

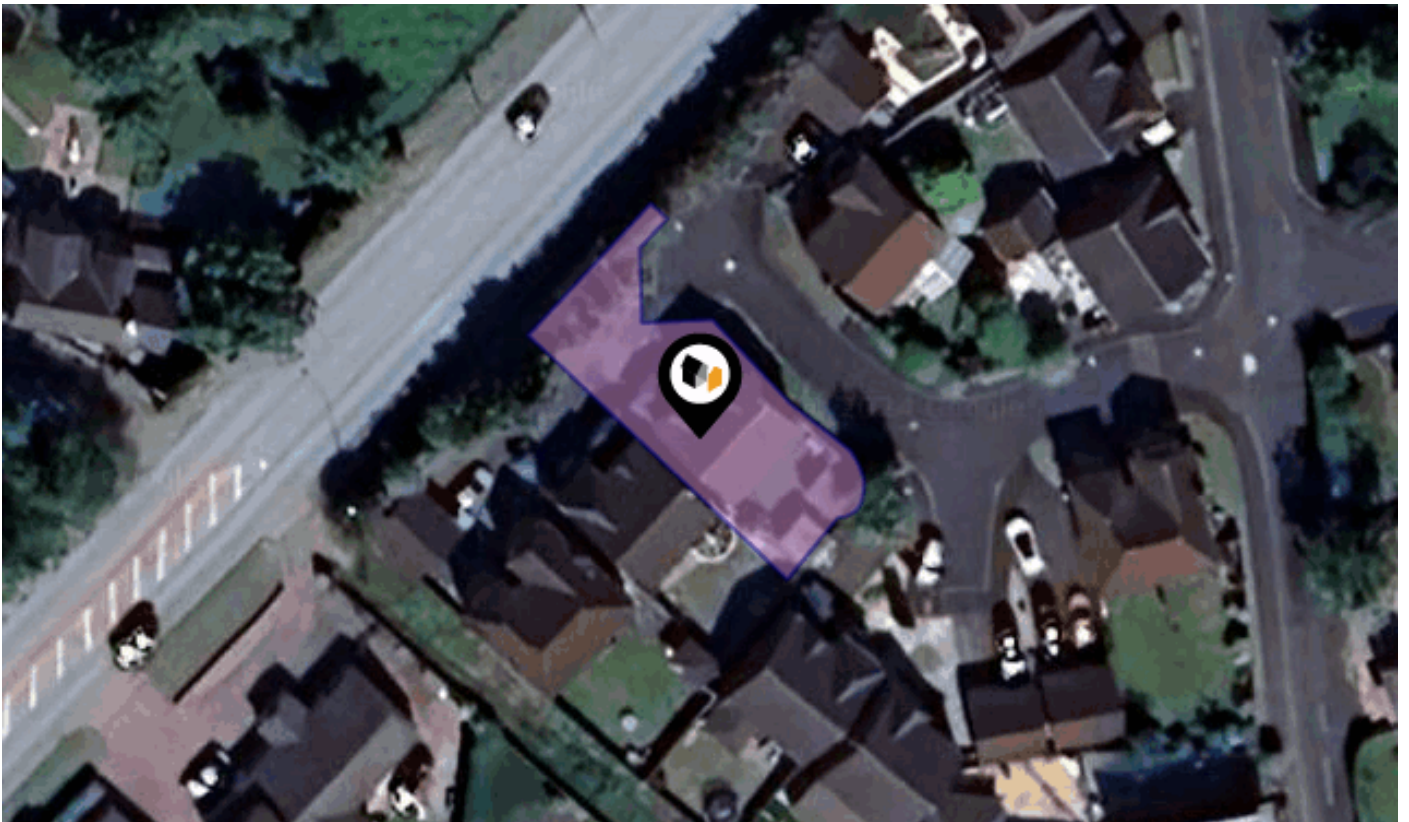


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th October 2024



HORROCKS FOLD, MUCH HOOLE, PRESTON, PR4

Roberts & Co

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Introduction

Our Comments

Property Overview

4 bedroom detached, en-suite to bedroom 1, living room and open plan dining kitchen, integral garage, low maintenance garden to rear, no chain delay.

Sitting in a peaceful cul-de-sac with minimal traffic and a few neighbouring homes, residents enjoy ample privacy. The smooth tarmac driveway at the front offers plenty of off-road parking.

