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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 10th June 2024



KINGSFOLD DRIVE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

Charming 1-Bedroom Mews House in Penwortham

Welcome to this delightful 1-bedroom mews house, an ideal choice for first-time buyers or investors seeking a buy-to-let opportunity. Nestled in the desirable area of Penwortham, this property offers a perfect blend of comfort, style, and convenience.

Step inside to discover an inviting open-plan living room and kitchen. This bright and airy space is designed for modern living, providing a seamless flow for both relaxation and entertaining. The kitchen is well-equipped with ample storage and workspace, making it a joy for cooking and hosting.

The double bedroom is generously sized, offering plenty of room for furnishings and personal touches. Adjacent to the bedroom is a well-appointed bathroom, featuring contemporary fixtures and fittings for your convenience.

One of the standout features of this home is the great-sized garden. Perfect for outdoor activities, gardening, or simply unwinding in the fresh air, this space enhances the property's appeal, offering a private oasis for its residents.

At the rear of the property, there is currently a shed. This shed could be knocked down to make room for a garage, with access provided from the back.

This property is offered with no chain delay, ensuring a smooth and swift purchase process.



Property

Type:	Terraced	Last Sold £/ft²:	£130
Bedrooms:	1	Tenure:	Freehold
Floor Area:	419 ft ² / 39 m ²		
Plot Area:	0.04 acres		
Year Built :	1983-1990		
Council Tax :	Band A		
Annual Estimate:	£1,495		
Title Number:	LA505705		
UPRN:	100010635190		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





KINGSFOLD DRIVE, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area⁽¹⁾
39.15 m²
421.38 ft²

Reduced headroom
1.61 m²
17.38 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

KINGSFOLD DRIVE, PENWORTHAM, PRESTON, PR1



Kitchen
1.55 x 4.01 m
5'1" x 13'1"

Living Room
3.51 x 3.98 m
11'6" x 13'0"

Entrance

Approximate total area⁽¹⁾
21.9 m²
235.69 ft²

Reduced headroom
1.61 m²
17.38 ft²

(1) Excluding balconies and terrace

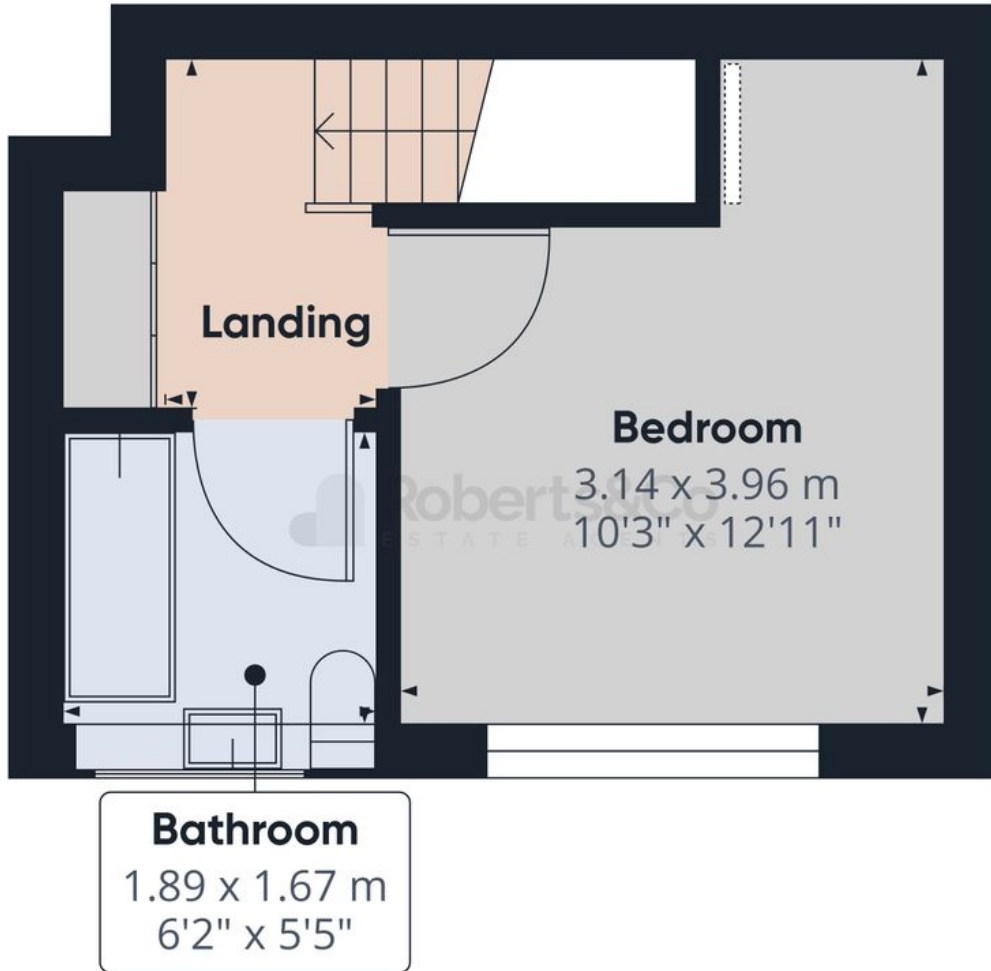
☐ Reduced headroom
(below 1.5m/4.92ft)

