

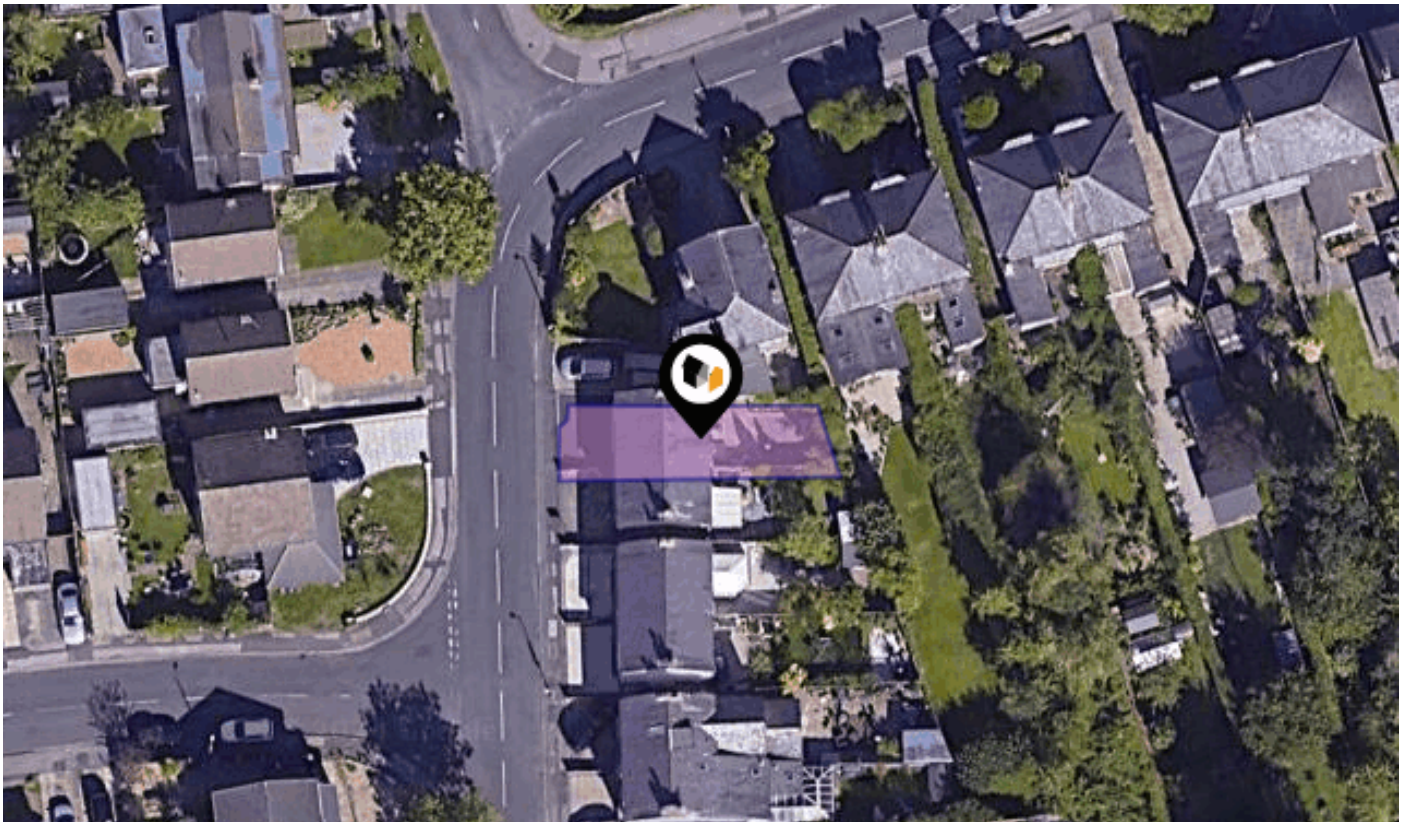


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28<sup>th</sup> May 2024



**BROAD OAK LANE, PENWORTHAM, PRESTON, PR1**

## Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



# Introduction

## Our Comments

### Property Overview

This charming house seamlessly combines traditional charm with modern style, offering a comfortable and inviting atmosphere. It features two double bedrooms, providing ample space for a growing family or guests.

