

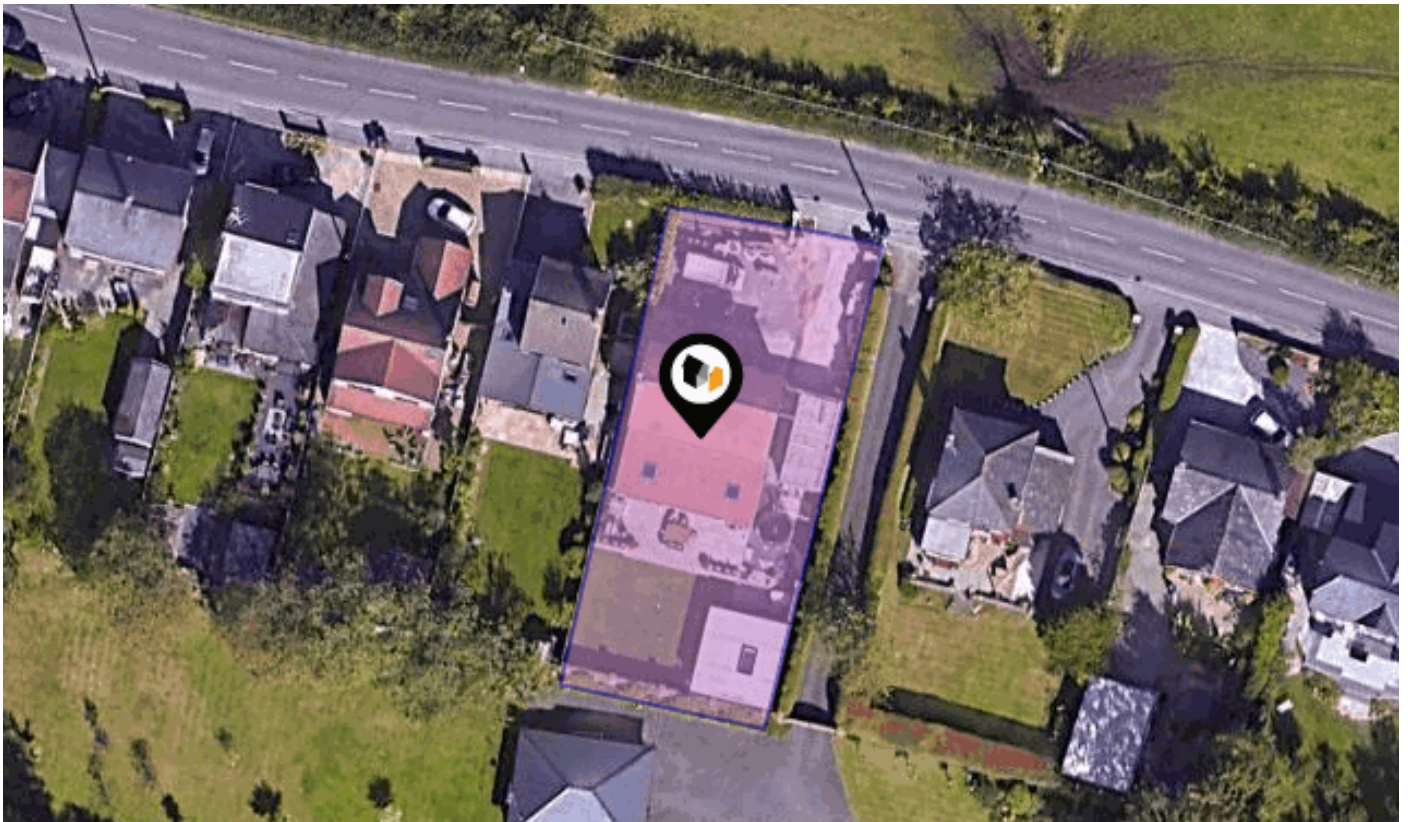


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 04th October 2024



GREGSON LANE, HOGHTON, PRESTON, PR5

Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

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Property Overview

Experience the pinnacle of modern living with this exquisite 4-bedroom home, expertly crafted to cater to the needs of today's discerning family.

Located in the serene neighbourhood of Hoghton, Gregson Lane, this home has an abundance of space making it an ideal retreat for both relaxation and entertaining.

