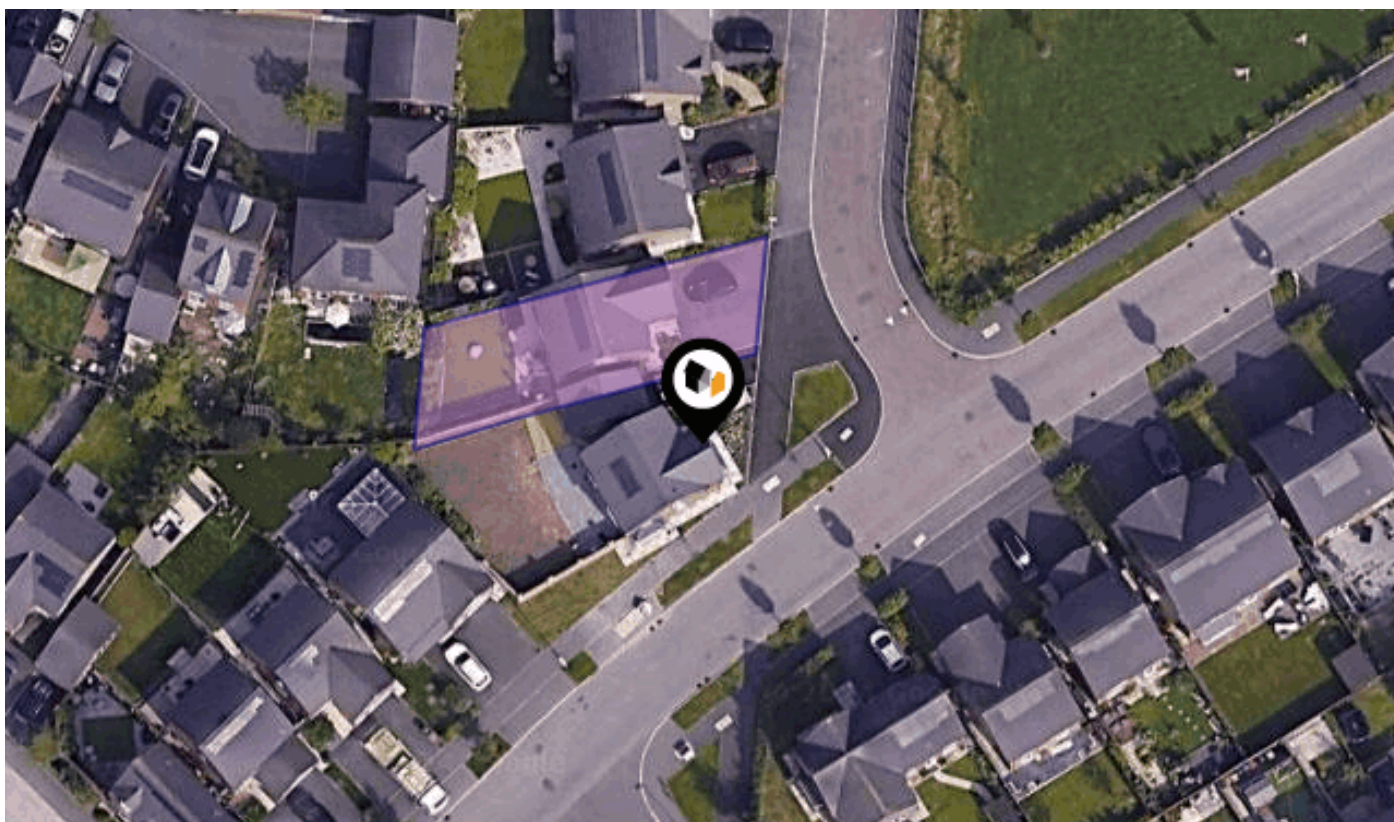


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 06th January 2025



MAXY HOUSE ROAD, COTTAM, PRESTON, PR4

Roberts & Co

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

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penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Property Overview

A beautifully presented four-bedroom detached home with an exceptional layout and a fantastic location overlooking a serene green space with a pond.