Horrocks Fold is a favoured residential street in Much Hoole. This family-friendly area is ideally located within the catchment area of several reputable schools and provides easy access to Preston City Centre.

Inside, the living room features a large bay window to the front, filling the space with natural light. The dining kitchen is a practical hub with generous storage, space for a freestanding fridge-freezer, and a breakfast bar, catering to all your culinary needs. There is ample room for a table and chairs, perfect for family meals.

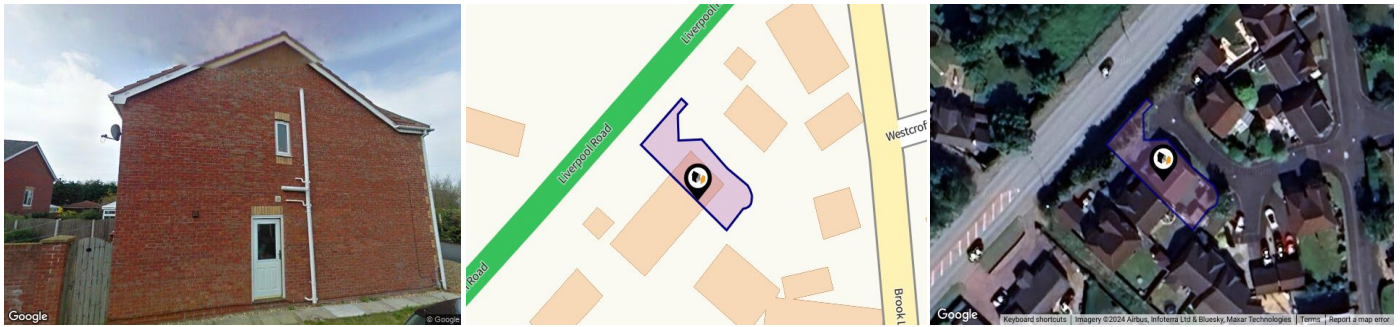
A useful utility room and a downstairs WC add to the home's convenience.

Upstairs, you'll find four spacious bedrooms. The main bedroom includes an en-suite for added comfort, while a well-appointed family bathroom serves the household's needs.

The rear of the property boasts a lovely enclosed garden with artificial lawn and a large decking area, providing a versatile space for relaxation and enjoyment.

Additionally, there's a single integral garage offering ample space for storage.

With its prime location and vibrant community atmosphere, Horrocks Fold is an exceptional choice for families looking for their perfect home.



Property

Type:	Detached	Tenure:	Leasehold
Bedrooms:	4	Start Date:	28/11/2002
Floor Area:	1,280 ft ² / 119 m ²	End Date:	01/01/3001
Plot Area:	0.07 acres	Lease Term:	999 years from 1 January 2002
Year Built :	1996-2002	Term Remaining:	976 years
Council Tax :	Band D		
Annual Estimate:	£2,242		
Title Number:	LA927943		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	- mb/s

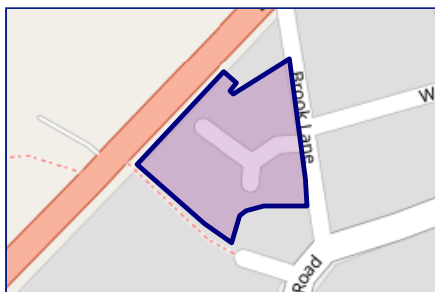
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