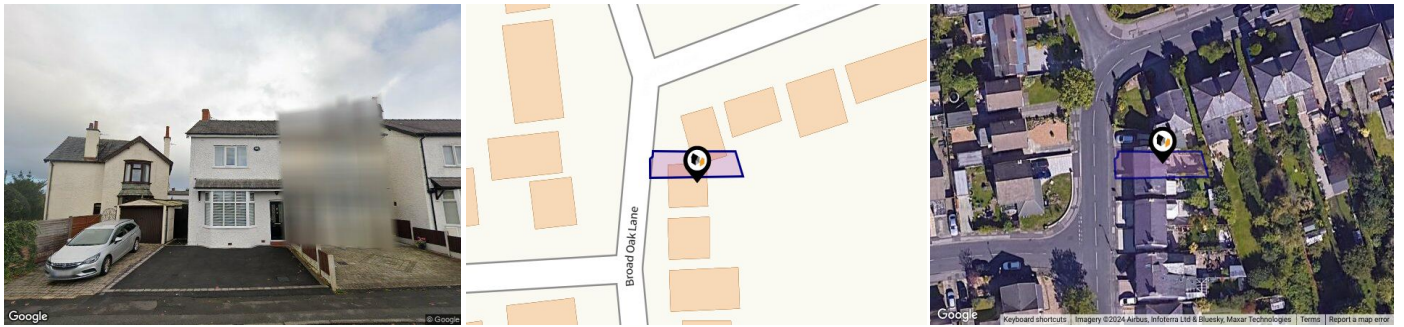
To the front of the house, there is a driveway that comfortably accommodates parking for 2 cars, ensuring convenient and accessible parking for residents and guests alike.

Upon entering, the living room is immediately inviting with a bay window at the front, which floods the room with natural light, creating a bright and airy atmosphere. An electric stove sits on a stone hearth, adding a touch of warmth and character to the space.

The kitchen diner is equipped with white cabinets, complemented by wood worktops, and includes space for an electric oven, a four-ring gas hob, and space and plumbing for a washing machine. There is also space for a tall standing fridge freezer and a table with chairs. A handy understairs cupboard provides additional storage.

Head upstairs, where you'll find two double bedrooms and a three-piece bathroom.

The rear garden has been carefully designed for low maintenance, featuring a paved area and mature shrubs that not only offer privacy but also add to the overall aesthetic appeal of the space. This thoughtful layout minimizes upkeep efforts while creating a pleasant outdoor area to relax and enjoy.



## Property

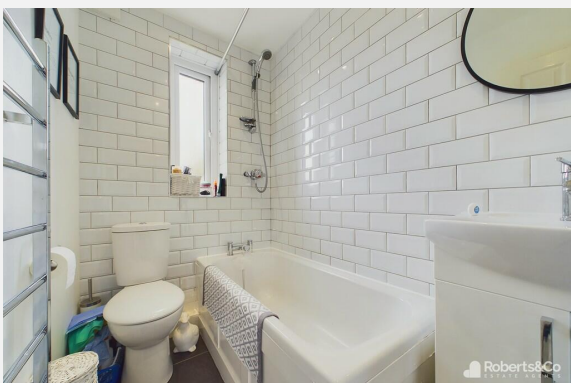
|                         |   |                                    |          |
|-------------------------|---|------------------------------------|----------|
| <b>Type:</b>            | Semi-Detached                           | <b>Last Sold £/ft<sup>2</sup>:</b> | £280     |
| <b>Bedrooms:</b>        | 2                                       | <b>Tenure:</b>                     | Freehold |
| <b>Floor Area:</b>      | 678 ft <sup>2</sup> / 63 m <sup>2</sup> |                                    |          |
| <b>Plot Area:</b>       | 0.03 acres                              |                                    |          |
| <b>Year Built :</b>     | 1930-1949                               |                                    |          |
| <b>Council Tax :</b>    | Band B                                  |                                    |          |
| <b>Annual Estimate:</b> | £1,744                                  |                                    |          |
| <b>Title Number:</b>    | LA735743                                |                                    |          |
| <b>UPRN:</b>            | 10033050404                             |                                    |          |