Ground Floor: The welcoming hallway leads to a convenient downstairs WC. The modern fitted kitchen boasts a gas hob, electric oven, integrated fridge freezer, dishwasher, and plumbing for a washing machine. The spacious living/dining room spans the rear of the home, offering lovely views of the garden.

First Floor: The property features four double bedrooms, with the first and second bedrooms benefiting from fitted wardrobes. The primary bedroom also includes an en-suite bathroom. A well-appointed family bathroom completes the upper level.

Exterior: A double driveway at the front provides ample parking and leads to an integral single garage. The rear garden is designed for low maintenance, featuring an artificial lawn, a patio area, and a private, non-overlooked setting.

What We Love About This Property: "Its picturesque location overlooking a tranquil green with a pond, the thoughtfully designed modern kitchen, and the spacious living/dining area that opens onto a private, low-maintenance garden. The four double bedrooms, including a primary suite with en-suite and fitted wardrobes, offer plenty of comfort, while the double driveway and integral garage provide practicality. It's a perfect blend of style, convenience, and serenity."

Tenure: Freehold

Council Tax Band: D



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,022 ft ² / 95 m ²
Plot Area:	0.06 acres
Year Built :	2018
Council Tax :	Band D
Annual Estimate:	£2,365
Title Number:	LAN214792

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

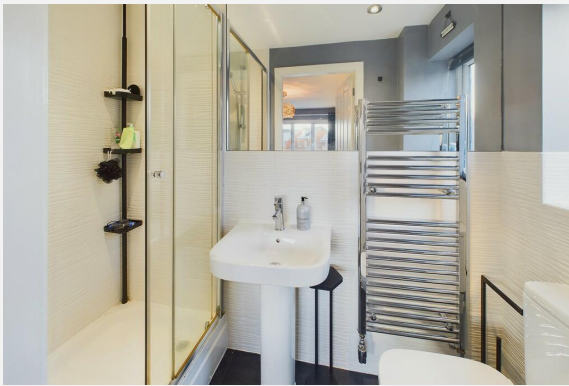
2 mb/s	80 mb/s	1000 mb/s
		

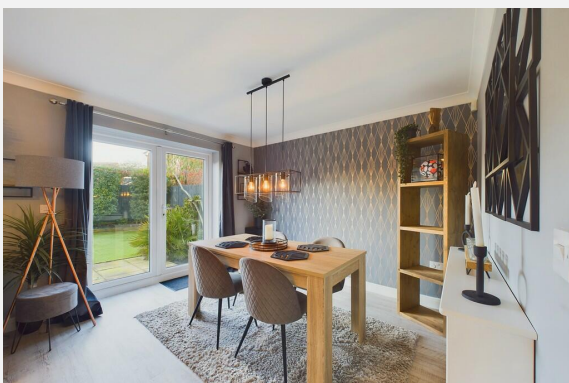
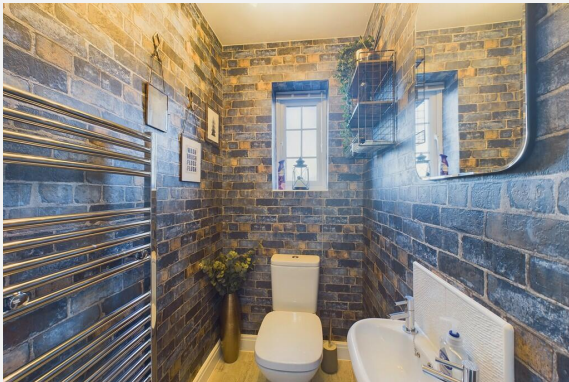
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