At the heart of this remarkable home lies the immaculate kitchen, a true fusion of cutting-edge technology and elegant design, which features a 4.5m long island- the largest the kitchen supplier had ever installed! The island comfortably seats four, making it an ideal spot for casual breakfast, family meals and culinary creativity. Outfitted with state-of-the-art integrated appliances such as induction hob, steam oven, combi-microwave oven, warming drawer, double fridge, double freezer, dishwasher and wine cooler, this space is as functional as it is stylish. The kitchen is thoughtfully designed with ample cupboard space and generous drawers, providing plenty of room to keep everything organised and within easy reach.

The expansive bi-fold doors flood the kitchen with natural light, creating a bright and inviting atmosphere. These doors also provide a seamless transition to the picturesque garden, enhancing the indoor-outdoor living experience. There's also plenty of space for a dining table and chairs, perfect for gathering the family together for meals.

Adjoining the kitchen is a welcoming family room, featuring a stylish media wall. This space is perfect for movie nights, casual entertaining, or simply unwinding with loved ones, making it a versatile and inviting extension of the kitchen.

The living room, located at the front of the home, exudes comfort and warmth with its plush carpeting, elegant feature fireplace, and a cozy log-burning stove, creating a perfect sanctuary for relaxation.

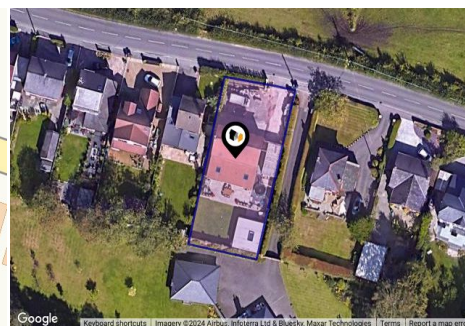
In addition to the living spaces, there's a well-appointed study with built-in furniture and Corian surfaces, ideal for working from home, and a convenient downstairs WC. And to add that extra touch of luxury, the whole of the ground floor is heated under foot.

The staircase, with its striking wood and glass balustrade, leads to a landing filled with natural light from a large window. Upstairs, you'll find four bedrooms, including three spacious doubles and a generously sized single, currently used as a dressing room.

The family bathroom is a sanctuary of modern design, featuring luxurious fixtures such as a walk-in shower cubicle, a freestanding bath, and a sleek wall-mounted vanity sink unit, offering a spa-like experience.

Outside, the front of the property provides ample parking, framed by well-maintained hedges, and secured by fob and app operated electric gates. A garage and a side gate provide additional access to the rear of the house.

The back garden is a true oasis, meticulously designed with distinct areas for every occasion. It features a lush lawn, elevated patio spaces. The garden room is a standout feature, designed with versatility and luxury in mind. Equipped with a stylish bar, it's the perfect setting for entertaining guests and enjoying the best of outdoor living. Whether hosting a summer gathering or simply relaxing with a drink in hand, this space adds a touch of elegance and fun to any occasion.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,377 ft ² / 128 m ²		
Plot Area:	0.17 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,740		
Title Number:	LAN65841		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	42 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

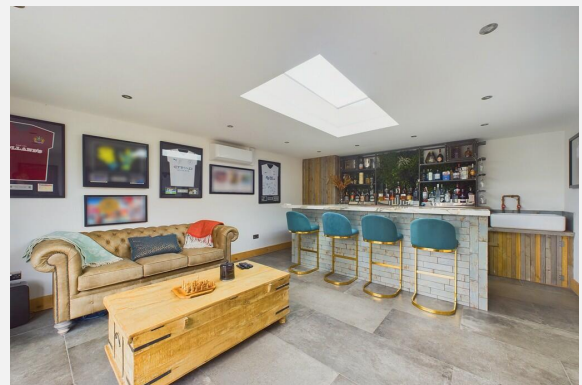
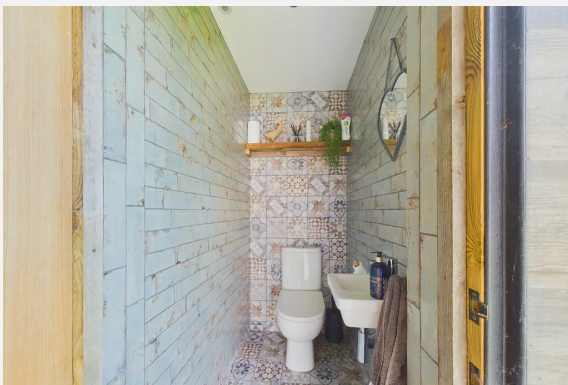