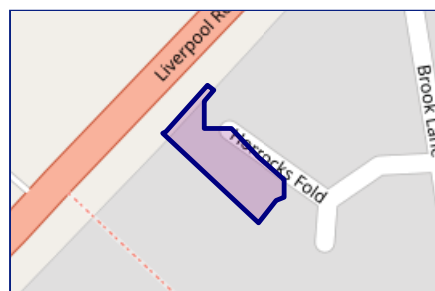


Freehold Title Plan



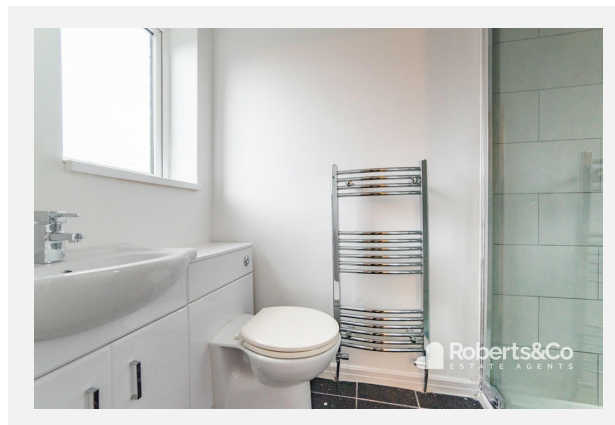
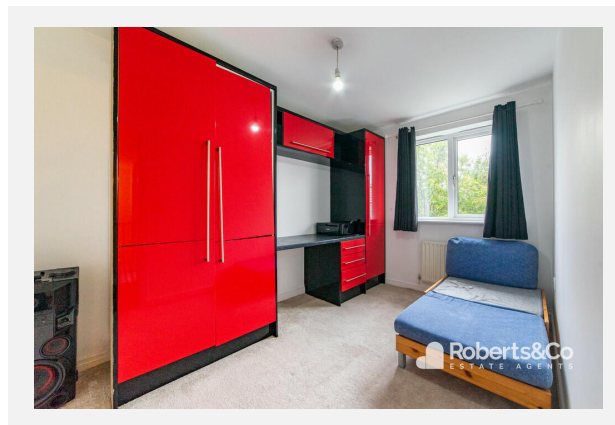
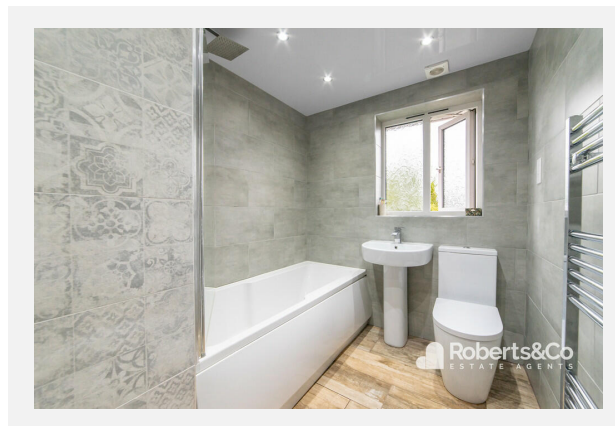
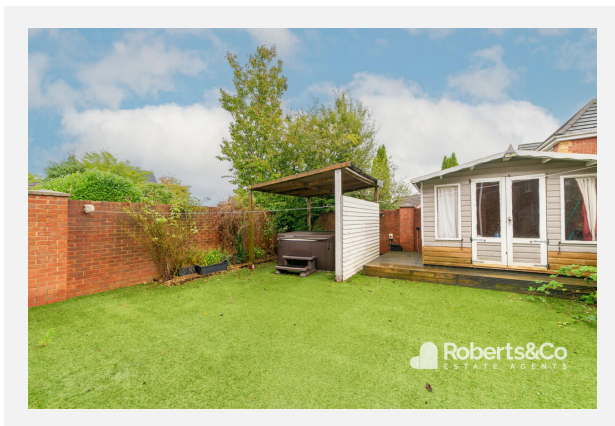
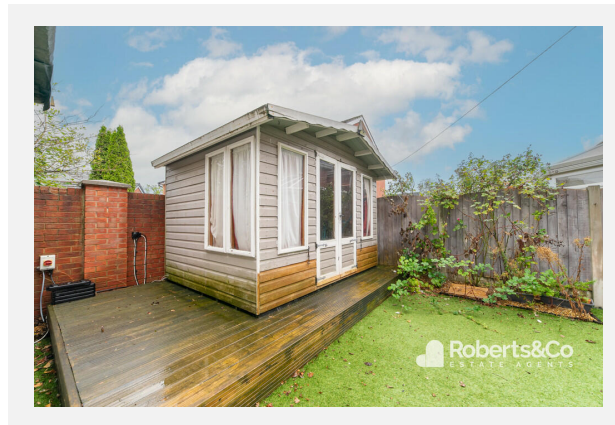
LA908155