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

KINGSFOLD DRIVE, PENWORTHAM, PRESTON, PR1



Floor 1

Approximate total area⁽¹⁾
17.25 m²
185.69 ft²

(1) Excluding balconies and terrace

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Penwortham, PRESTON, PR1

Energy rating

E

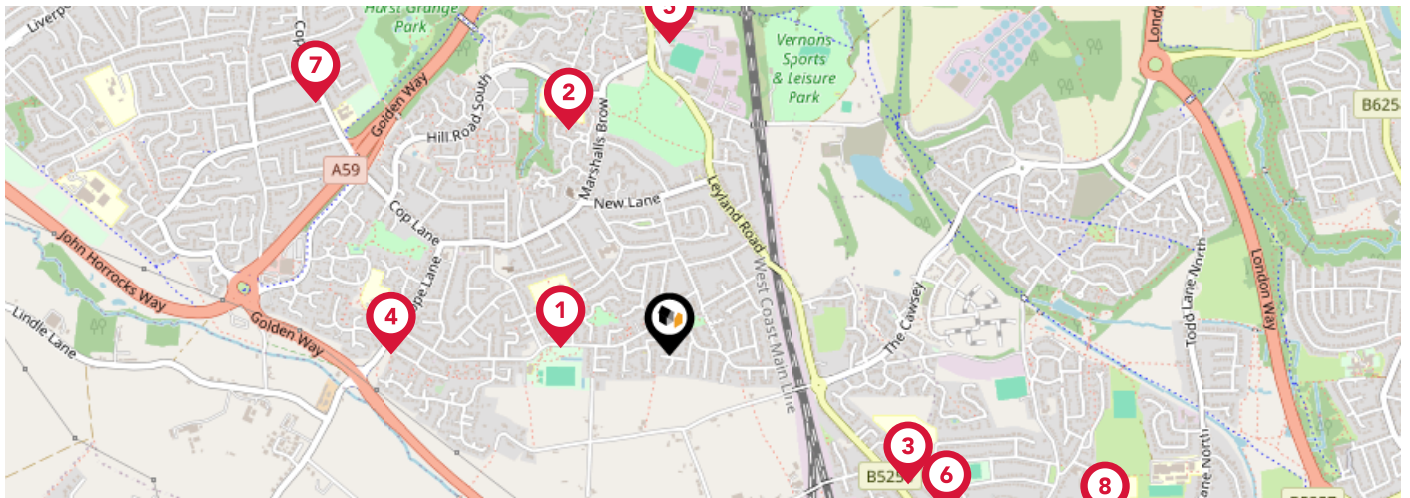
Valid until 04.06.2034

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

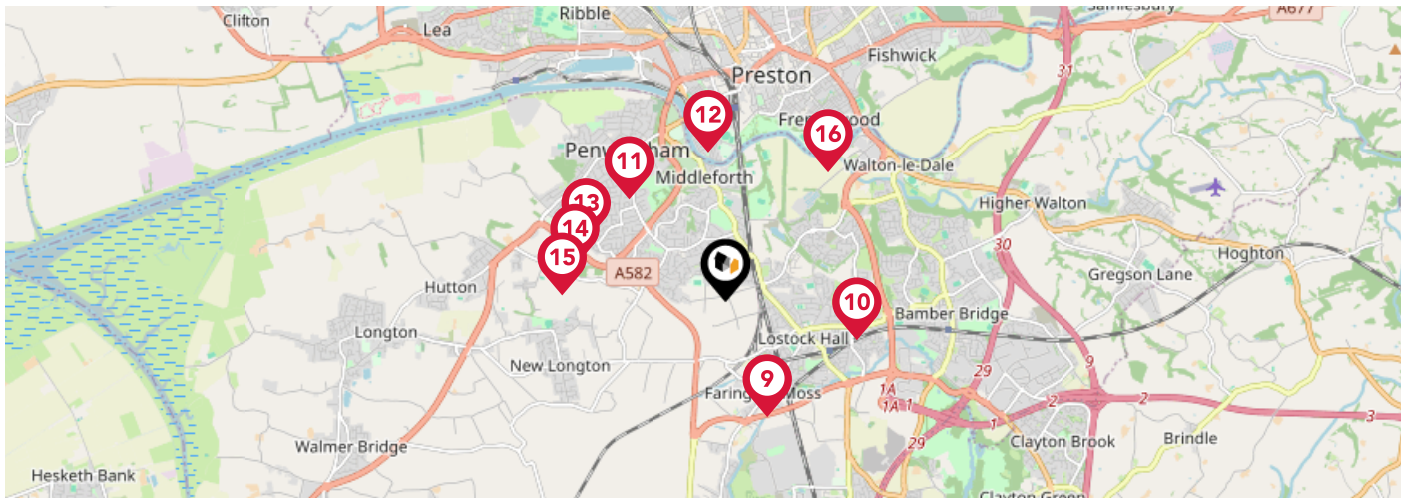
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Room heaters, mains gas
Main Heating Energy:	Average
Main Heating Controls:	No thermostatic control of room temperature
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very poor
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Portable electric heaters (assumed)
Total Floor Area:	39 m ²