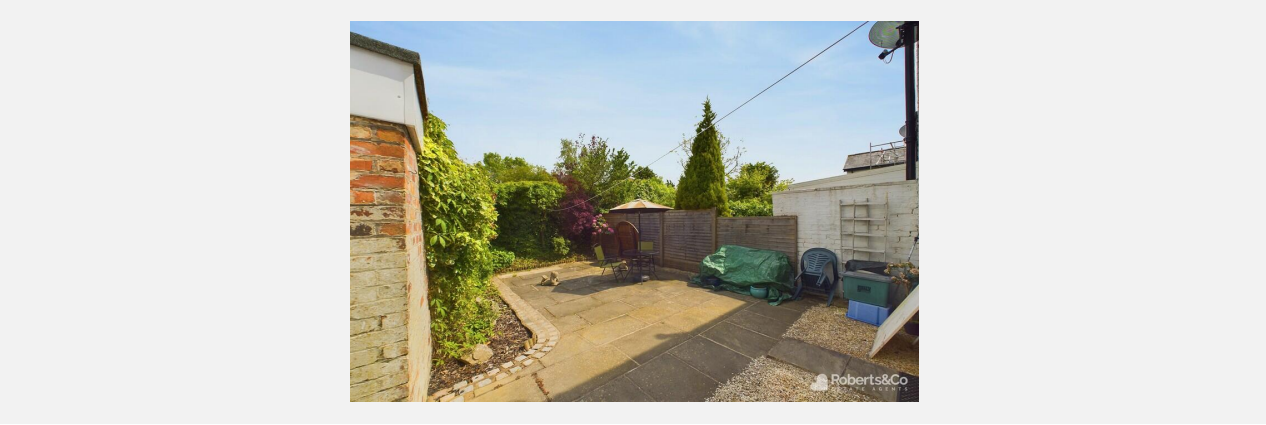
## Local Area

|                           |            |
|---------------------------|------------|
| <b>Local Authority:</b>   | Lancashire |
| <b>Conservation Area:</b> | No         |
| <b>Flood Risk:</b>        |            |
| ● Rivers & Seas           | No Risk    |
| ● Surface Water           | Low        |