Leasehold Title Plan



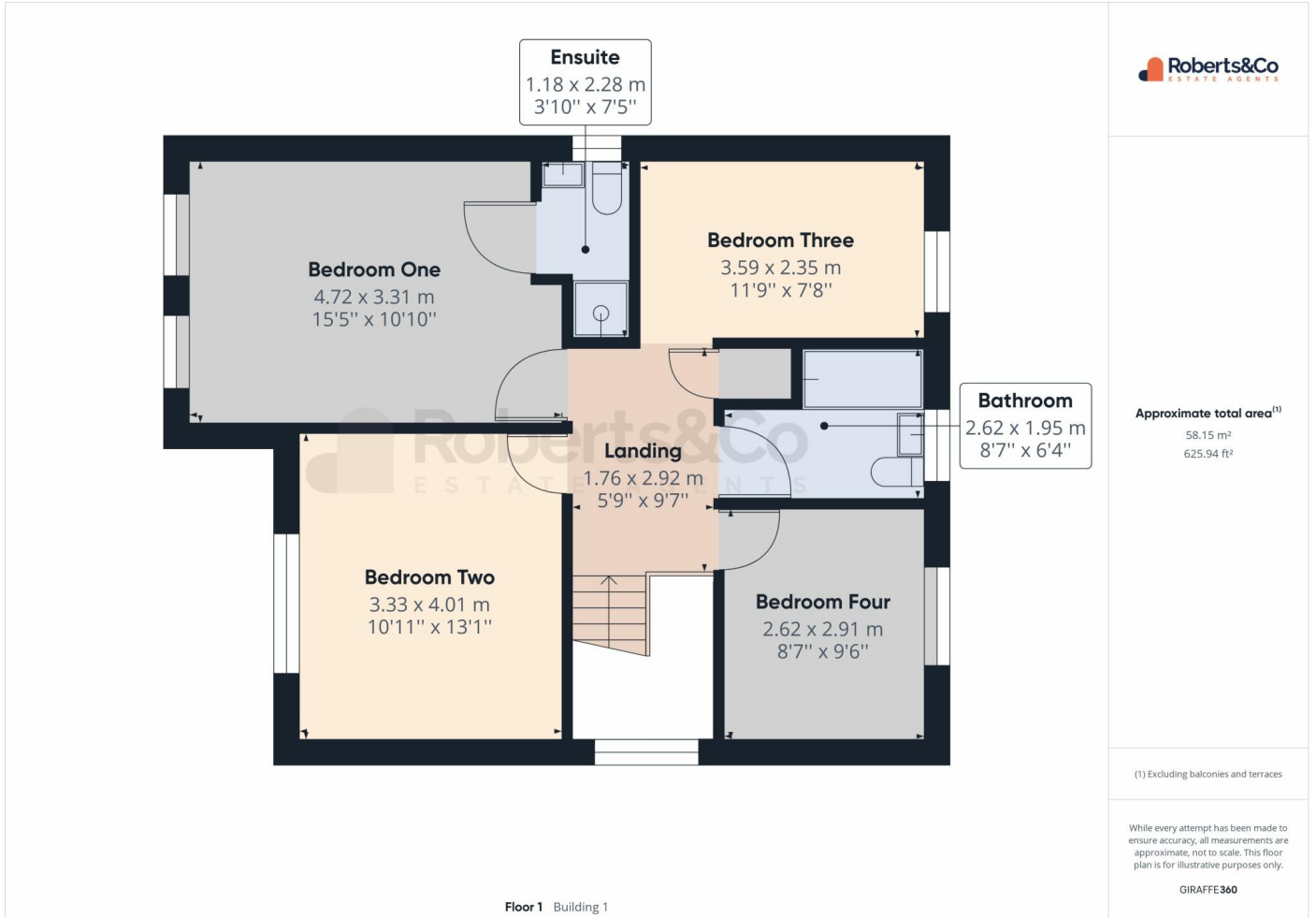
LA927943

Start Date: 28/11/2002
End Date: 01/01/3001
Lease Term: 999 years from 1 January 2002
Term Remaining: 976 years

