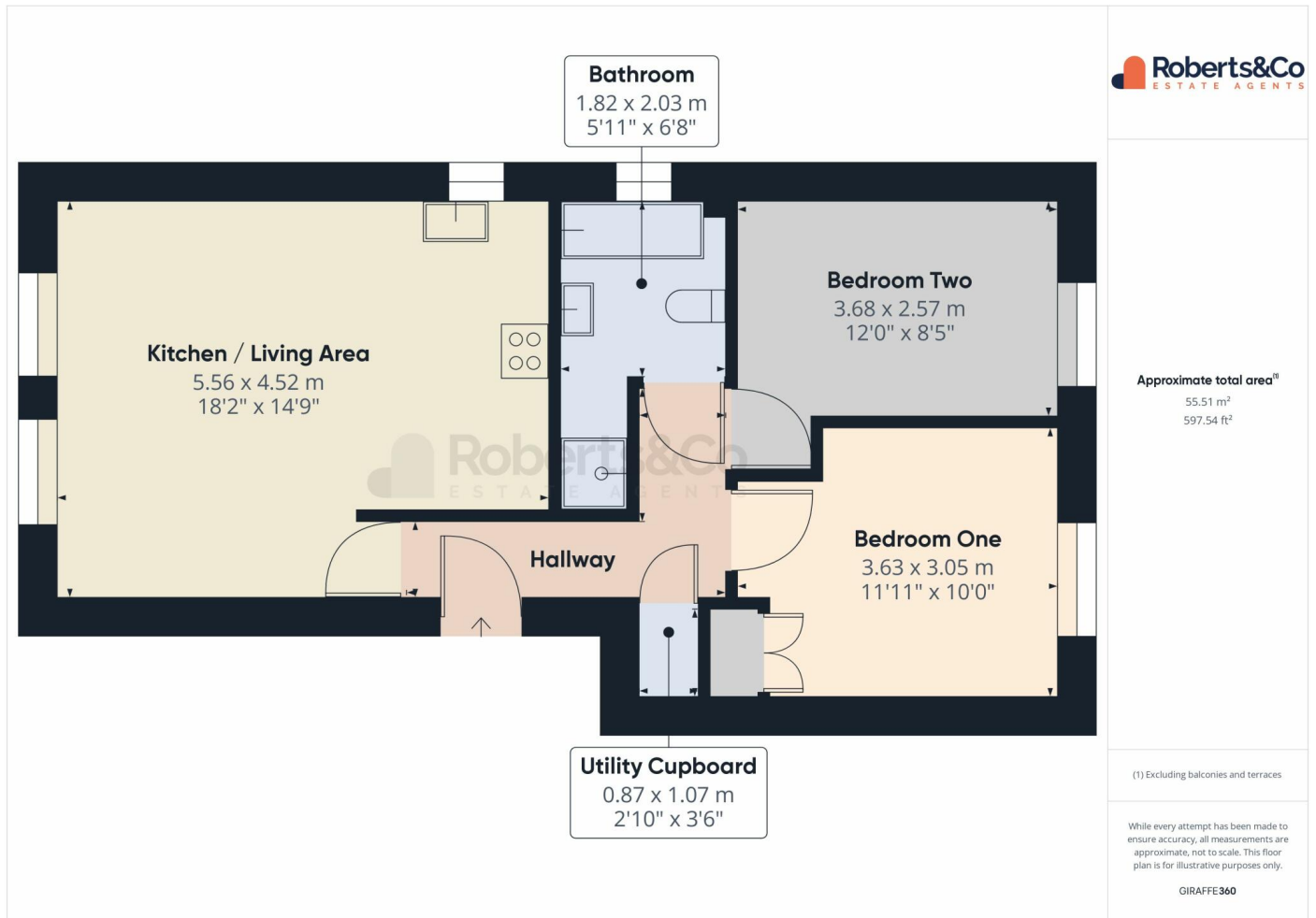


LAN22838

Start Date: 18/10/2005
End Date: 01/01/3004
Lease Term: 999 years from 1 January 2005
Term Remaining: 980 years