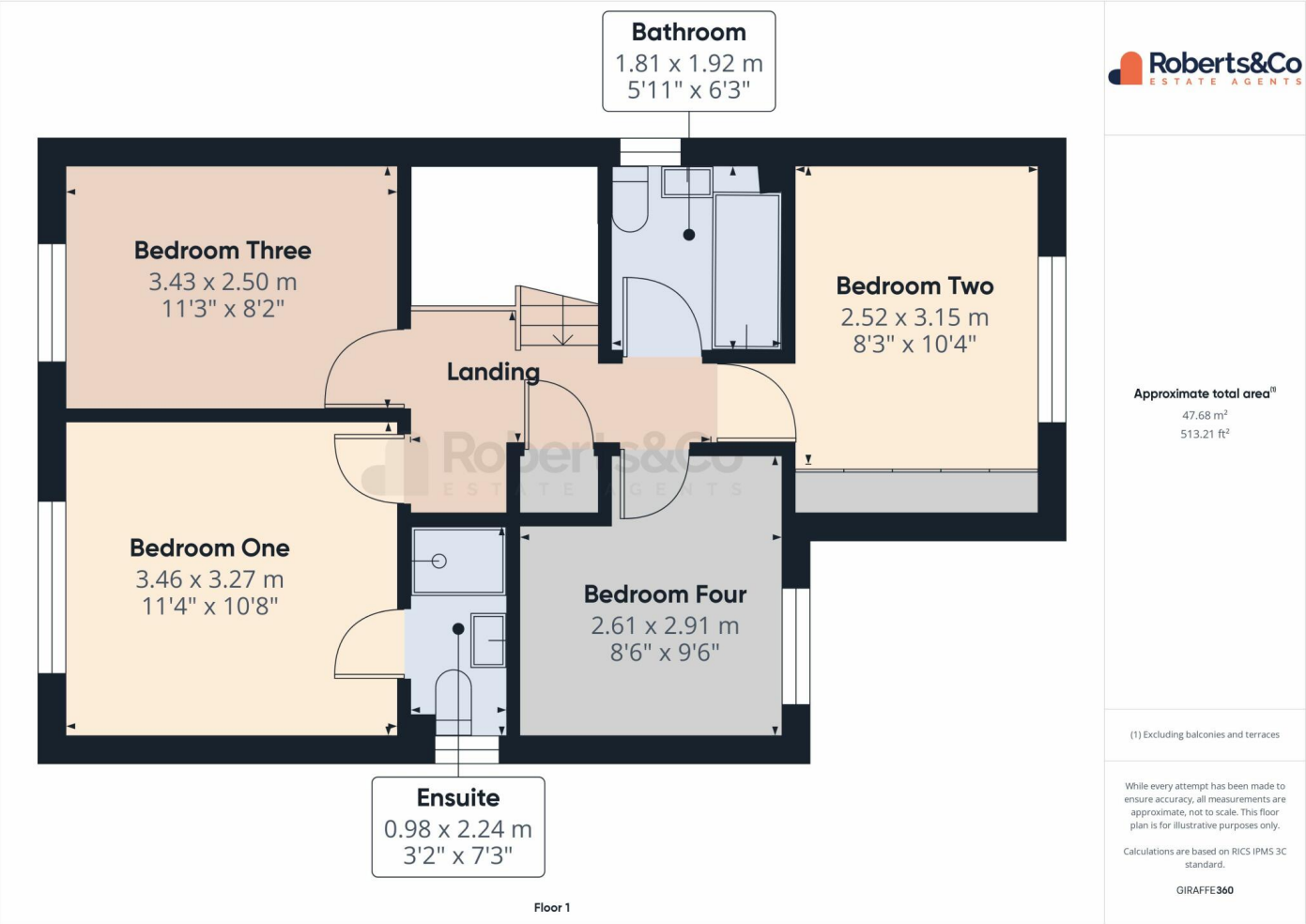




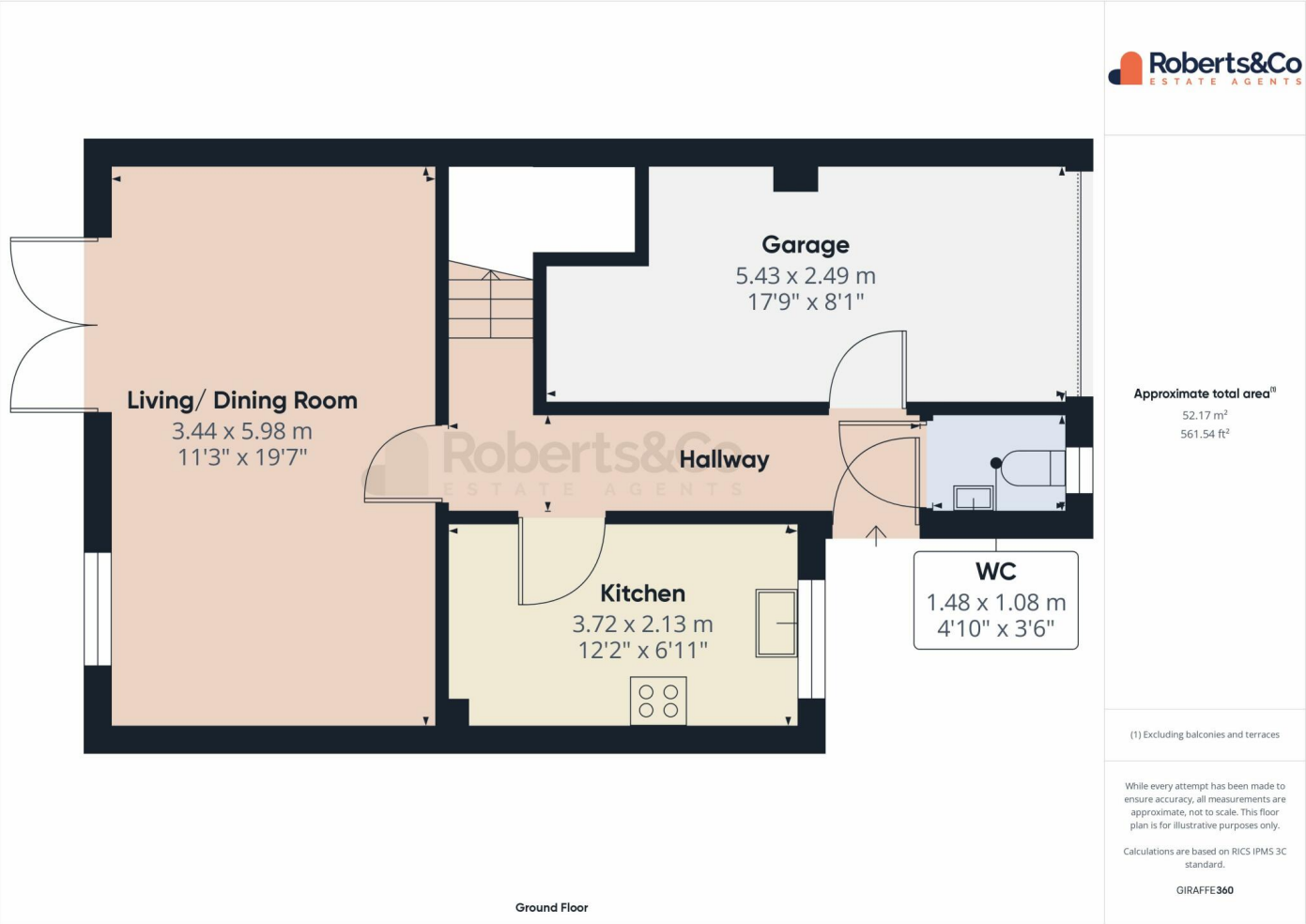




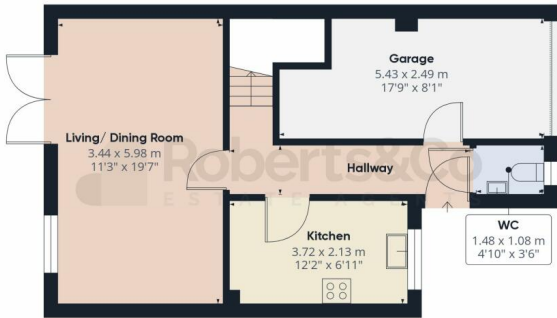