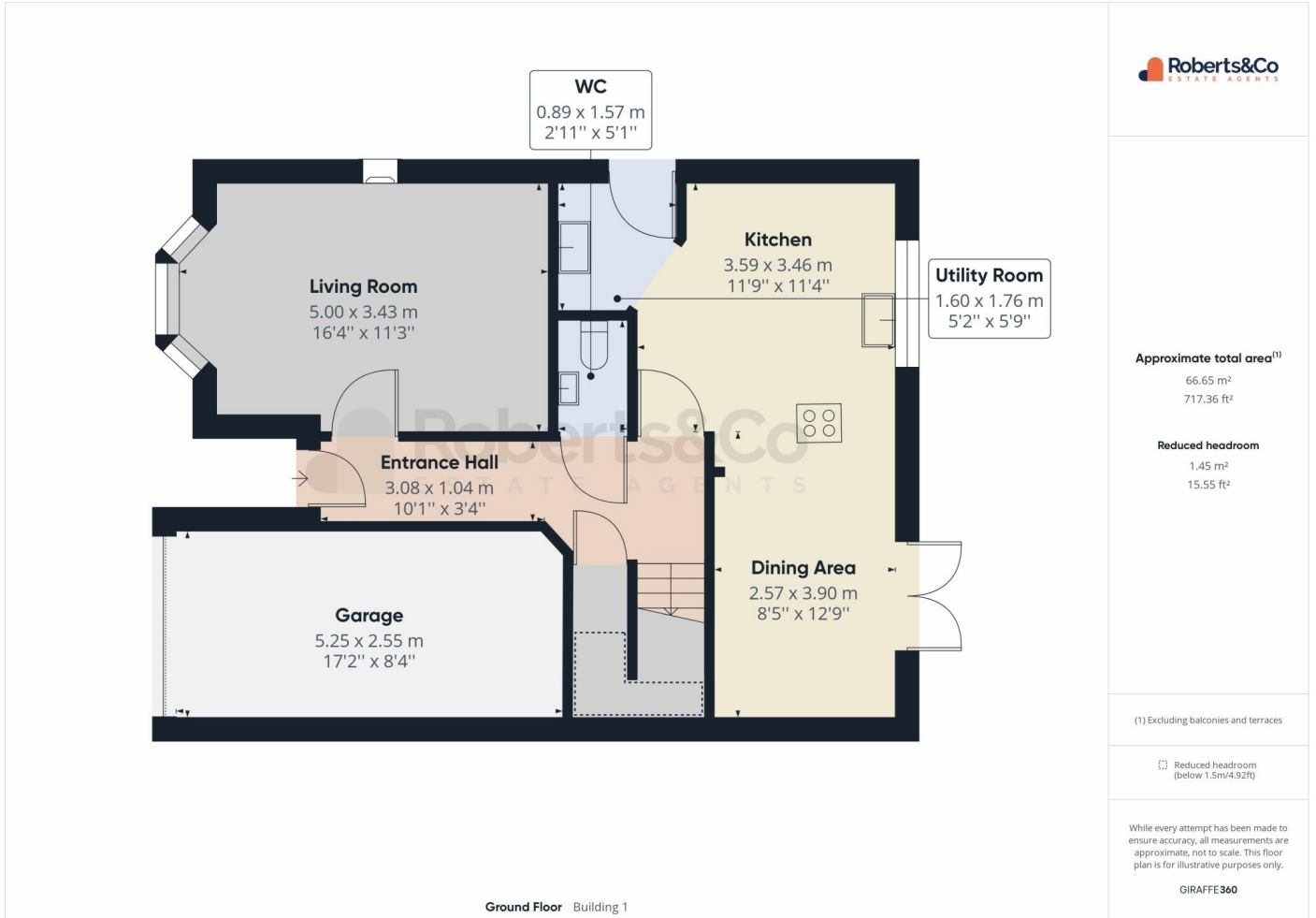




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Much Hoole, PR4

Energy rating

C

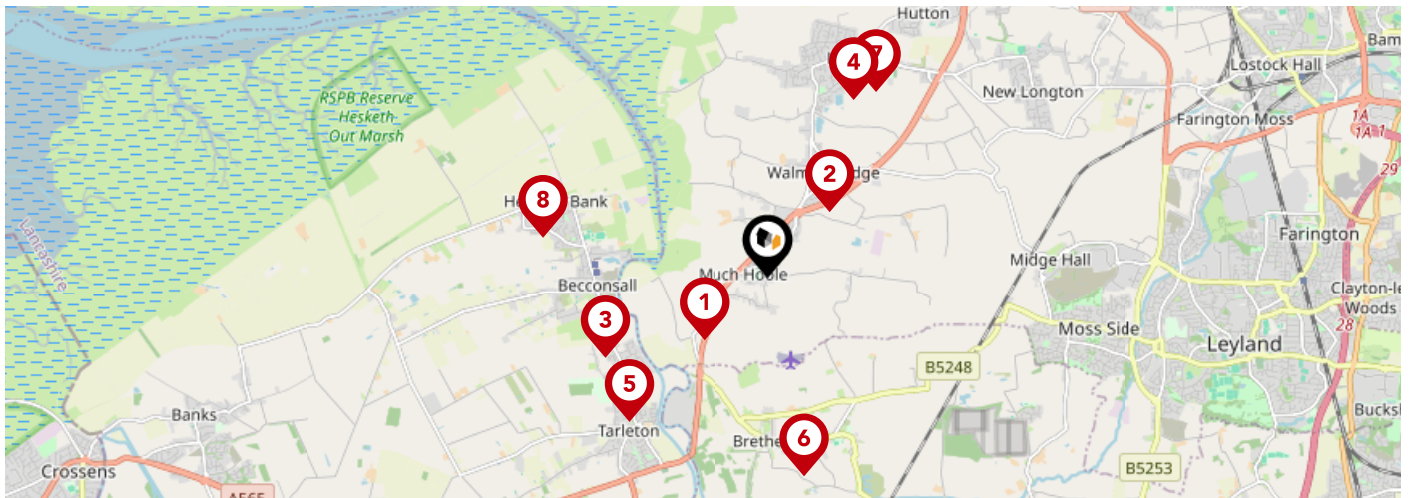
Valid until 05.07.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

