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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 24<sup>th</sup> September 2024**



## STANAGATE, CLIFTON, PRESTON, PR4

### Roberts & Co

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### Property Overview

This spacious semi-detached home boasts four generously sized double bedrooms and is situated in the highly sought-after area of Clifton Village. The property features a substantial rear garden, offering ample space for outdoor enjoyment, with mature shrubs and plants adding to its charm.

Inside, the house includes two bright and inviting reception rooms: a living room with patio doors that open directly onto the garden, complete with a feature electric fireplace, and a dining room with large windows that provide picturesque views of the garden. The modern kitchen is fitted with sleek white units and striking black countertops, complemented by an adjacent utility room for added convenience.

An entrance hall with a useful under stairs cupboard and a downstairs WC adds to the home's practical layout.

Upstairs, you'll find four spacious double bedrooms, each offering ample space for furniture and personal touches. These well-proportioned rooms are ideal for family living or accommodating guests, ensuring comfort and privacy for everyone. The family bathroom is equipped with a contemporary three-piece suite. The property also includes a garage and driveway parking, ensuring plenty of space for vehicles.

In 2023, new windows were installed throughout the property, enhancing both energy efficiency and aesthetics.

The home's excellent location provides easy access to motorway links, making it ideal for commuting, while being nestled in the heart of a vibrant village.

With its blend of character, modern touches, and exceptional outdoor space, this home is perfect for families or those looking for extra space in a prime location.



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,280 ft <sup>2</sup> / 119 m <sup>2</sup>		
<b>Plot Area:</b>	0.13 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,018		
<b>Title Number:</b>	LA582201		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>4</b> mb/s	<b>80</b> mb/s	<b>330</b> mb/s

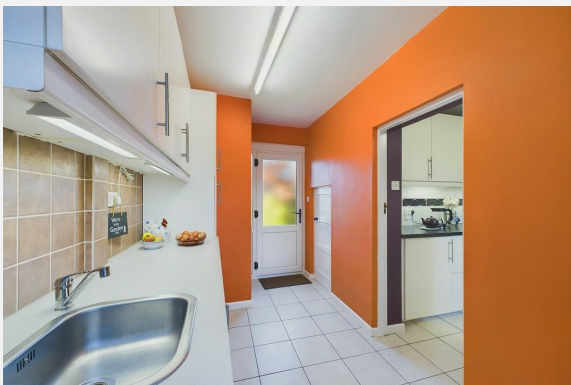
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:







## STANAGATE, CLIFTON, PRESTON, PR4



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# Property EPC - Certificate

Clifton, PRESTON, PR4

Energy rating

**C**

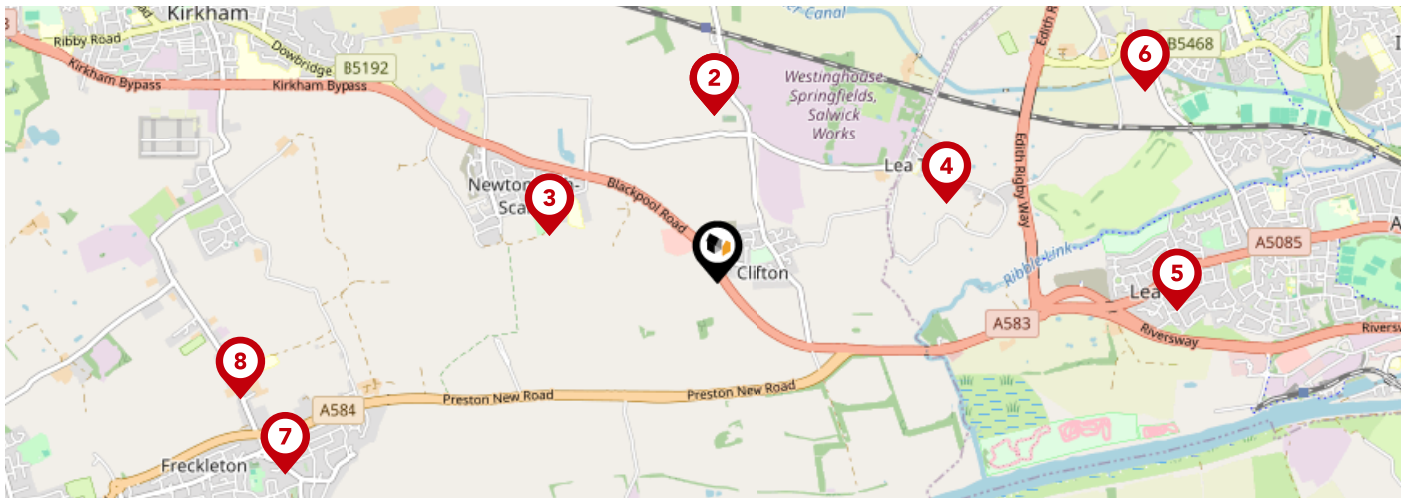
Valid until 10.09.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>	72   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