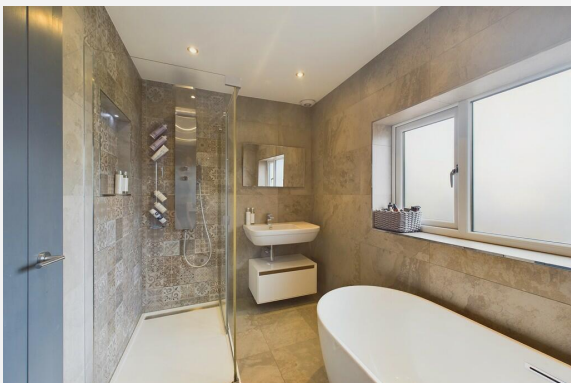
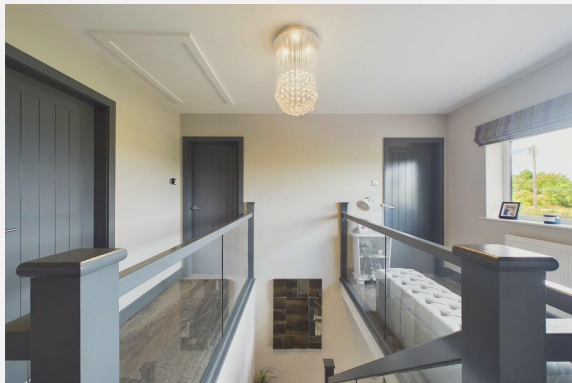
Planning History