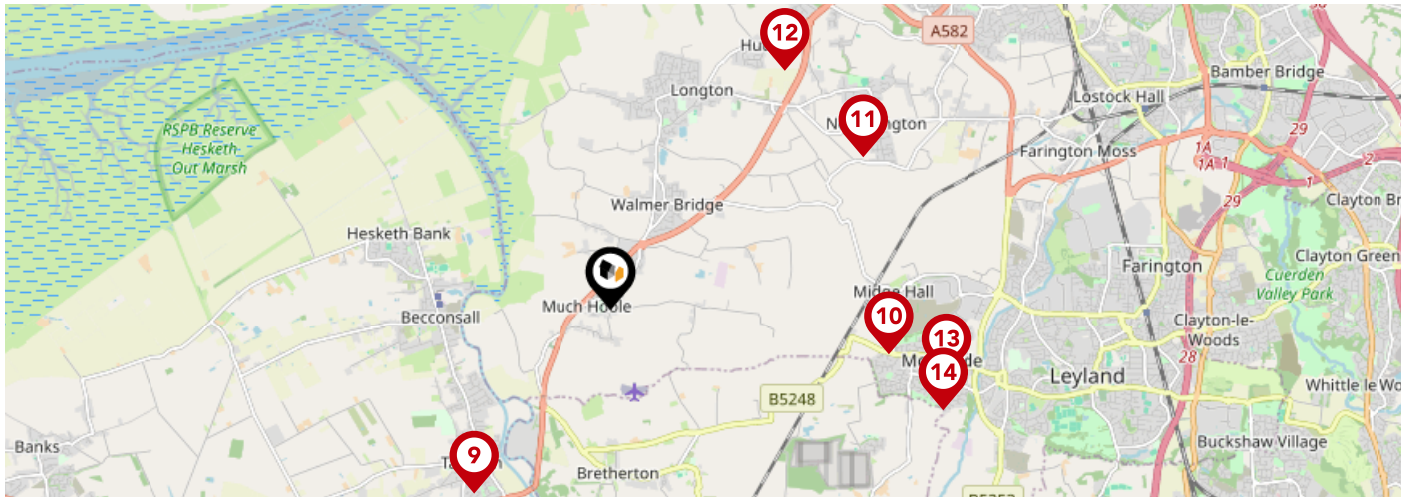
Additional EPC Data

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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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 94% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	119 m ²