MAXY HOUSE ROAD, COTTAM, PRESTON, PR4



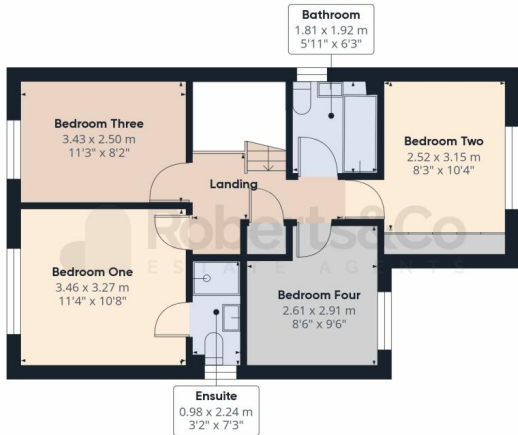
MAXY HOUSE ROAD, COTTAM, PRESTON, PR4



MAXY HOUSE ROAD, COTTAM, PRESTON, PR4



Ground Floor



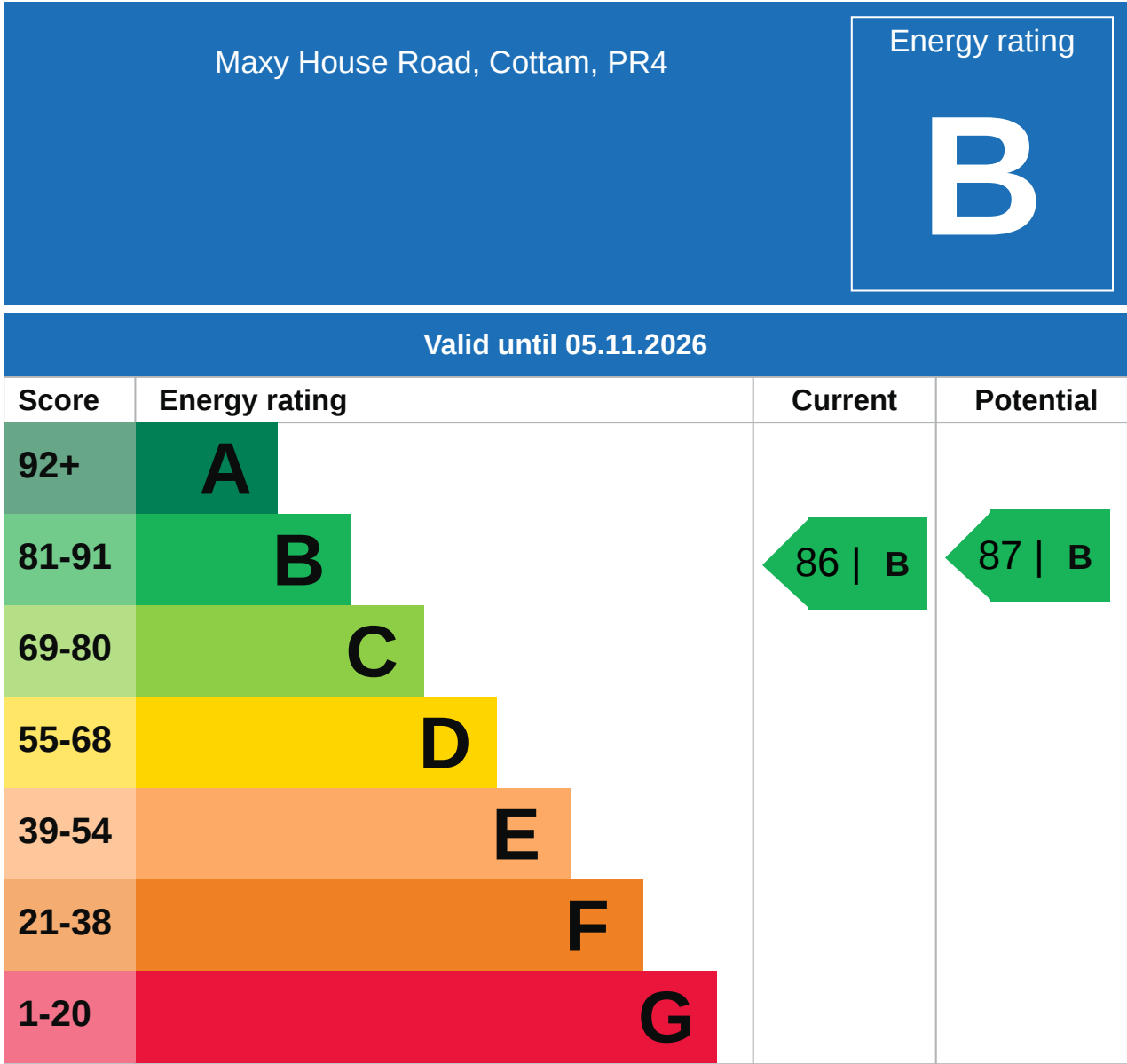
Floor 1

Approximate total area[®]
99.85 m²
1074.75 ft²