Area Schools



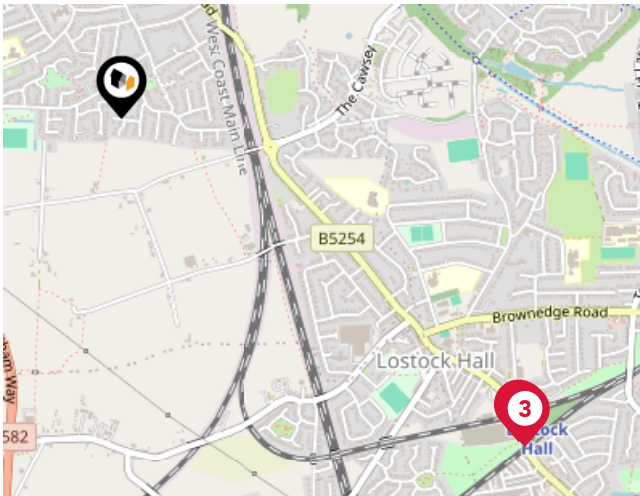
	Nursery	Primary	Secondary	College	Private
Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.54	<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:0.6	<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:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:0.7	<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:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:1.3	<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:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:1.43	<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:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

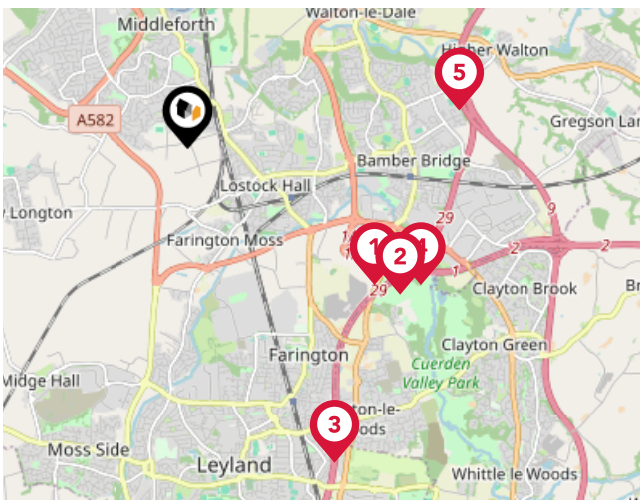
Area

Transport (National)



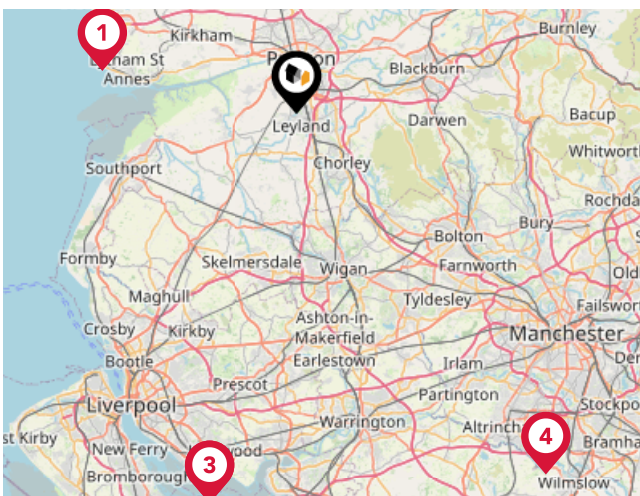
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	1.12 miles
2	Rail Station	1.13 miles
3	Rail Station	1.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.04 miles
2	M65 J1	2.27 miles
3	M6 J28	3.05 miles
4	M6 J29	2.38 miles
5	M6 J30	2.42 miles