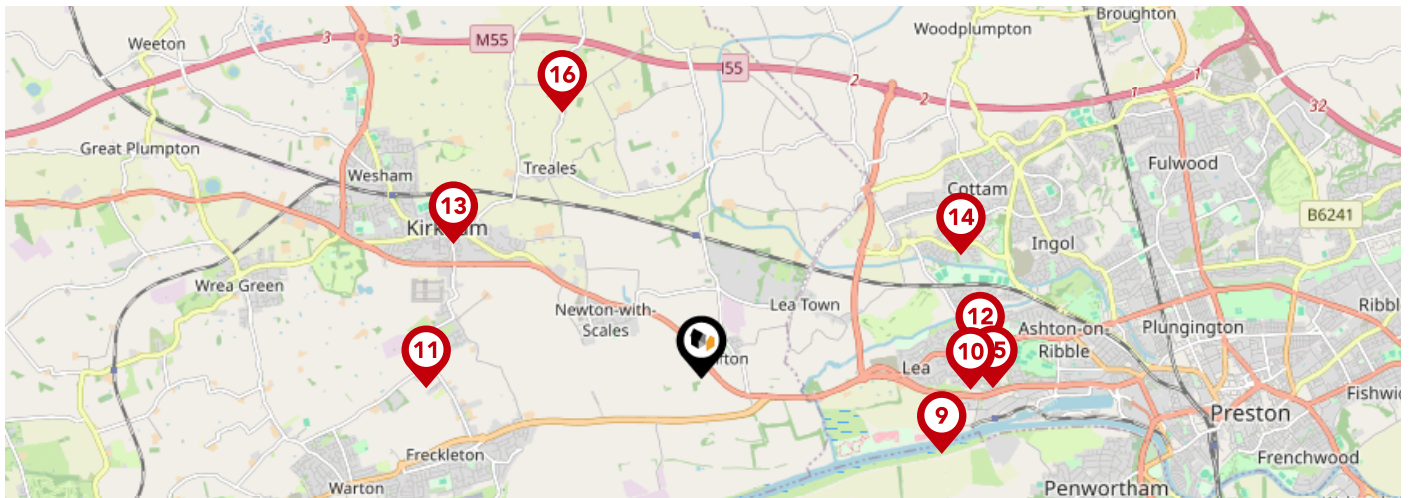
<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	119 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Oakfield House School</b> Ofsted Rating: Good   Pupils: 45   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aurora Keyes Barn School</b> Ofsted Rating: Good   Pupils: 24   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newton Bluecoat Church of England Primary School</b> Ofsted Rating: Good   Pupils: 218   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bernard's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 235   Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lea Neeld's Endowed Church of England Primary School</b> Ofsted Rating: Good   Pupils: 141   Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Freckleton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Freckleton Strike Lane Primary School</b> Ofsted Rating: Good   Pupils: 174   Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Pioneer TEC</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:2.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lea Community Primary School</b> Ofsted Rating: Good   Pupils: 253   Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Linton School</b> Ofsted Rating: Good   Pupils: 12   Distance:2.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashton Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kirkham St Michael's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cottam Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Royal Cross Primary School</b> Ofsted Rating: Outstanding   Pupils: 26   Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Treales Church of England Primary School</b> Ofsted Rating: Good   Pupils: 62   Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

