

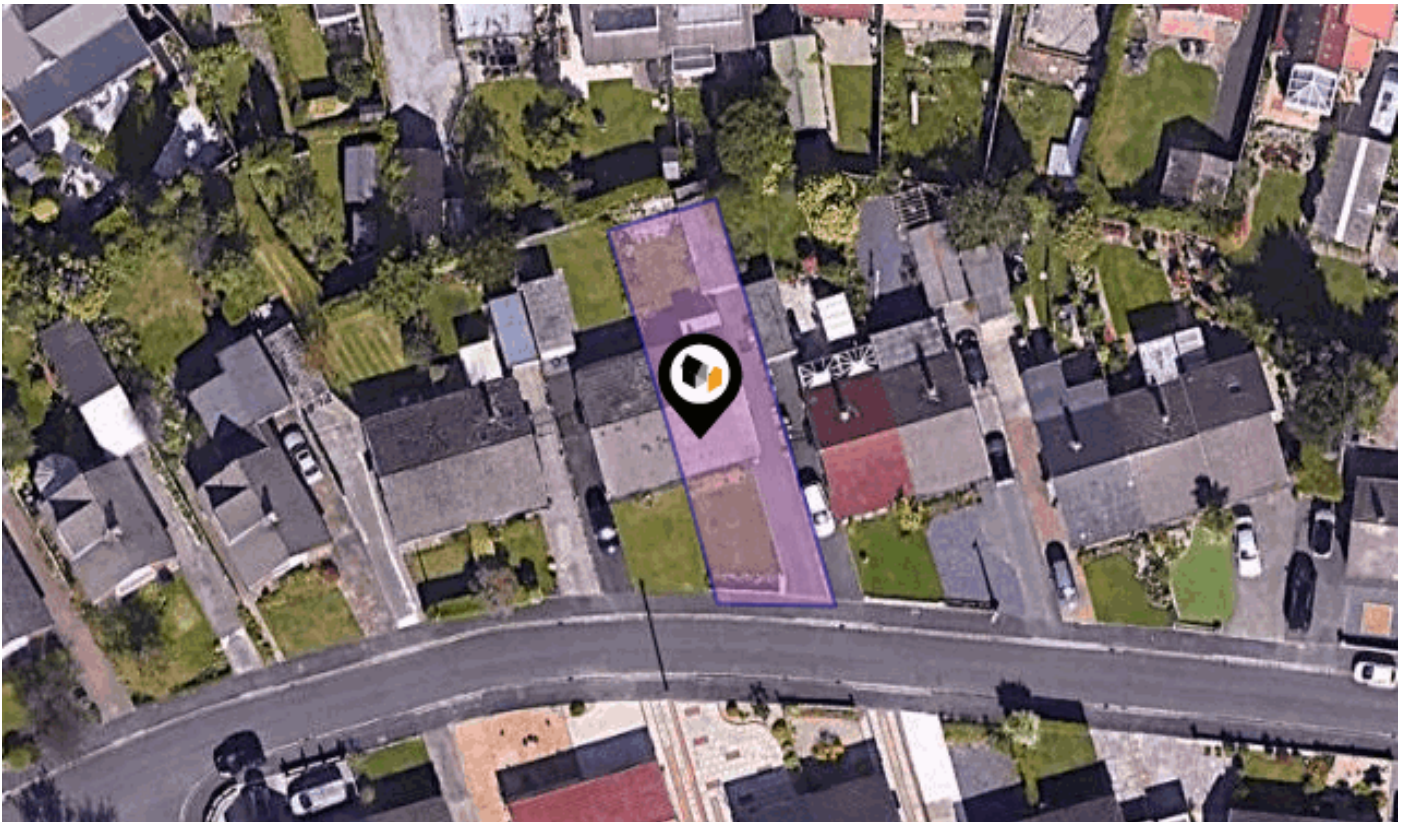


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th May 2024



COCKERSAND AVENUE, HUTTON, PRESTON, PR4

Roberts & Co

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Property Overview

Fully renovated 2-bedroom bungalow in Hutton. This property has been meticulously updated by the current owner to offer modern amenities and stylish finishes, making it an ideal home for those seeking comfort and convenience.