### Satellite/Fibre TV Availability:



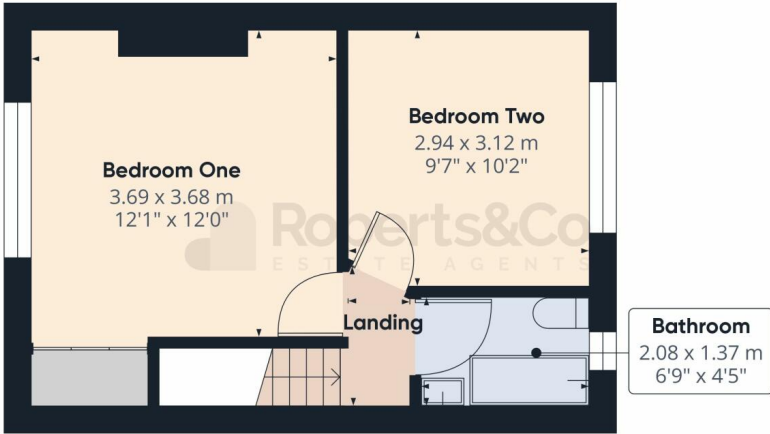




## BROAD OAK LANE, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



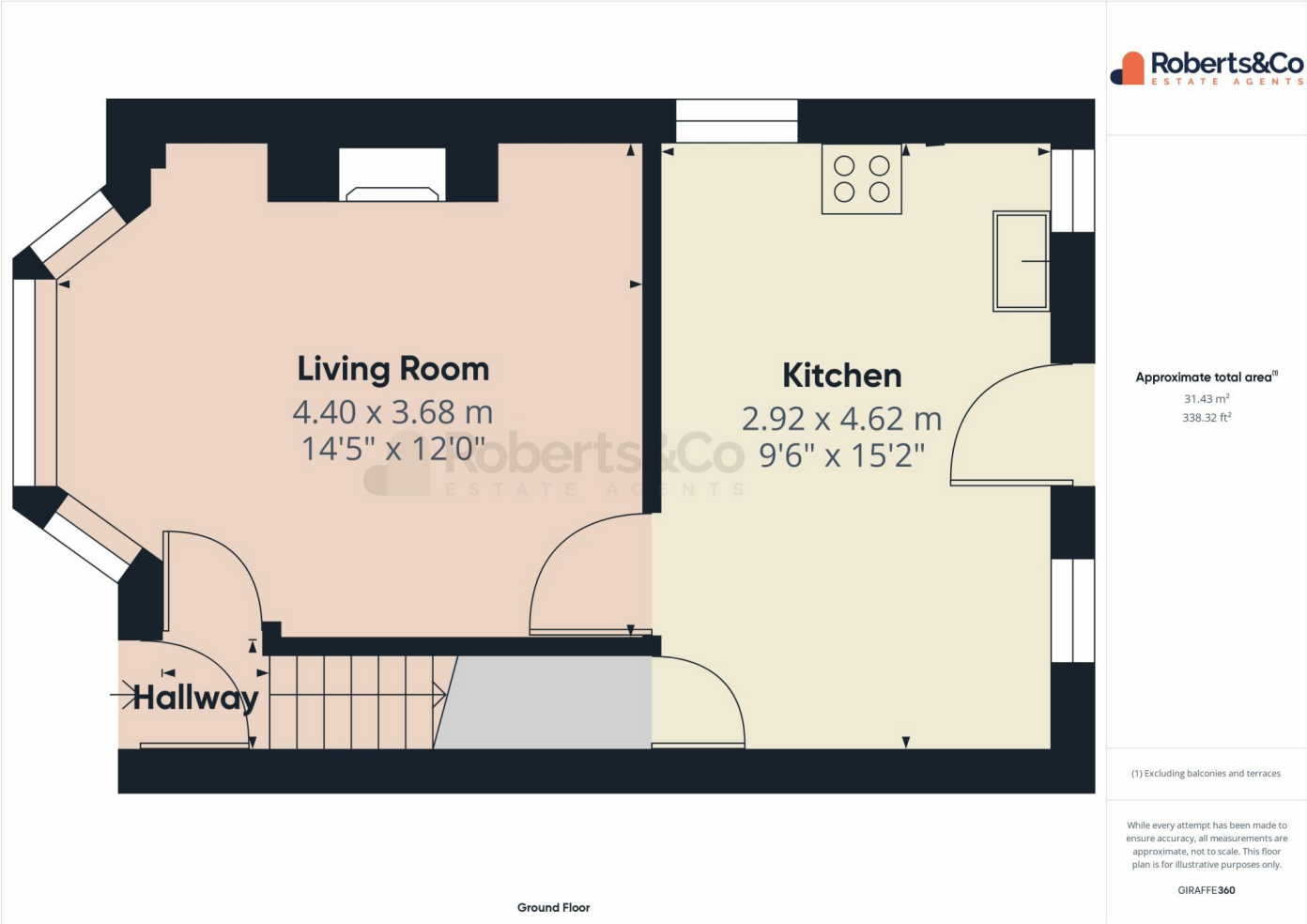
Approximate total area<sup>(1)</sup>  
58.88 m<sup>2</sup>  
633.83 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