Area Schools



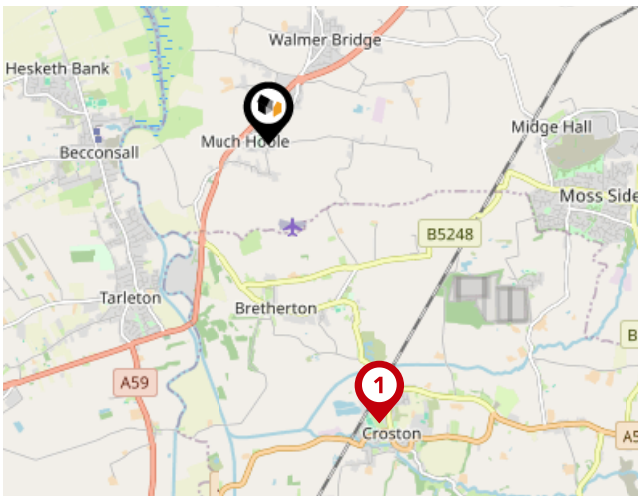
		Nursery	Primary	Secondary	College	Private
	Hoole St Michael CofE Primary School Ofsted Rating: Good Pupils: 98 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Little Hoole Primary School Ofsted Rating: Good Pupils: 197 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tarleton Community Primary School Ofsted Rating: Good Pupils: 243 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tarleton Academy Ofsted Rating: Good Pupils: 691 Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bretherton Endowed Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 108 Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 246 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hesketh-With-Becconsall All Saints CofE School Ofsted Rating: Not Rated Pupils:0 Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Tarleton Holy Trinity CofE Primary School Ofsted Rating: Good Pupils: 201 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aurora Brooklands School Ofsted Rating: Requires improvement Pupils: 54 Distance:2.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:2.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moss Side Primary School Ofsted Rating: Outstanding Pupils: 248 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leyland St James Church of England Primary School Ofsted Rating: Good Pupils: 206 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trinity and St Michael's VA CofE/Methodist Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bishop Rawstone Church of England Academy Ofsted Rating: Good Pupils: 971 Distance:3.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

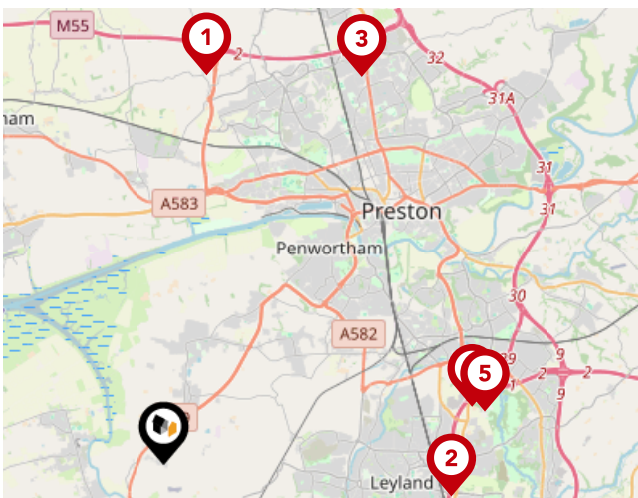
Area

Transport (National)



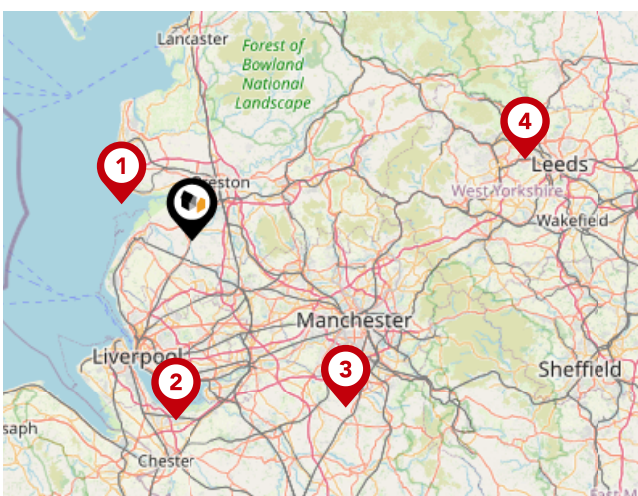
National Rail Stations

Pin	Name	Distance
1	Croston Rail Station	2.64 miles
2	Rufford Rail Station	4.73 miles
3	Leyland Rail Station	4.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	6.85 miles
2	M6 J28	5.11 miles
3	M55 J1	7.63 miles
4	M65 J1A	5.52 miles
5	M65 J1	5.73 miles

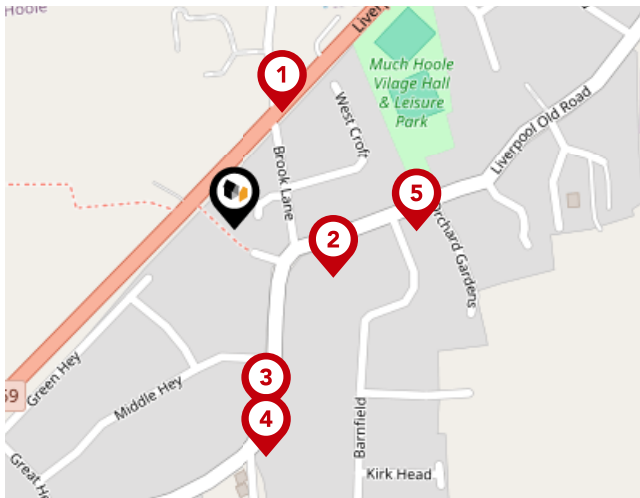


Airports/Helipads

Pin	Name	Distance
1	Highfield	11.11 miles
2	Speke	25.36 miles
3	Manchester Airport	32.04 miles
4	Leeds Bradford Airport	48.04 miles