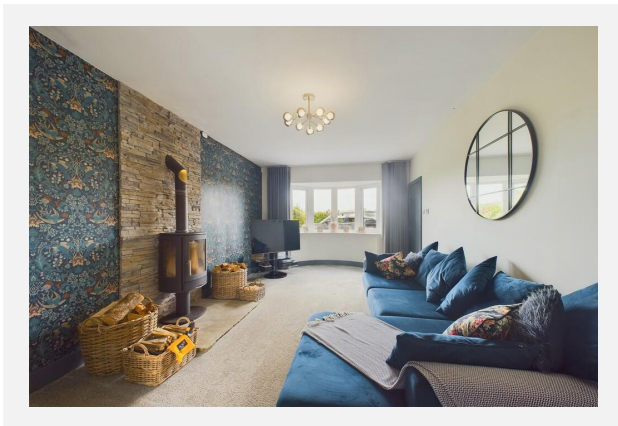
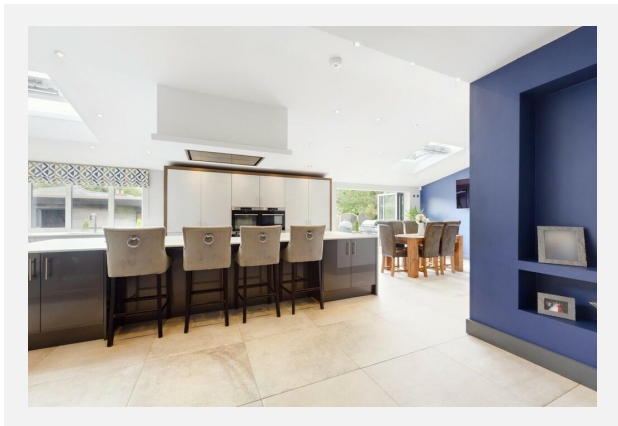
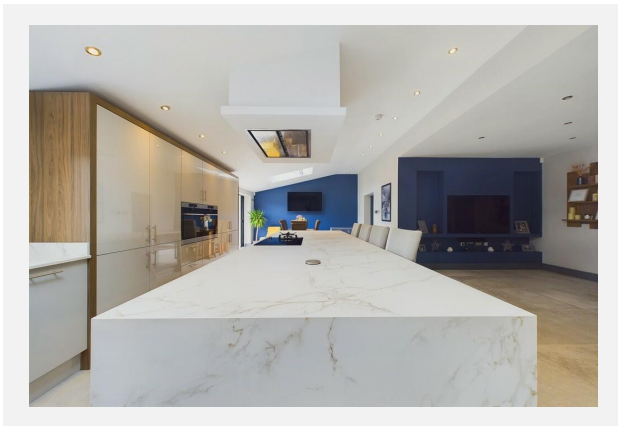
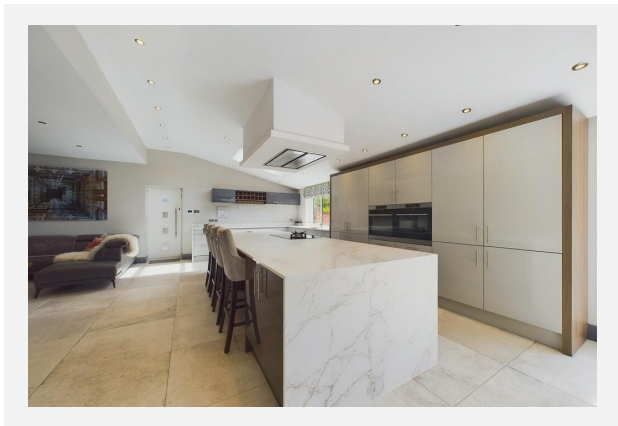
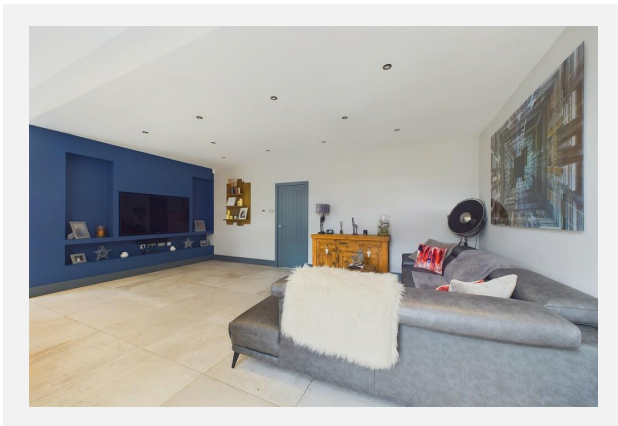
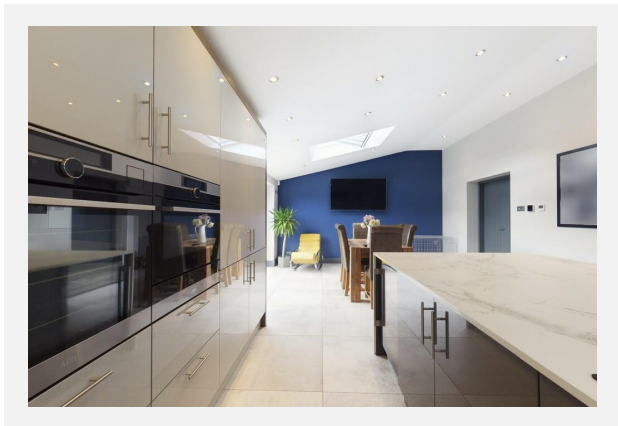
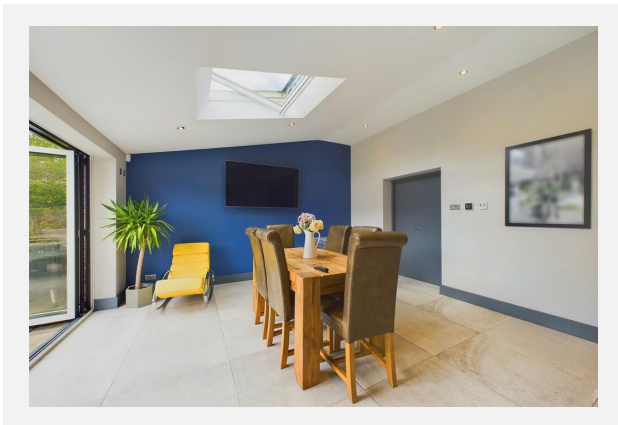
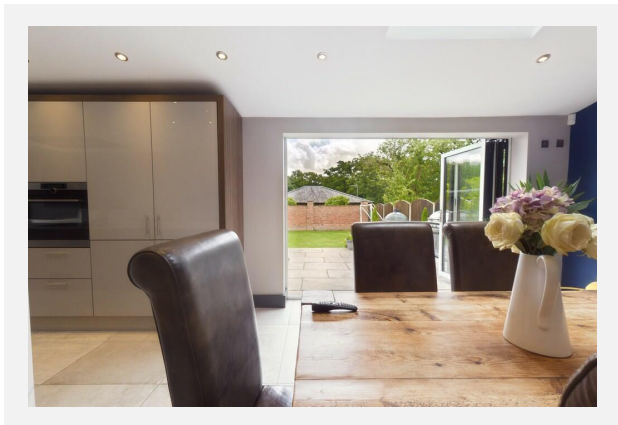
This Address

Planning records for: *Gregson Lane, Hoghton, Preston, PR5*

Reference - SouthRibble/07/2016/0455/HOH	
Decision:	Decided
Date:	10th June 2016
Description:	Two storey side extension, single storey rear extension and porch to front