**BROAD OAK LANE, PENWORTHAM, PRESTON, PR1**



**BROAD OAK LANE, PENWORTHAM, PRESTON, PR1**





Broad Oak Lane, Penwortham, PR1

Energy rating

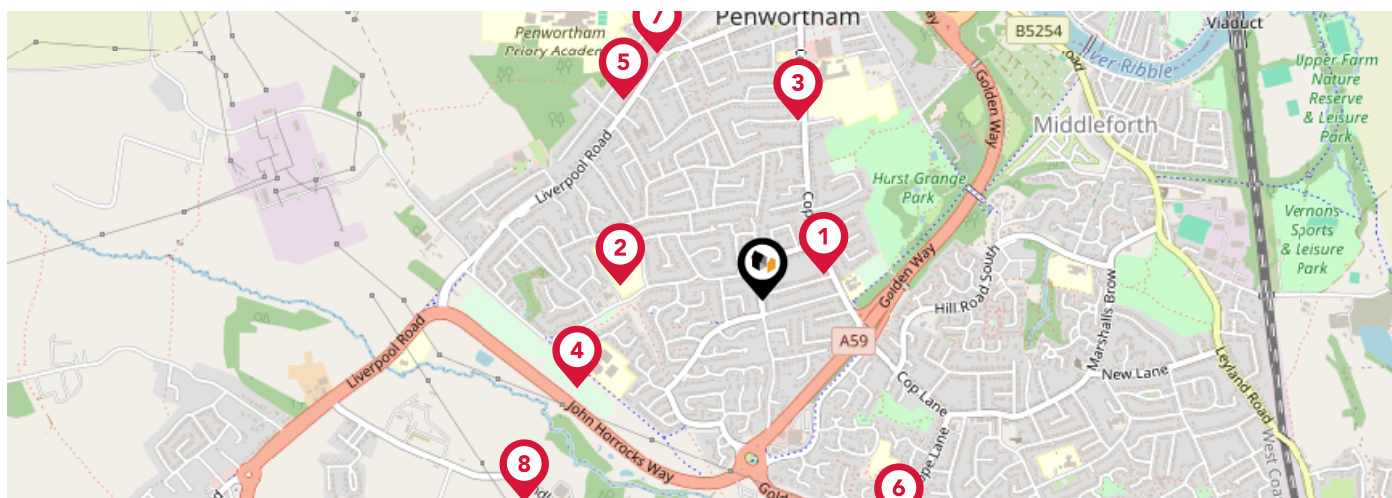
**D**

Valid until 07.10.2029

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               | 82   <b>B</b> |
| 69-80 | <b>C</b>      |               |               |
| 55-68 | <b>D</b>      | 57   <b>D</b> |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