The bungalow's interior features a welcoming hallway that leads into a spacious living room with patio doors that open onto a beautifully maintained rear garden. This garden offers a serene outdoor space for relaxation and entertainment.

The kitchen stands out as a highlight of the home, boasting sleek white cabinetry and complementary worktops. It includes an integrated fridge freezer and an electric oven and hob, offering both functionality and style. The high-quality units are from Wren and come with a guarantee. Additionally, several kitchen appliances are under warranty, further enhancing the property's appeal.

The property also includes a utility porch plumbed for a washing machine, adding to the convenience of daily living.

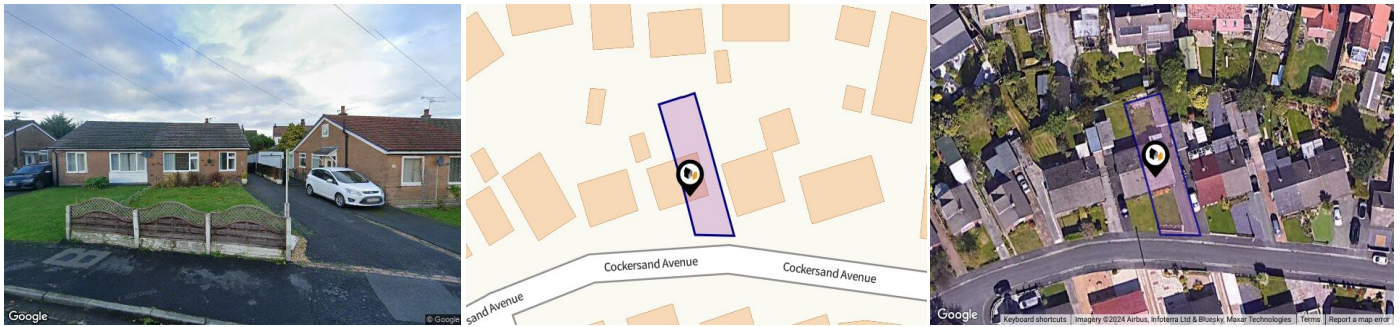
There are two double bedrooms, both offering ample space and comfort.

The modern shower room is designed with contemporary fixtures and fittings.

Externally, the property boasts a driveway with parking for two cars, a well-maintained front garden, and a detached rear garden that provides a private and tranquil outdoor area.

Located in a great area, this bungalow offers easy access to local amenities, making it a perfect home for anyone looking for a move-in ready property in Hutton. The recent renovations, combined with the lovely garden and convenient location, make this a highly desirable home.

Most of the windows and doors were replaced 12 months ago and come with a valid warranty, providing peace of mind for the new owner. The boiler, 4-5 years old, has been serviced annually to ensure optimal performance and efficiency. Additionally, the entire property has been re-wired, with certification to be provided to your solicitor, ensuring safety and compliance with current standards.



Property

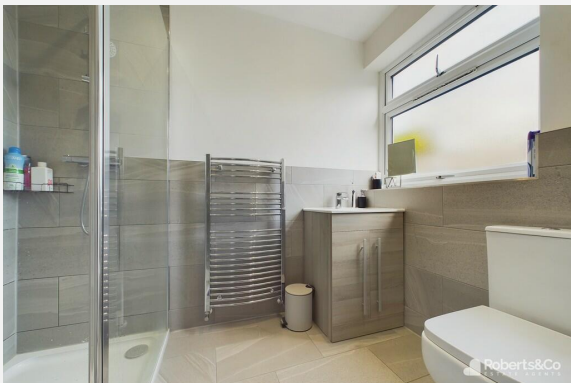
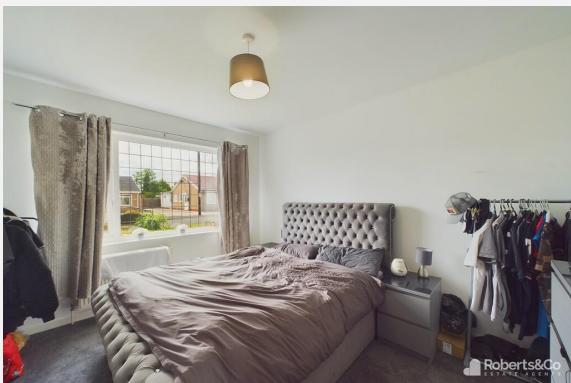
Type:	Semi-Detached	Last Sold £/ft²:	£287
Bedrooms:	2	Tenure:	Freehold
Floor Area:	592 ft ² / 55 m ²		
Plot Area:	0.07 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,993		
Title Number:	LA59507		
UPRN:	200001613478		