(1) Excluding balconies and terraces

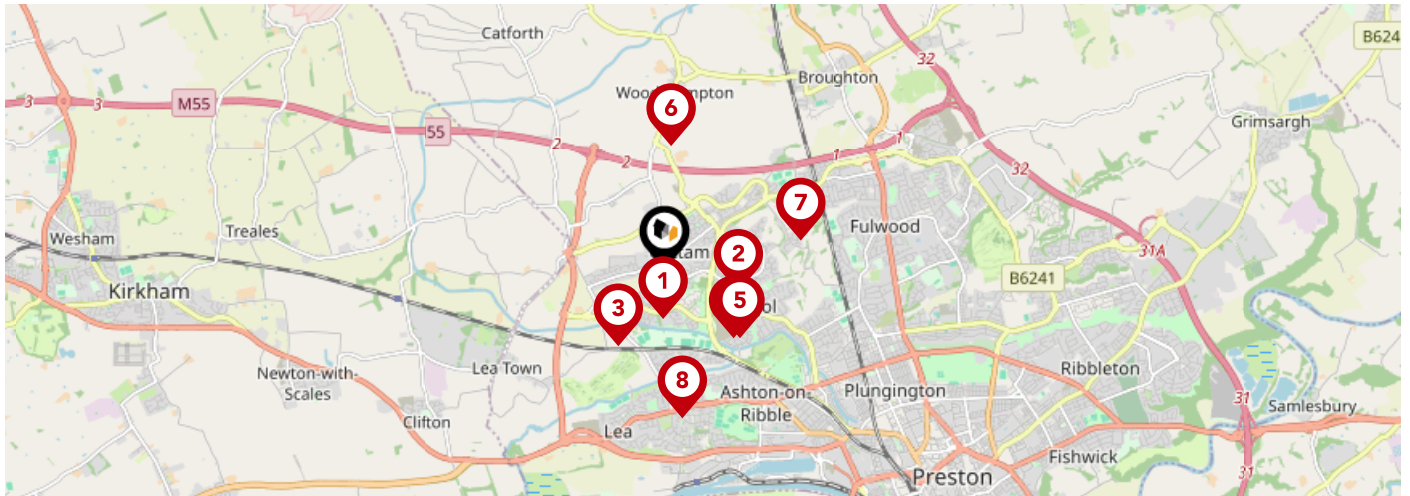
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