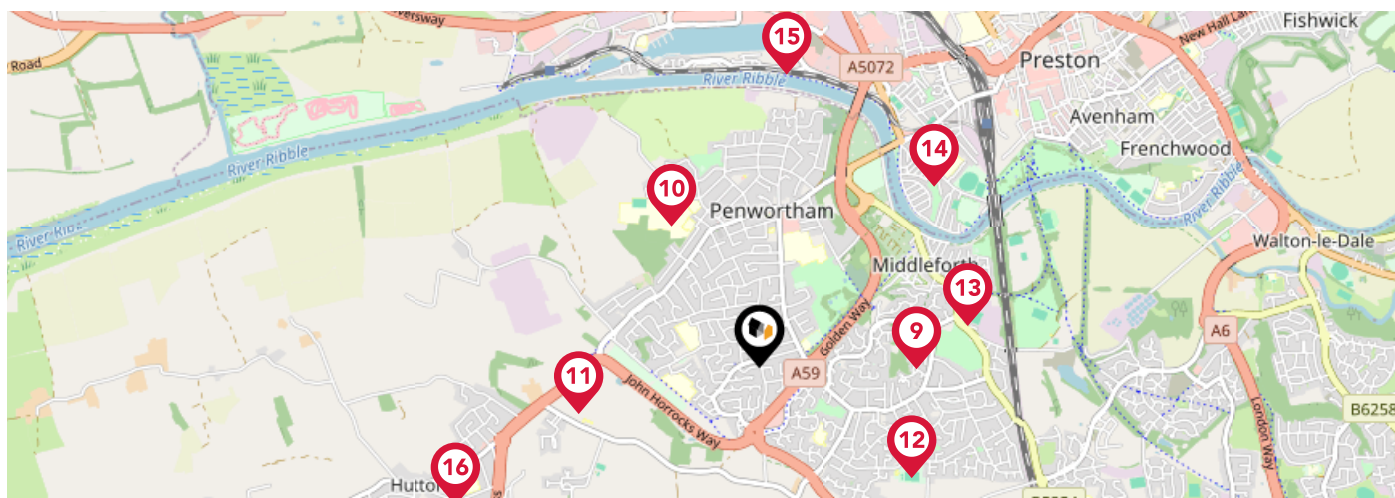
### Additional EPC Data









|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | House  |
| <b>Build Form:</b>                  | Semi-Detached                                  |
| <b>Transaction Type:</b>            | Marketed sale                                  |
| <b>Energy Tariff:</b>               | Single   |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes  |
| <b>Flat Top Storey:</b>             | No   |
| <b>Top Storey:</b>                  | 0  |
| <b>Glazing Type:</b>                | Double glazing, unknown install date           |
| <b>Previous Extension:</b>          | 0  |
| <b>Open Fireplace:</b>              | 0  |
| <b>Ventilation:</b>                 | Natural  |
| <b>Walls:</b>                       | Cavity wall, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Poor   |
| <b>Roof:</b>                        | Pitched, 75 mm loft insulation                 |
| <b>Roof Energy:</b>                 | Average  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs           |
| <b>Hot Water System:</b>            | From main system                               |
| <b>Hot Water Energy Efficiency:</b> | Good   |
| <b>Lighting:</b>                    | Low energy lighting in 17% of fixed outlets    |
| <b>Floors:</b>                      | Suspended, no insulation (assumed)             |
| <b>Total Floor Area:</b>            | 63 m <sup>2</sup>                              |



|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Cop Lane Church of England Primary School, Penwortham</b><br>Ofsted Rating: Outstanding   Pupils: 210   Distance:0.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Whitefield Primary School</b><br>Ofsted Rating: Good   Pupils: 391   Distance:0.31                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Penwortham Girls' High School</b><br>Ofsted Rating: Outstanding   Pupils: 769   Distance:0.4                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>All Hallows Catholic High School</b><br>Ofsted Rating: Outstanding   Pupils: 900   Distance:0.45                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Penwortham, St Teresa's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 277   Distance:0.53              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Penwortham Broad Oak Primary School</b><br>Ofsted Rating: Good   Pupils: 187   Distance:0.58                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Penwortham Primary School</b><br>Ofsted Rating: Good   Pupils: 202   Distance:0.59                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Ashbridge Independent School</b><br>Ofsted Rating: Not Rated   Pupils: 528   Distance:0.69                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

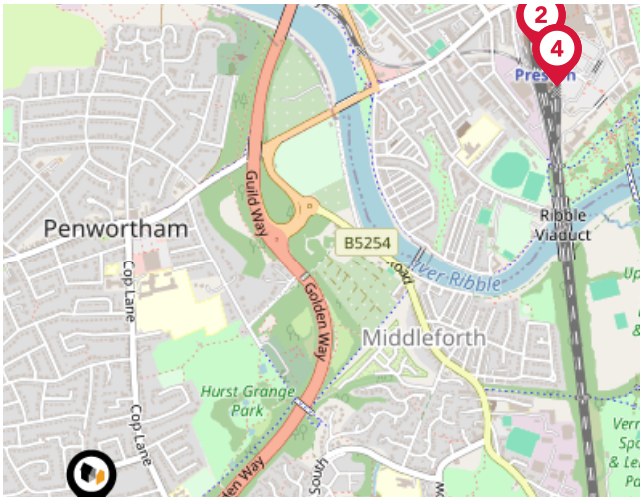
# Area Schools



|   |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Penwortham Middleforth Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 208   Distance:0.69 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Penwortham Priory Academy</b><br>Ofsted Rating: Good   Pupils: 747   Distance:0.73                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Howick Church Endowed Primary School</b><br>Ofsted Rating: Good   Pupils: 102   Distance:0.82                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Kingsfold Primary School</b><br>Ofsted Rating: Good   Pupils: 120   Distance:0.83                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Mary Magdalen's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 206   Distance:0.93              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Stephen's CofE School</b><br>Ofsted Rating: Good   Pupils: 296   Distance:1.1                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Cedar Lodge School</b><br>Ofsted Rating: Outstanding   Pupils: 3   Distance:1.29                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Hutton Church of England Grammar School</b><br>Ofsted Rating: Good   Pupils: 869   Distance:1.47                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