MAYFIELD CLOSE, PENWORTHAM, PRESTON, PR1



Penwortham, PR1

Energy rating

D

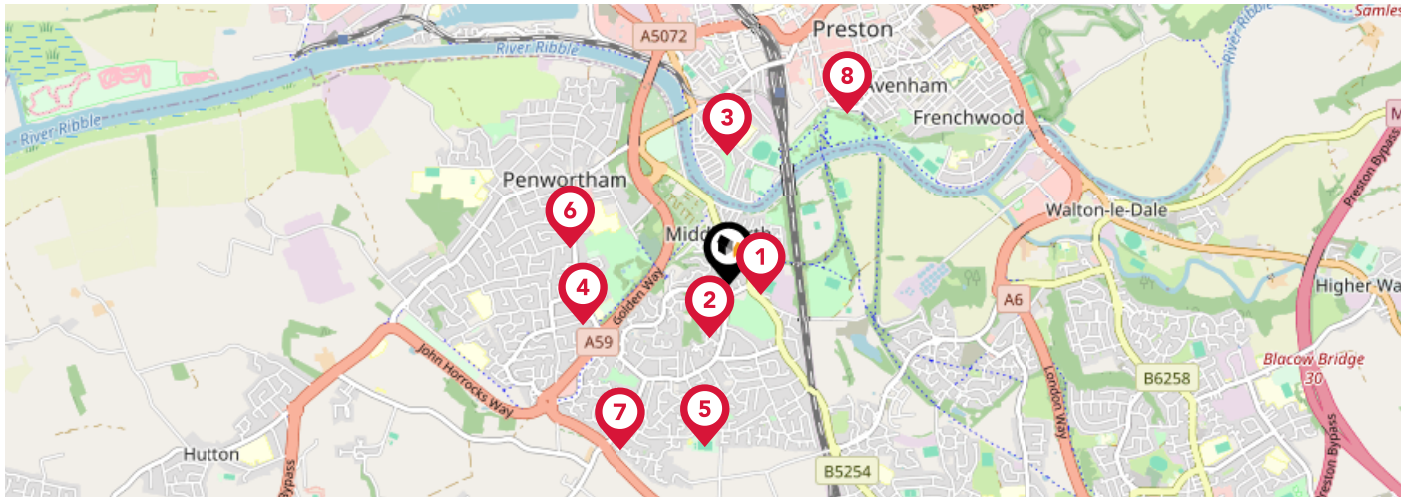
Valid until 11.10.2033

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

Additional EPC Data

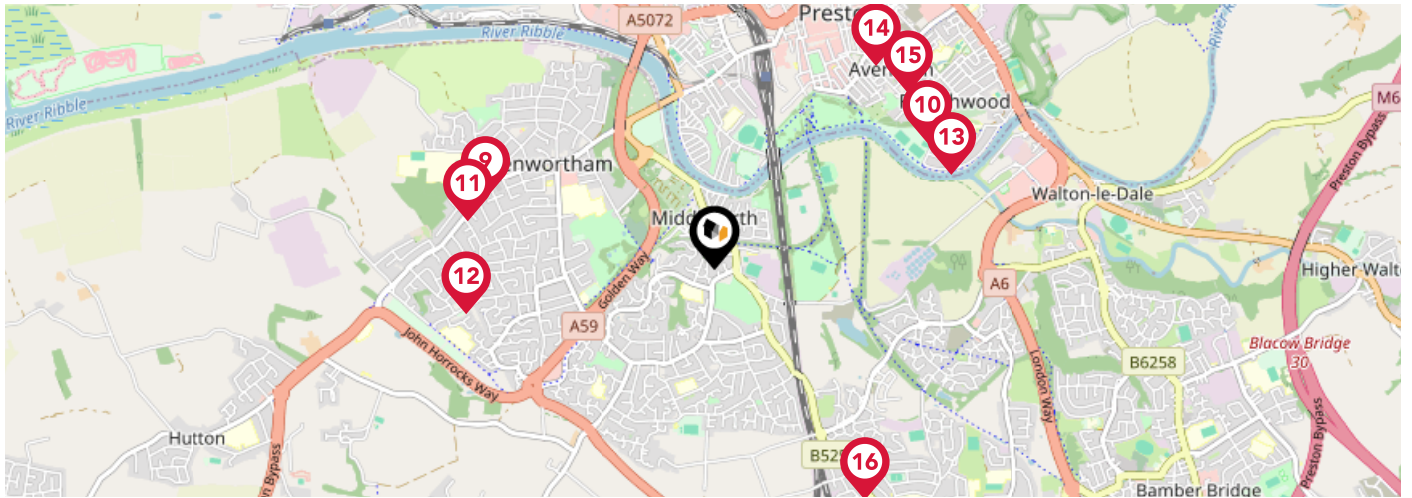
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	60 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.24	<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:0.57	<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:0.66	<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:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.71	<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:0.86	<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:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