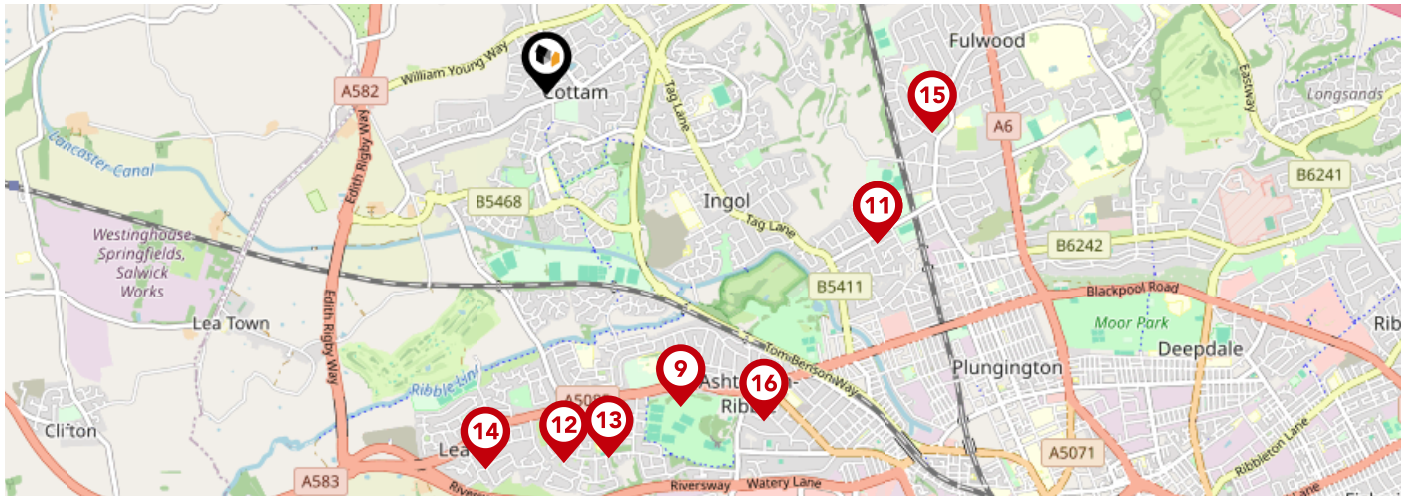










Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very 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 all fixed outlets
Floors:	Average thermal transmittance 0.14 W/m-Â°K
Total Floor Area:	95 m ²



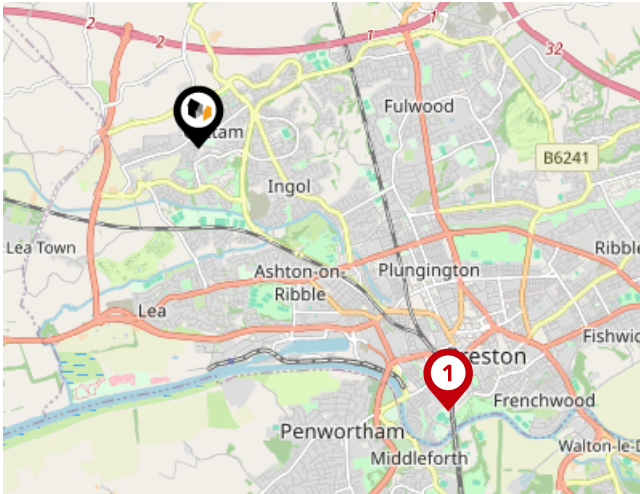
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1	Cottam Primary School Ofsted Rating: Good Pupils: 249 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Pool House Community Primary School Ofsted Rating: Good Pupils: 179 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lea Neeld's Endowed Church of England Primary School Ofsted Rating: Good Pupils: 141 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good Pupils: 203 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ingol Community Primary School Ofsted Rating: Good Pupils: 199 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Woodplumpton St Anne's CofE Primary School Ofsted Rating: Good Pupils: 104 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Harris Primary School Ofsted Rating: Good Pupils: 247 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashton Primary School Ofsted Rating: Good Pupils: 199 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Ashton Community Science College Ofsted Rating: Good Pupils: 854 Distance: 1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance: 1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady's Catholic High School Ofsted Rating: Good Pupils: 895 Distance: 1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lea Community Primary School Ofsted Rating: Good Pupils: 253 Distance: 1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Royal Cross Primary School Ofsted Rating: Outstanding Pupils: 26 Distance: 1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bernard's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 235 Distance: 1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fulwood Academy Ofsted Rating: Good Pupils: 884 Distance: 1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance: 1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

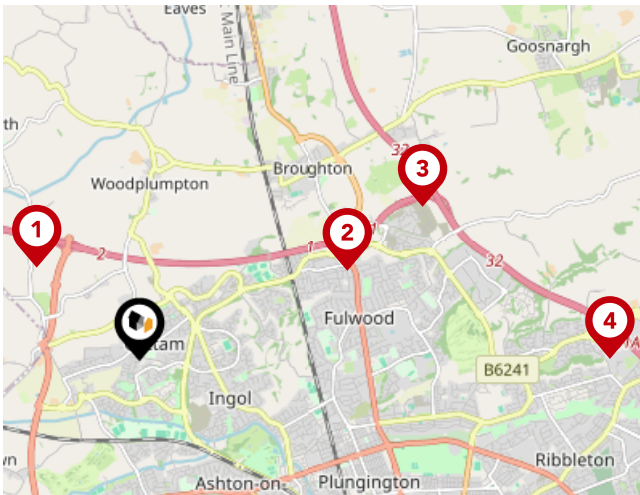
Area

Transport (National)