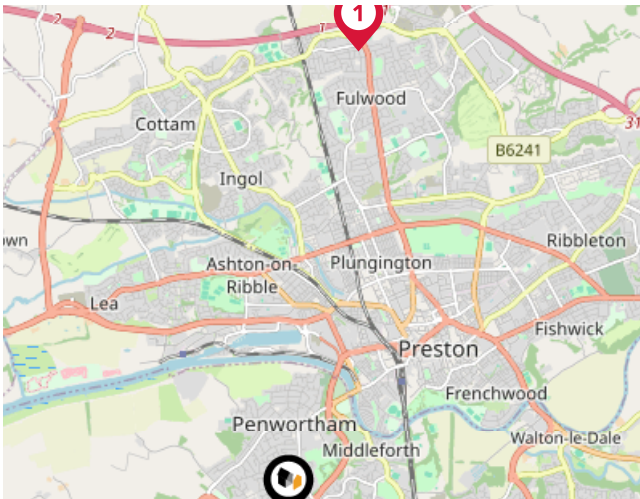
# Area

## Transport (National)



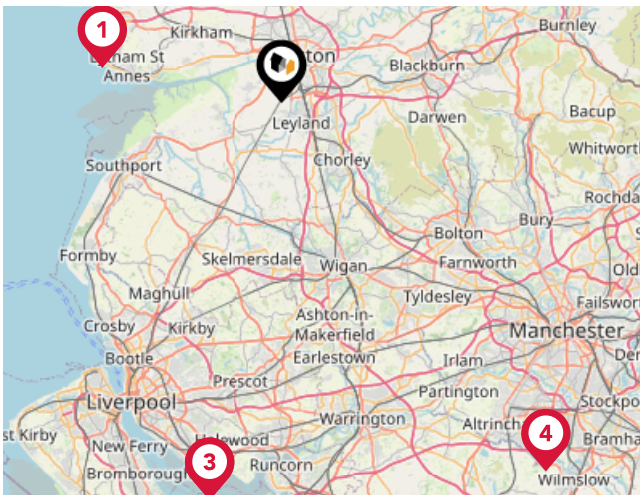
### National Rail Stations

| Pin | Name                 | Distance   |
|-----|----------------------|------------|
| 1   | Rail Station         | 1.41 miles |
| 2   | Preston Rail Station | 1.41 miles |
| 3   | Rail Station         | 1.38 miles |
| 4   | Preston Rail Station | 1.38 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M55 J1  | 4.14 miles |
| 2   | M65 J1A | 3.07 miles |
| 3   | M6 J28  | 3.93 miles |
| 4   | M65 J1  | 3.3 miles  |
| 5   | M6 J29  | 3.42 miles |

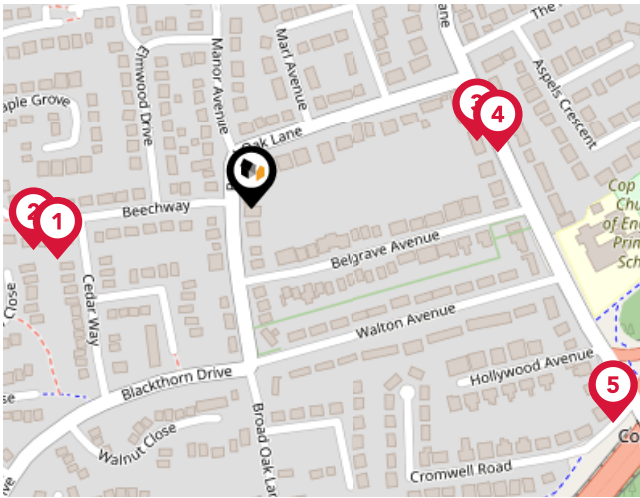


### Airports/Helipads

| Pin | Name                            | Distance    |
|-----|---------------------------------|-------------|
| 1   | Blackpool International Airport | 12.93 miles |
| 2   | Liverpool John Lennon Airport   | 28.4 miles  |
| 3   | Liverpool John Lennon Airport   | 28.41 miles |
| 4   | Terminal Two Access             | 31.85 miles |