Local Area

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

Satellite/Fibre TV Availability:





COCKERSAND AVENUE, HUTTON, PRESTON, PR4



Hutton, PR4

Energy rating

C

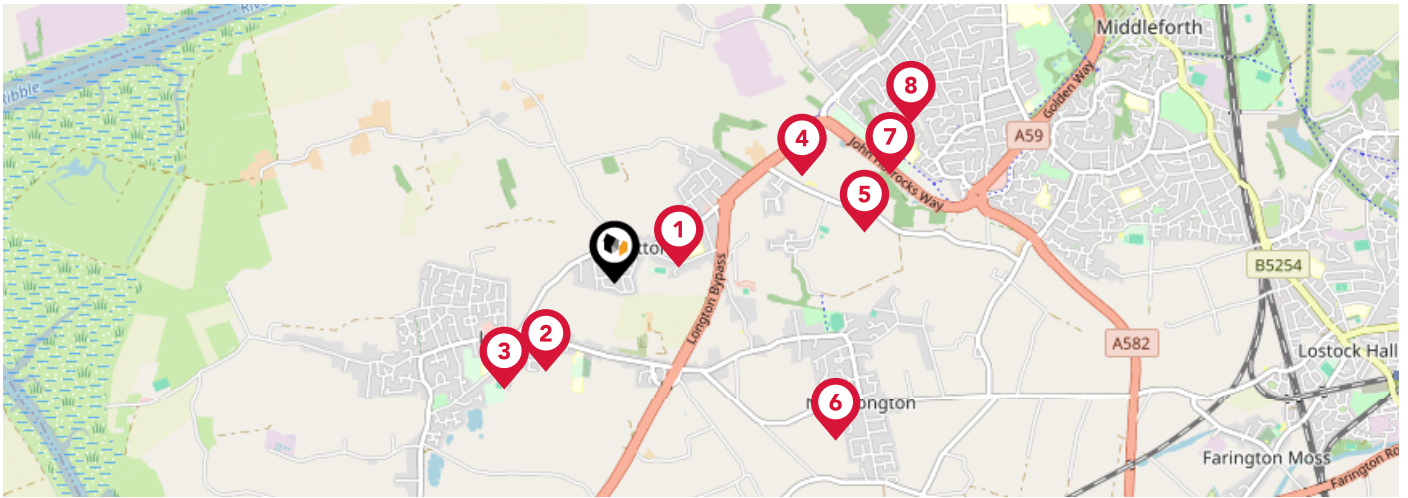
Valid until 15.08.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