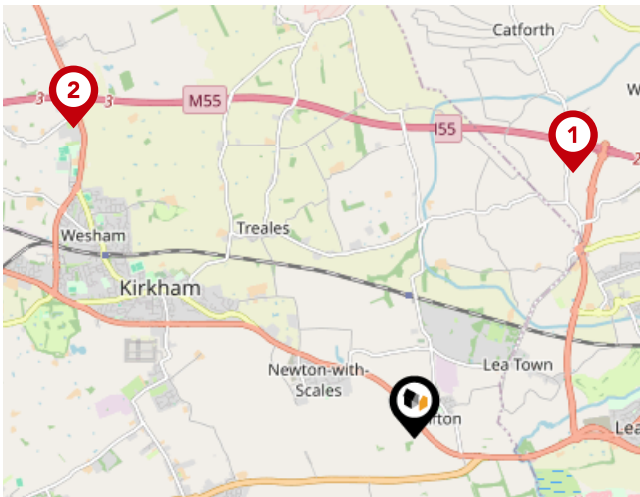
# Area

## Transport (National)



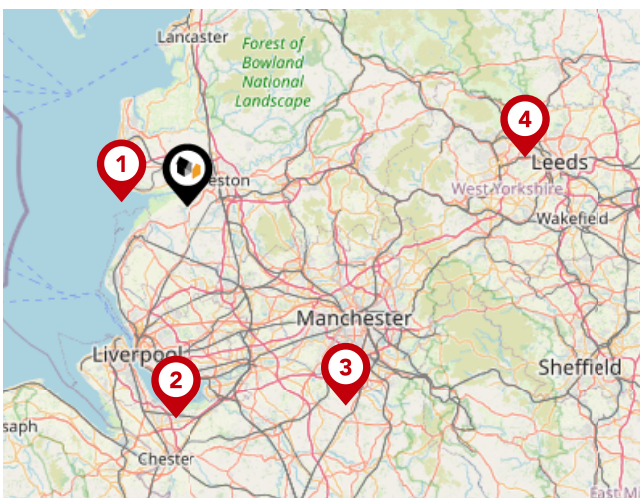
### National Rail Stations

Pin	Name	Distance
	Kirkham & Wesham Rail Station	3.03 miles
	Preston Rail Station	4.54 miles
	Moss Side Rail Station	5.15 miles



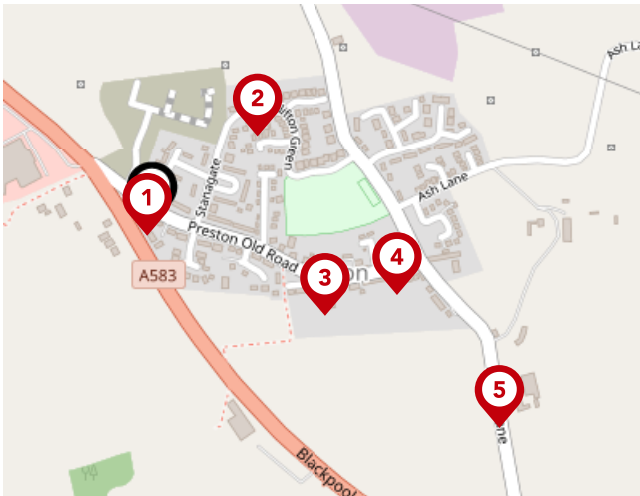
### Trunk Roads/Motorways

Pin	Name	Distance
	M55 J2	2.72 miles
	M55 J3	4.05 miles
	M55 J1	4.71 miles
	M6 J32	5.56 miles
	M65 J1A	6.98 miles



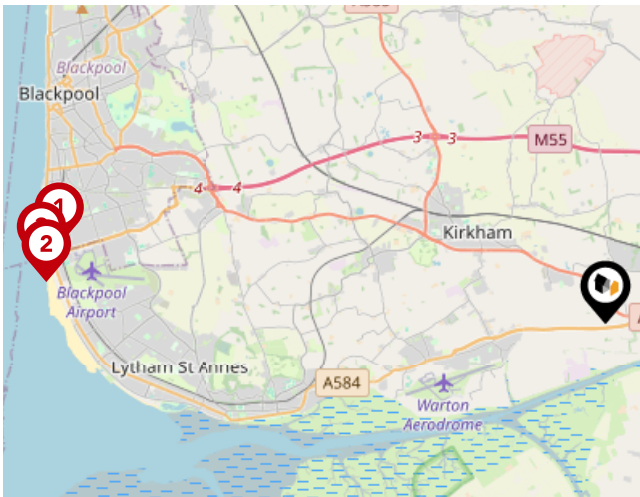
### Airports/HELIPADS

Pin	Name	Distance
	Highfield	9.22 miles
	Speke	29.77 miles
	Manchester Airport	35.83 miles
	Leeds Bradford Airport	47.75 miles