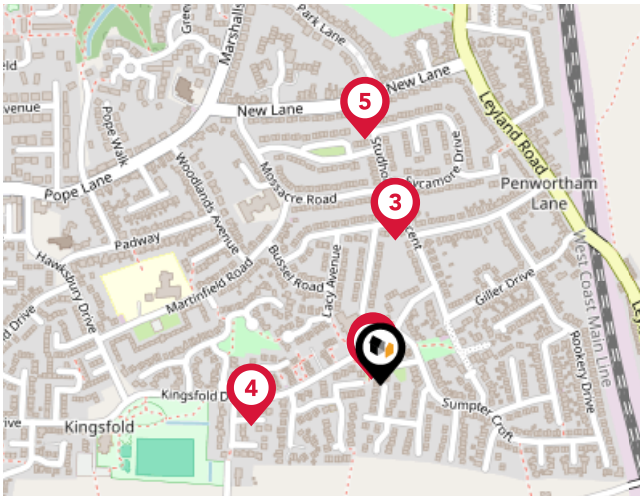


Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	13.92 miles
2	Liverpool John Lennon Airport	28.09 miles
3	Liverpool John Lennon Airport	28.1 miles
4	Terminal Two Access	30.92 miles

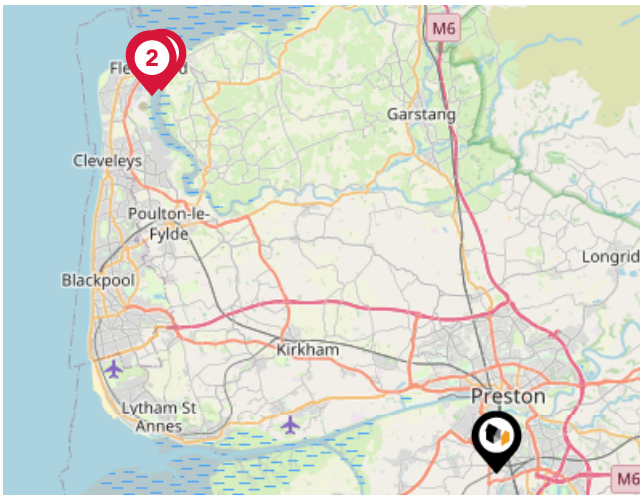
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	School Stop	0.01 miles
2	Tuson House	0.01 miles
3	Charnock Avenue	0.16 miles
4	Meadowfield	0.15 miles
5	Studholme Crescent	0.27 miles



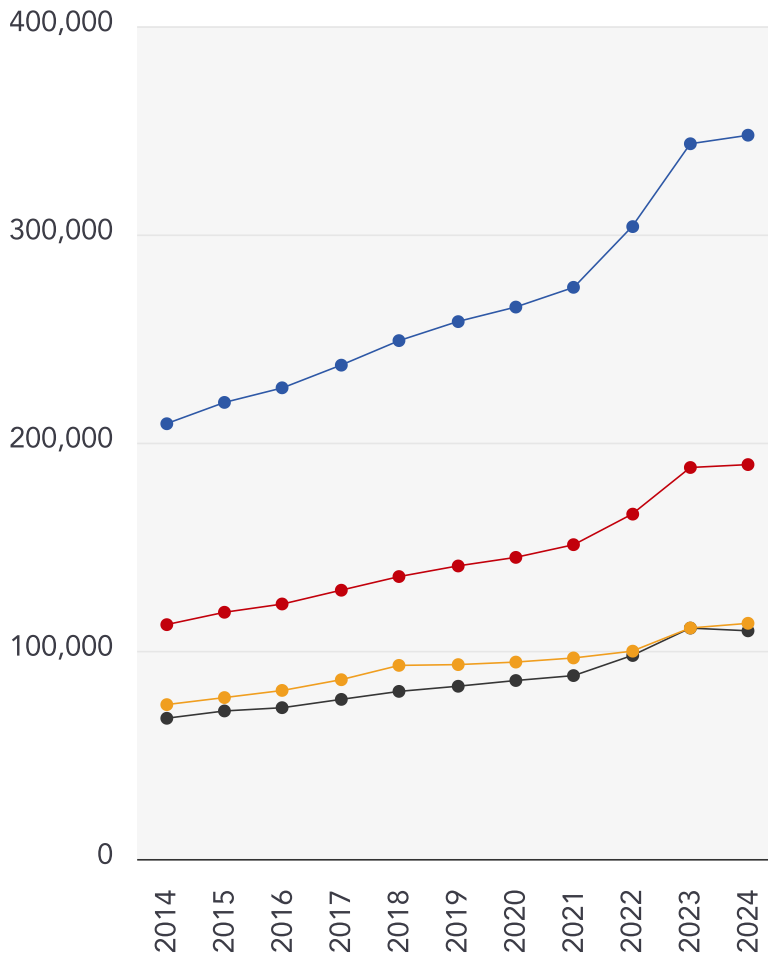
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.83 miles
2	Fleetwood for Ireland Ferry Terminal	17.9 miles
3	Fleetwood for Knott End Ferry Landing	18.03 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



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/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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