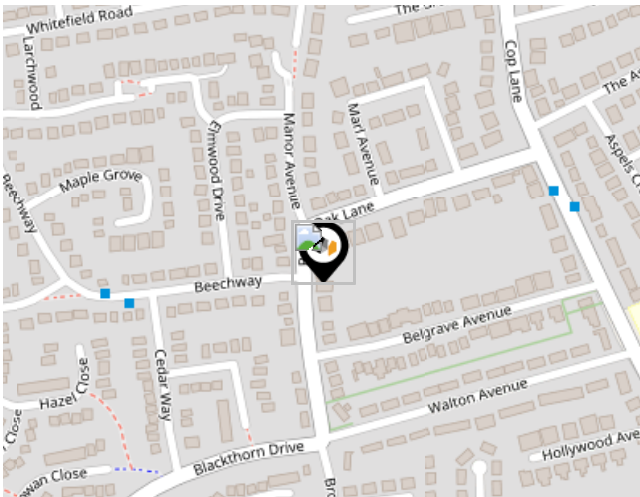
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name           | Distance   |
|-----|----------------|------------|
| 1   | Birch Avenue   | 0.11 miles |
| 2   | Birch Avenue   | 0.12 miles |
| 3   | Broad Oak Lane | 0.13 miles |
| 4   | Broad Oak Lane | 0.14 miles |
| 5   | Cromwell Road  | 0.23 miles |



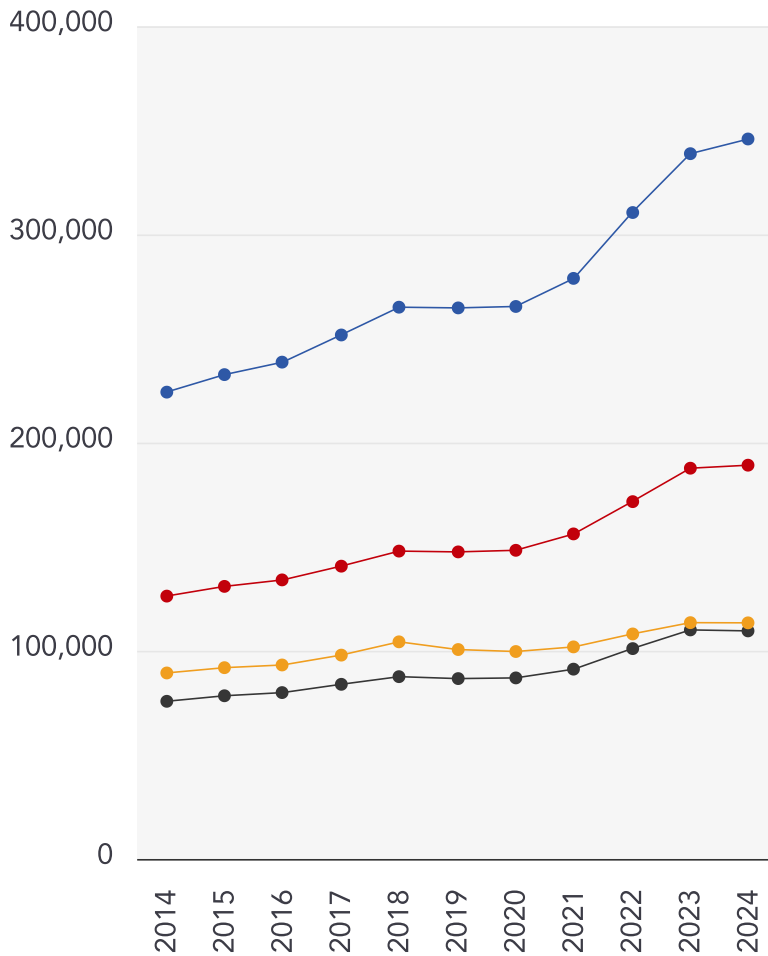
### Ferry Terminals

| Pin | Name                                  | Distance    |
|-----|---------------------------------------|-------------|
| 1   | Knott End-On-Sea Ferry Landing        | 16.86 miles |
| 2   | Fleetwood for Ireland Ferry Terminal  | 16.92 miles |
| 3   | Fleetwood for Knott End Ferry Landing | 17.05 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.



/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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Roberts & Co

36e Liverpool Road, Penwortham, Preston,  
PR1 0DQ  
01772 746100  
penwortham@roberts-estates.co.uk  
www.roberts-estates.co.uk