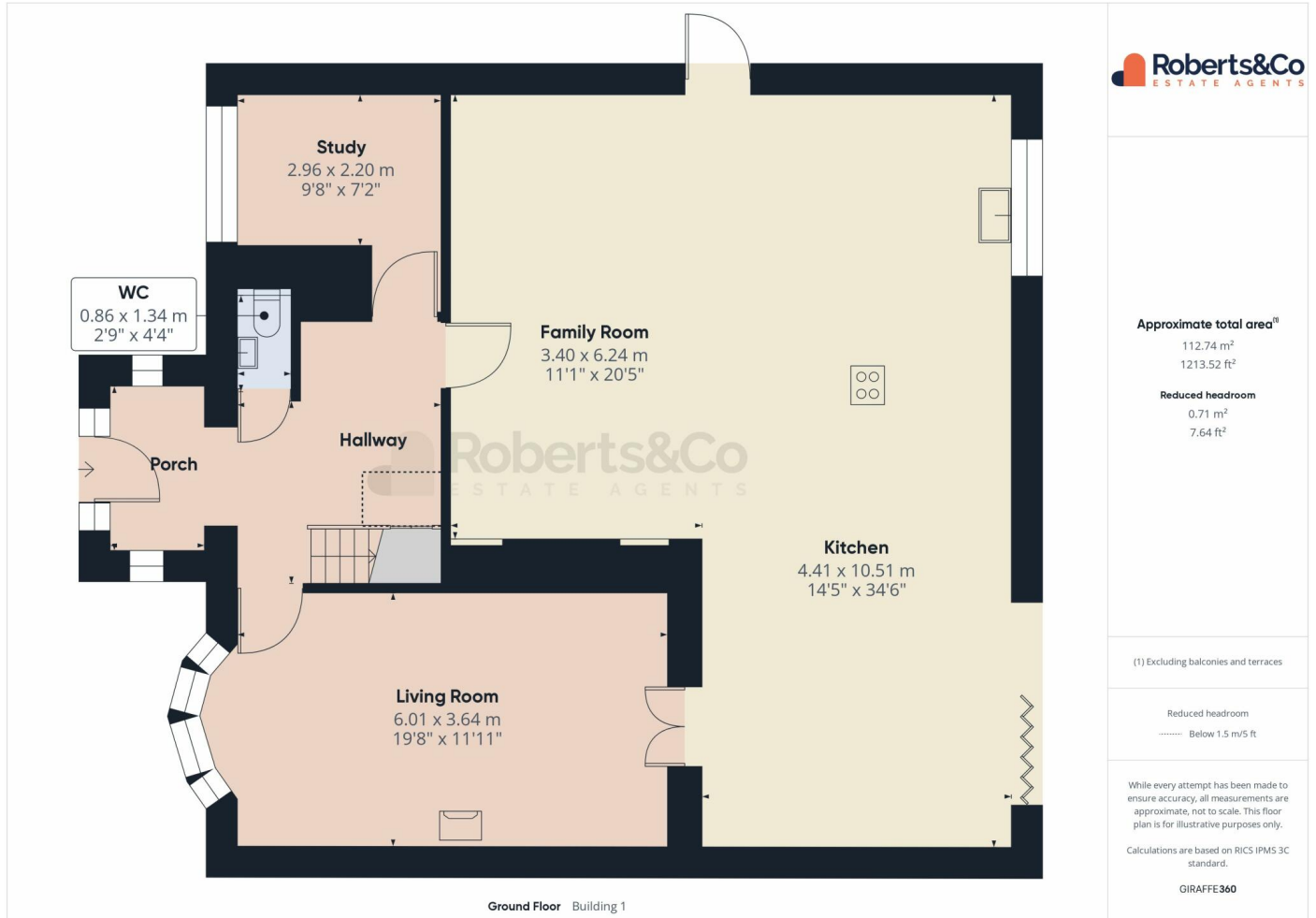




GREGSON LANE, HOGHTON, PRESTON, PR5



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Property EPC - Certificate

Gregson Lane, Hoghton, PR5

Energy rating

D

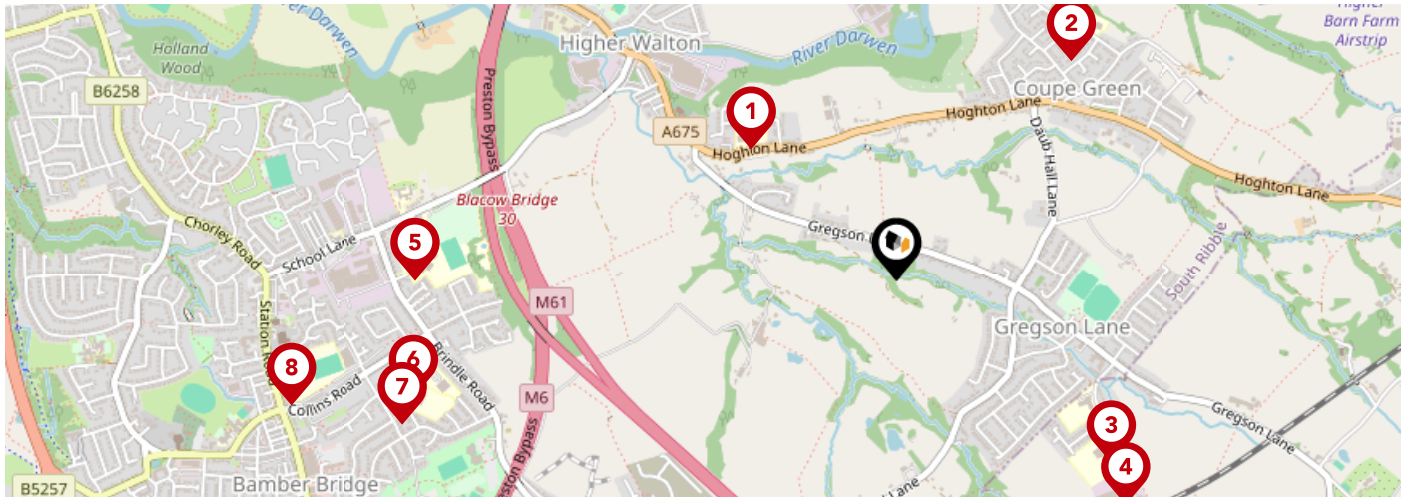
Valid until 23.03.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

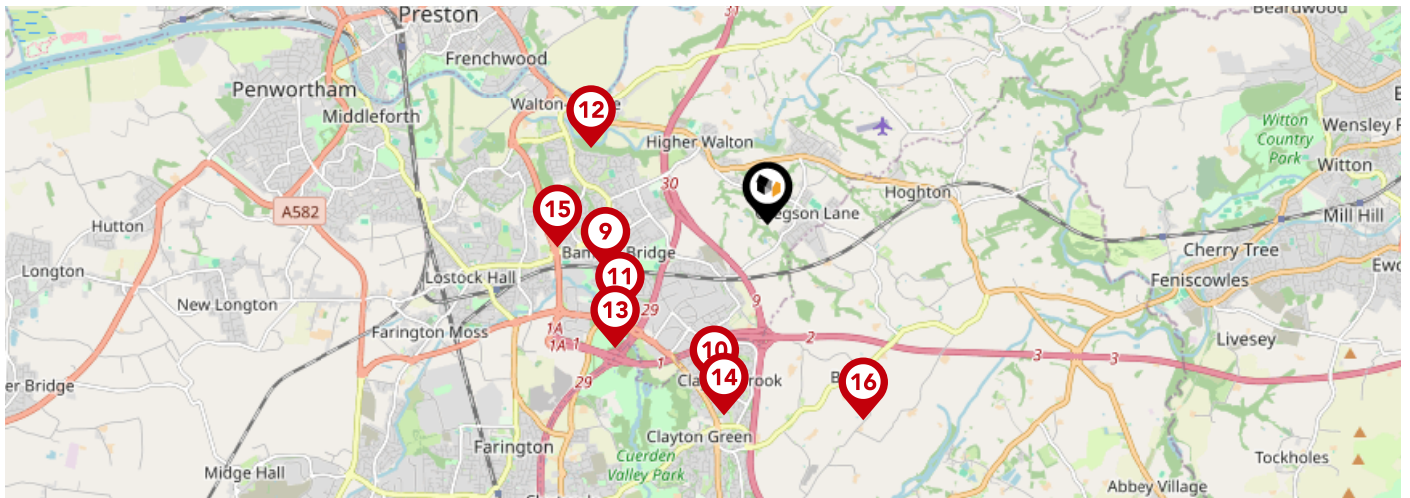
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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 43% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	128 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Higher Walton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 103 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Coupe Green Primary School Ofsted Rating: Good Pupils: 150 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Brindle Gregson Lane Primary School Ofsted Rating: Good Pupils: 186 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Joseph's Catholic Primary School, Brindle Ofsted Rating: Good Pupils: 90 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