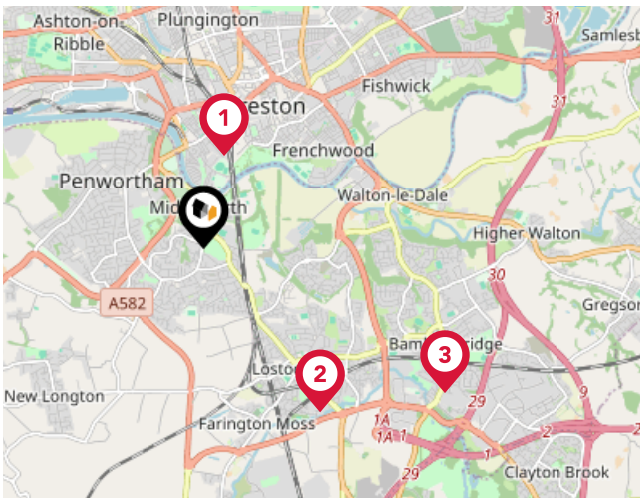
Area Schools



	Nursery	Primary	Secondary	College	Private
Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance: 1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frenchwood Community Primary School Ofsted Rating: Good Pupils: 341 Distance: 1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance: 1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance: 1.1	<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: 1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stoneygate Nursery School Ofsted Rating: Good Pupils: 91 Distance: 1.14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 251 Distance: 1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance: 1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

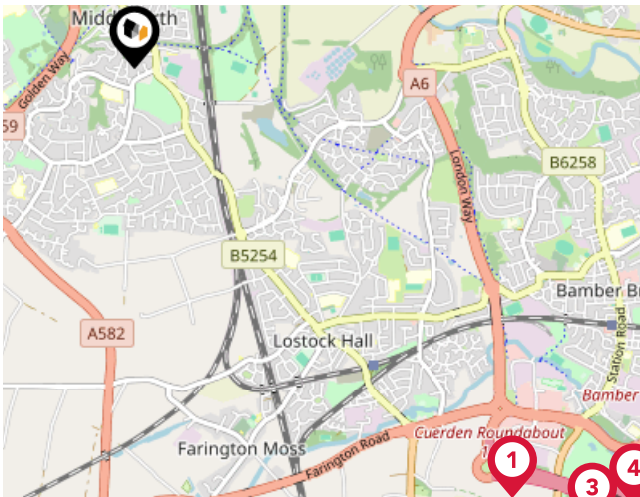
Area

Transport (National)



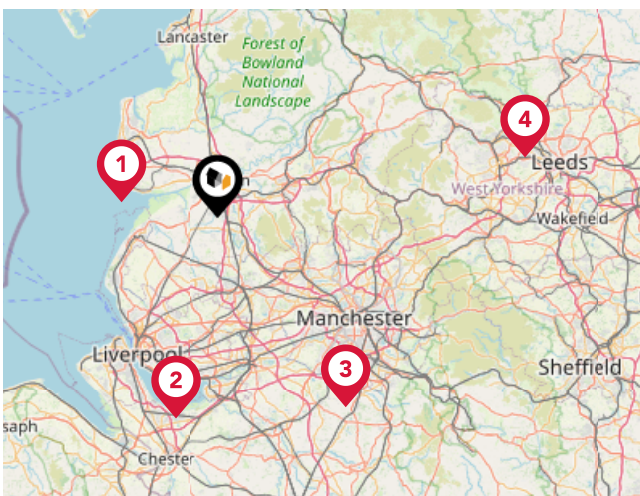
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.84 miles
2	Lostock Hall Rail Station	1.77 miles
3	Bamber Bridge Rail Station	2.46 miles



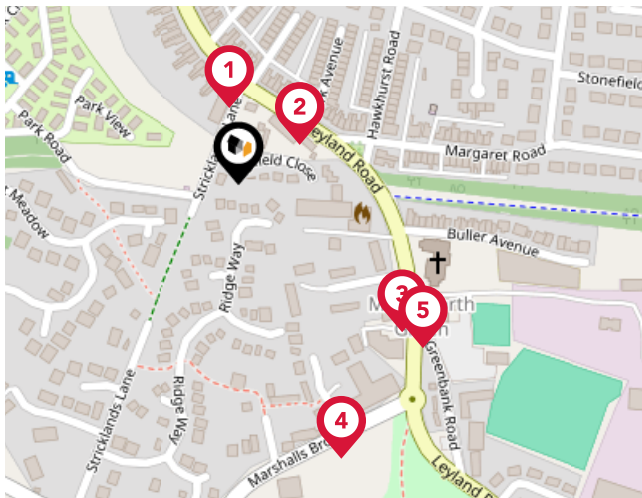
Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.5 miles
2	M55 J1	3.87 miles
3	M65 J1	2.84 miles
4	M6 J29	2.91 miles
5	M6 J28	3.77 miles