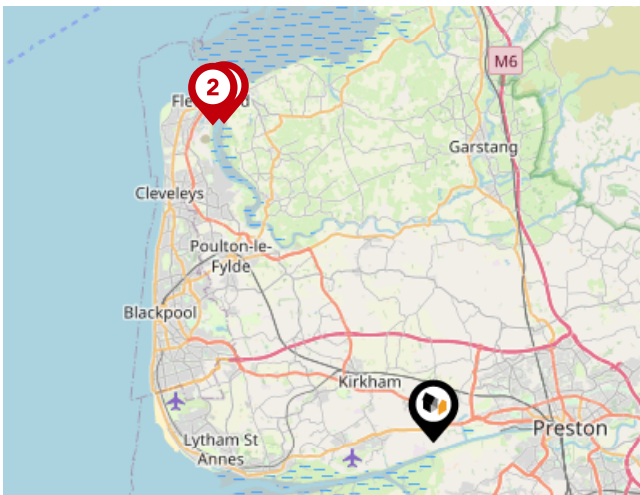
## Bus Stops/Stations

Pin	Name	Distance
1	Stanagate	0.01 miles
2	Clifton Green	0.15 miles
3	Silver Street	0.21 miles
4	Dixons Farm Mews	0.28 miles
5	Hall Field Farm	0.44 miles



## Local Connections

Pin	Name	Distance
1	Burlington Road West (Blackpool Tramway)	9.65 miles
2	Starr Gate (Blackpool Tramway)	9.8 miles
3	Harrow Place (Blackpool Tramway)	9.91 miles



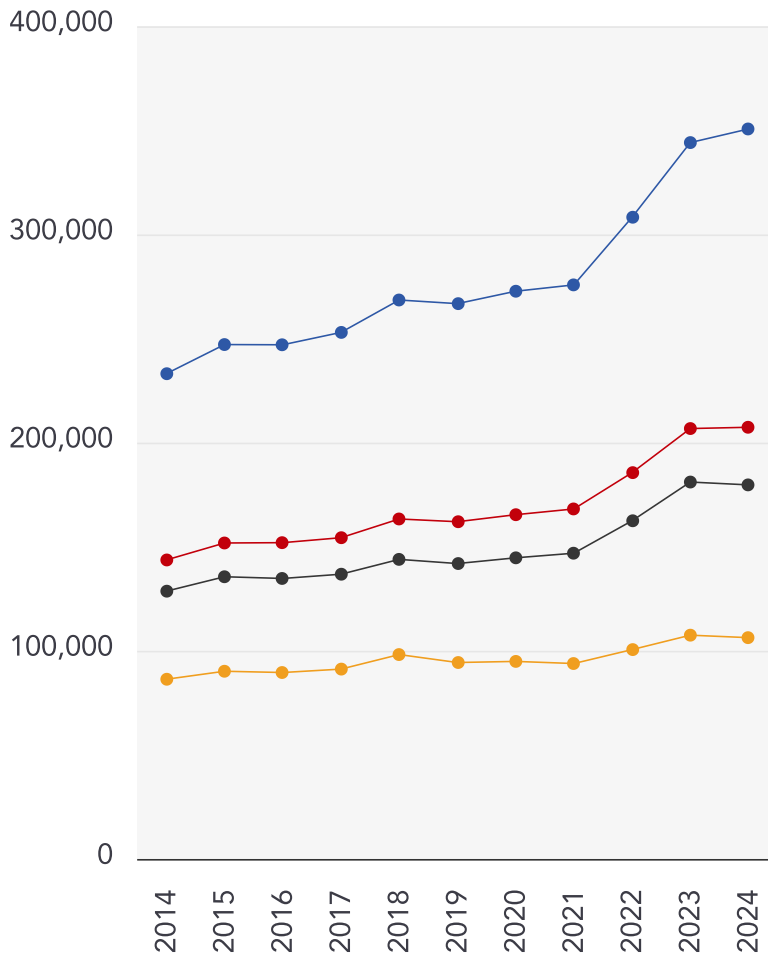
## Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	13.34 miles
2	Fleetwood for Knott End Ferry Landing	13.5 miles

# Market

## House Price Statistics

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



Detached

**+50.43%**

Semi-Detached

**+44.38%**

Terraced

**+39.69%**

Flat

**+23.14%**



### Roberts & Co

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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

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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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