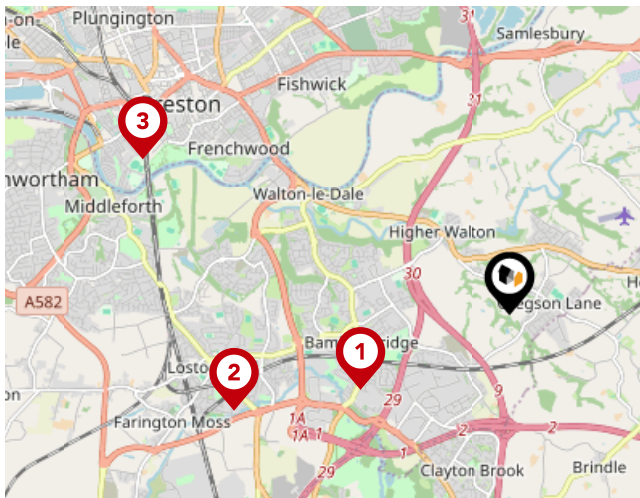
Area Schools



	Nursery	Primary	Secondary	College	Private
St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Progress School Ofsted Rating: Outstanding Pupils: 14 Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:1.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clayton Brook Primary School Ofsted Rating: Good Pupils: 168 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:1.84	<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:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

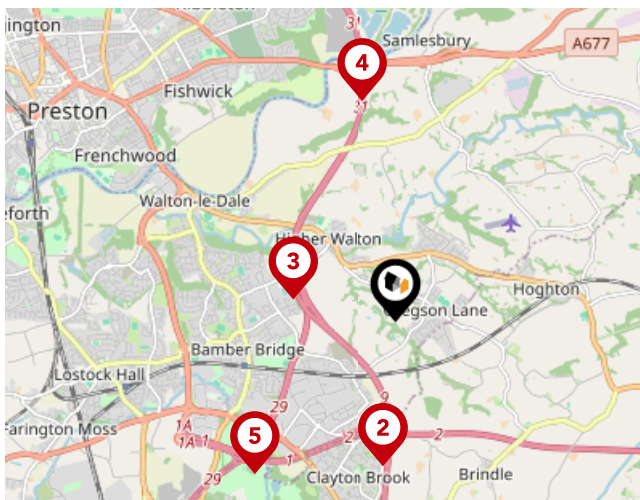
Area

Transport (National)



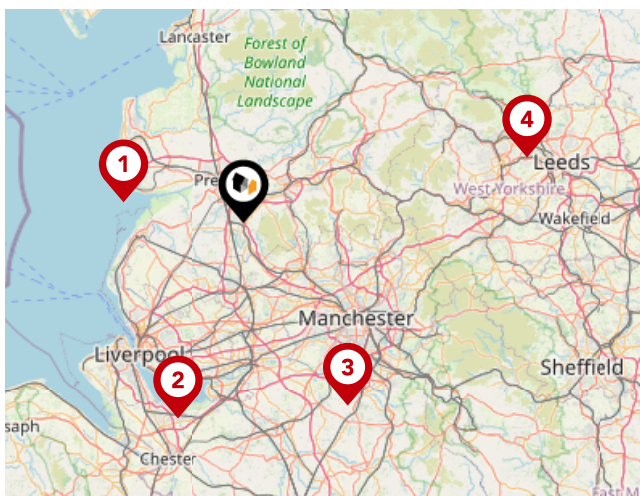
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	1.46 miles
2	Lostock Hall Rail Station	2.56 miles
3	Preston Rail Station	3.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J2	1.26 miles
2	M61 J9	1.27 miles
3	M6 J30	0.91 miles
4	M6 J31	1.96 miles
5	M6 J29	1.81 miles

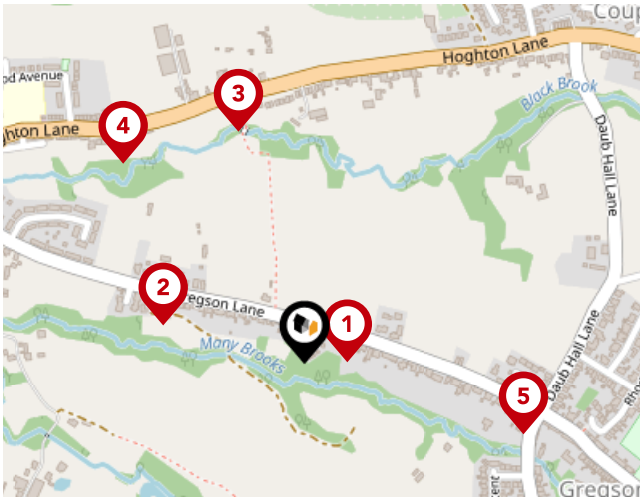


Airports/HELIPADS

Pin	Name	Distance
1	Highfield	17.12 miles
2	Speke	29.11 miles
3	Manchester Airport	29.72 miles
4	Leeds Bradford Airport	40.62 miles