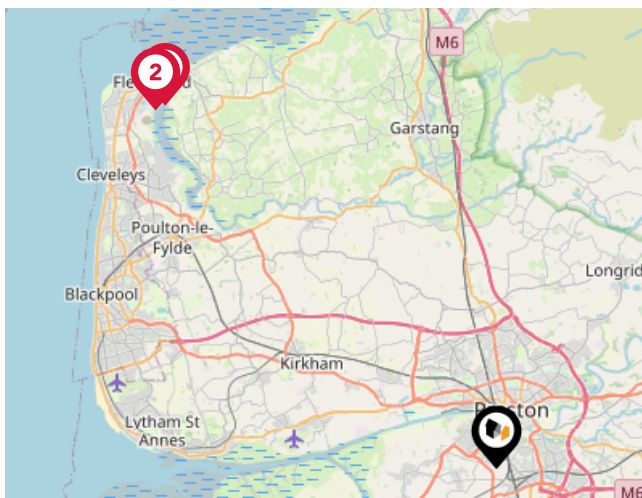
Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.65 miles
2	Liverpool John Lennon Airport	28.77 miles
3	Manchester Airport	32.12 miles
4	Leeds Bradford International Airport	43.83 miles



Bus Stops/Stations

Pin	Name	Distance
1	Stricklands Lane	0.04 miles
2	Dove Avenue	0.04 miles
3	Middleforth Garage	0.12 miles
4	Marshalls Brow	0.16 miles
5	Middleforth Garage	0.13 miles



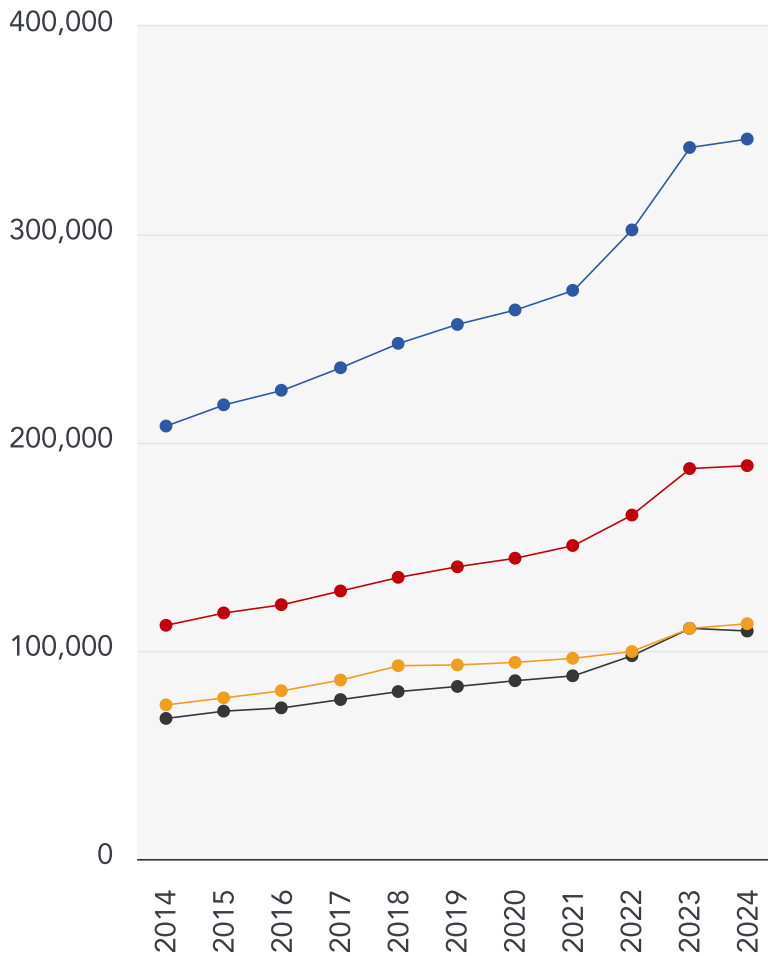
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.2 miles
2	Fleetwood for Ireland Ferry Terminal	17.28 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



@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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