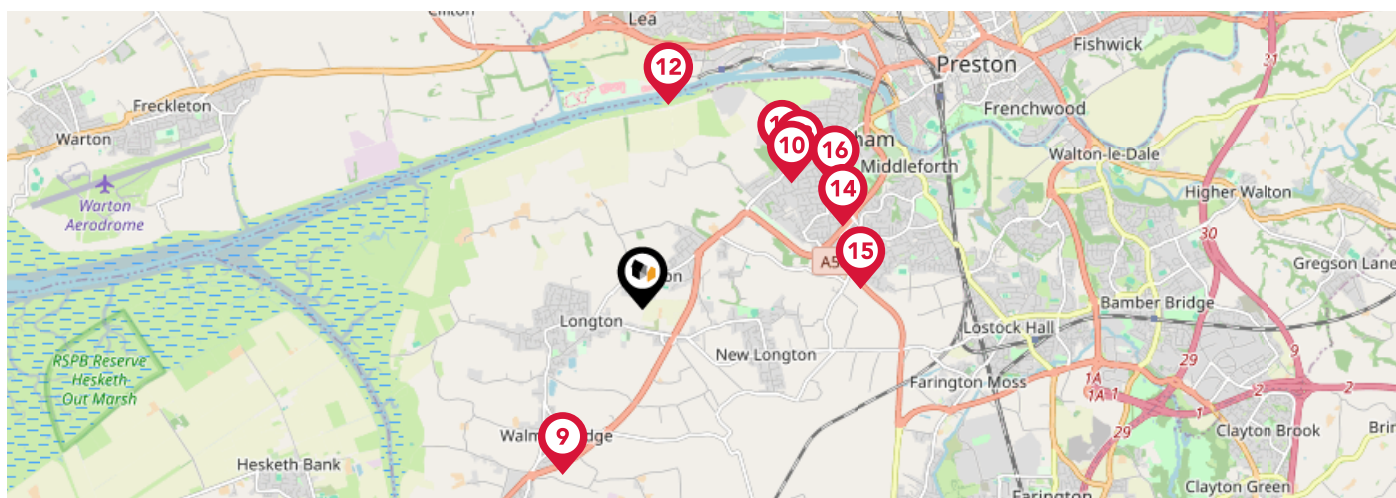
Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	55 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 869 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 244 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 213 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Little Hoole Primary School Ofsted Rating: Good Pupils: 192 Distance: 1.61	<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: 1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 747 Distance: 1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pioneer TEC Ofsted Rating: Not Rated Pupils: 0 Distance: 1.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance: 1.84	<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: 1.9	<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: 1.92	<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: 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

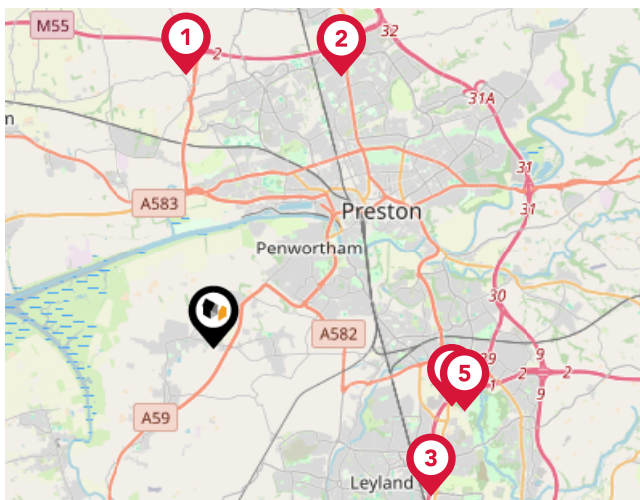
Area

Transport (National)



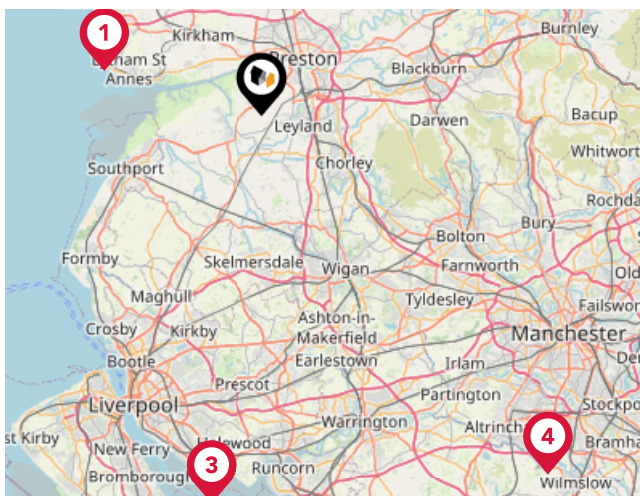
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	3.09 miles
2	Rail Station	3.1 miles
3	Preston Rail Station	3.1 miles
4	Preston Rail Station	3.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	4.81 miles
2	M55 J1	5.26 miles
3	M6 J28	4.61 miles
4	M65 J1A	4.3 miles
5	M65 J1	4.54 miles



Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	11.52 miles
2	Liverpool John Lennon Airport	27.49 miles
3	Liverpool John Lennon Airport	27.49 miles
4	Terminal Two Access	32.3 miles

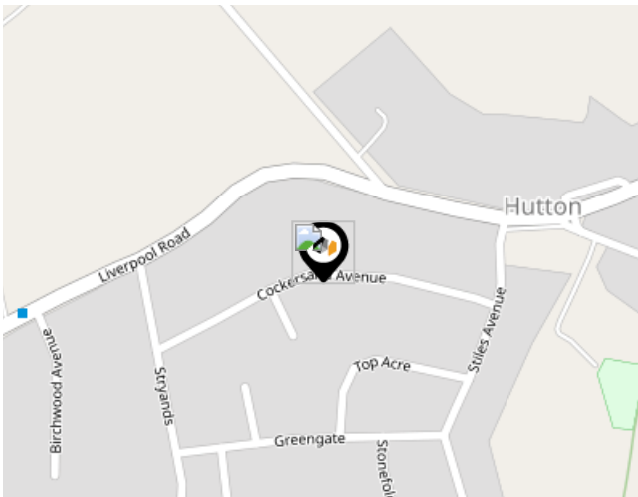
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Skip Lane	0.04 miles
2	Skip Lane	0.05 miles
3	Birchwood Avenue	0.14 miles
4	Birchwood Avenue	0.17 miles
5	Grammar School	0.24 miles



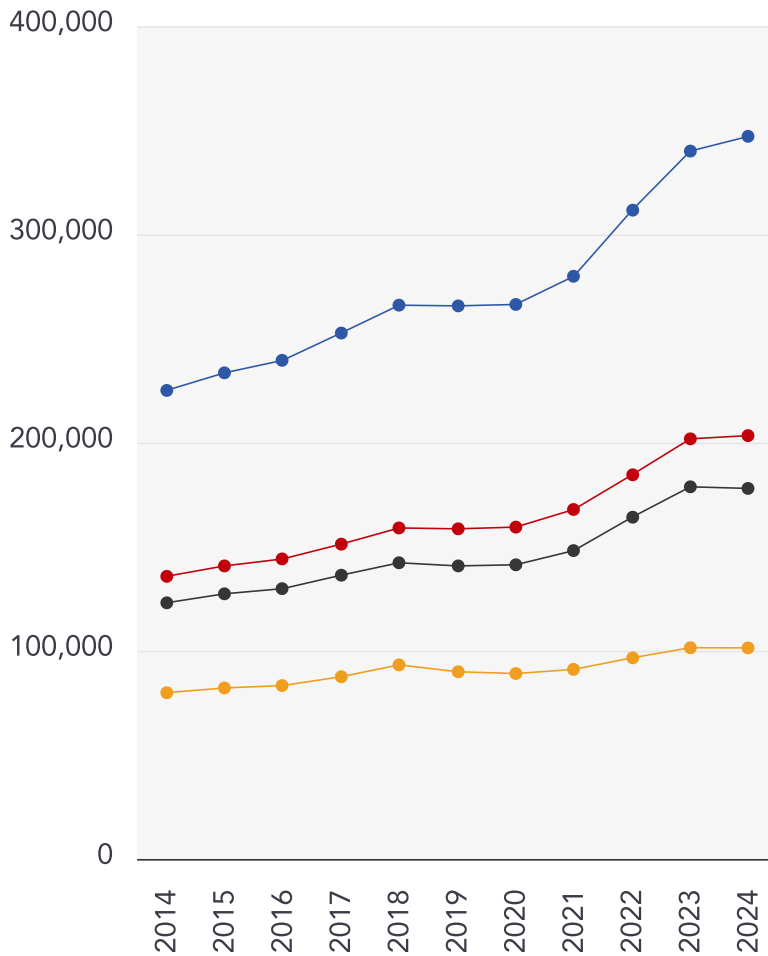
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.42 miles
2	Fleetwood for Ireland Ferry Terminal	16.45 miles
3	Fleetwood for Knott End Ferry Landing	16.58 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR4



Detached

+54.23%

Semi-Detached

+49.8%

Terraced

+44.66%

Flat

+26.94%



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



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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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