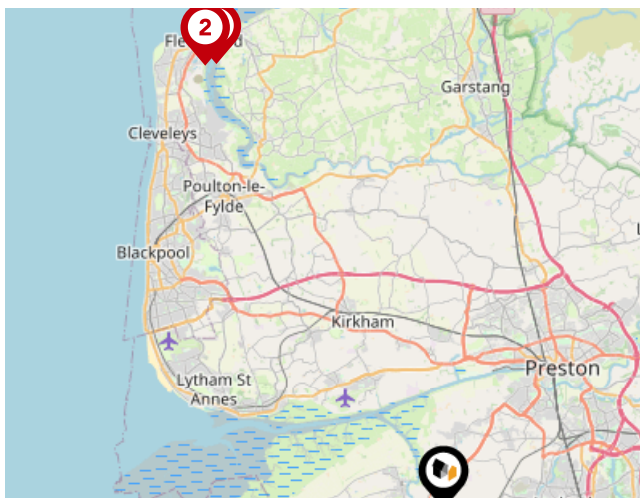
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brook Lane	0.07 miles
2	Barnfield	0.06 miles
3	Smithy Inn	0.1 miles
4	Smithy Inn	0.13 miles
5	Village Hall	0.1 miles



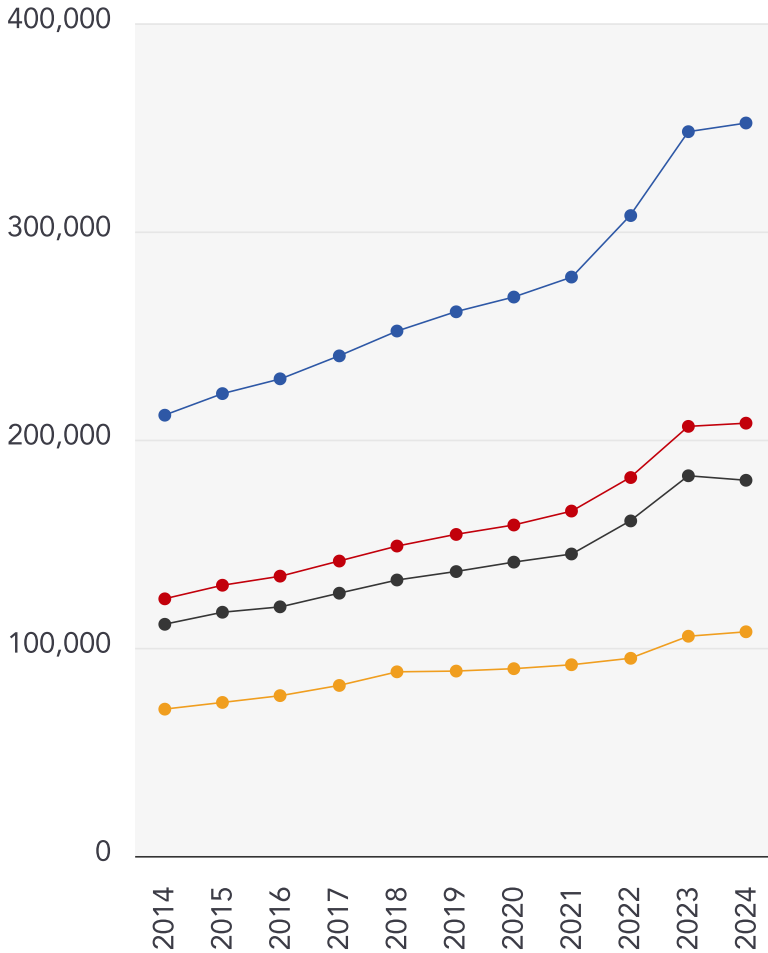
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.52 miles
2	Fleetwood for Knott End Ferry Landing	17.64 miles

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

+68.31%

Terraced

+62.15%

Flat

+52.7%



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.



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