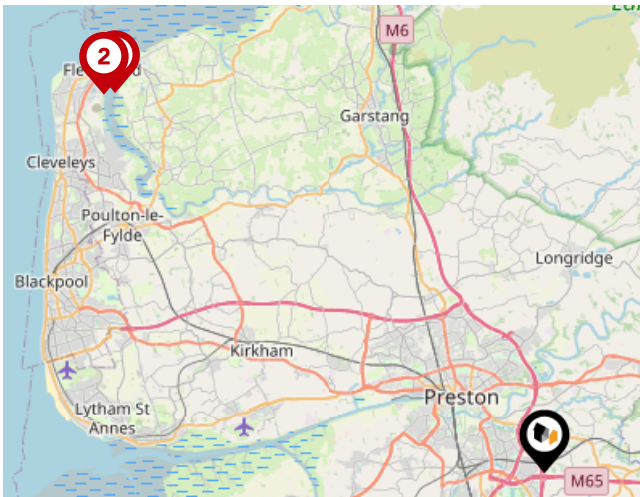
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cooper House Farm	0.05 miles
2	Castle Court	0.16 miles
3	Thorn Bush	0.27 miles
4	Hawthorne Avenue	0.3 miles
5	Conway Court	0.25 miles



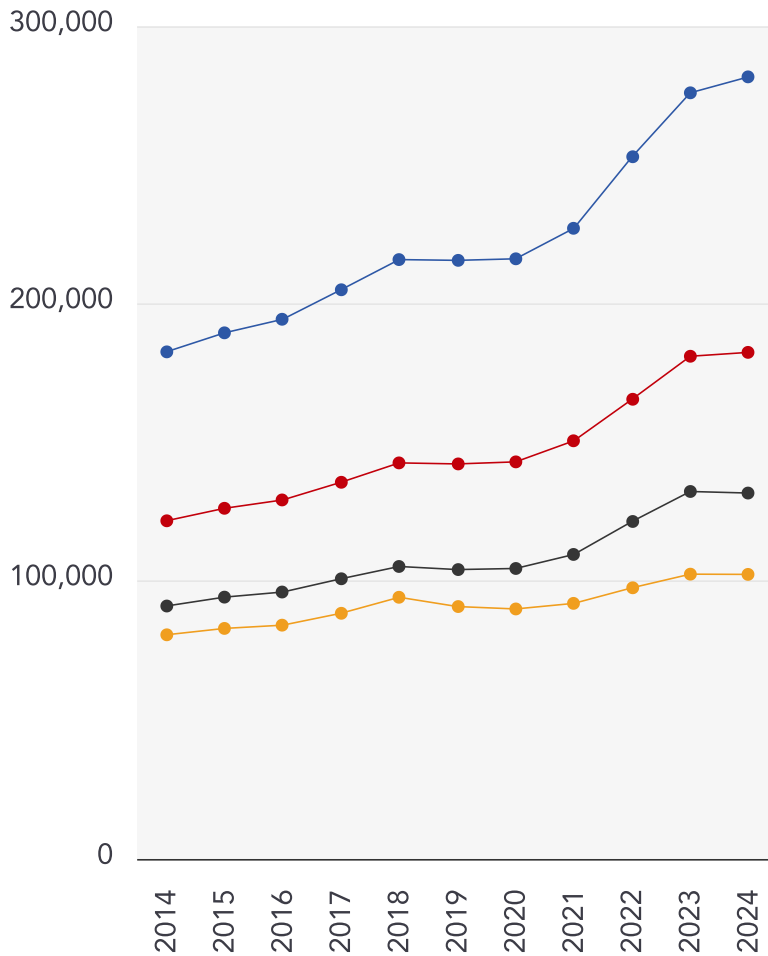
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	20.05 miles
2	Fleetwood for Knott End Ferry Landing	20.28 miles

Market

House Price Statistics

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



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



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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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