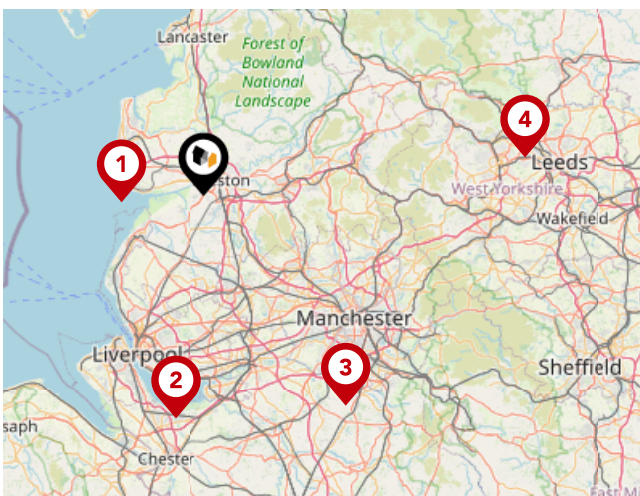
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	3.18 miles
2	Lostock Hall Rail Station	5.41 miles
3	Kirkham & Wesham Rail Station	5.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	1.21 miles
2	M55 J1	1.99 miles
3	M6 J32	2.82 miles
4	M6 J31A	4.13 miles
5	M65 J1A	6.26 miles

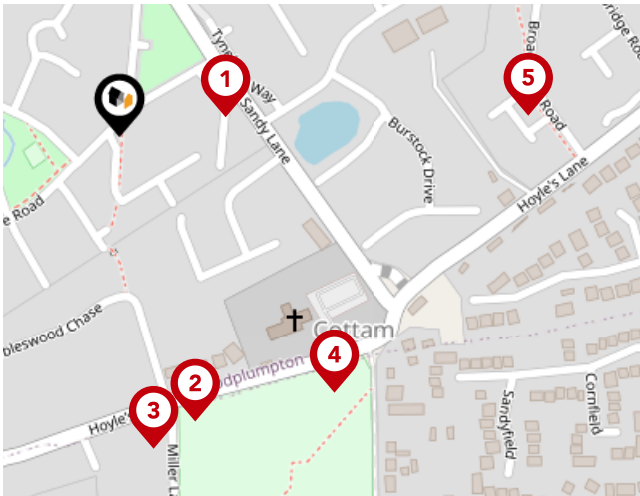


Airports/Helipads






Pin	Name	Distance
1	Highfield	11.5 miles
2	Speke	31.49 miles
3	Manchester Airport	35.69 miles
4	Leeds Bradford Airport	45.28 miles

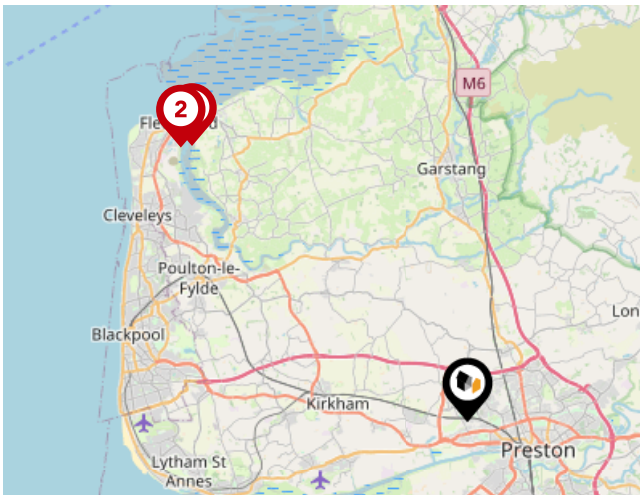
Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
	Maxy House Road	0.06 miles
	Miller Lane	0.16 miles
	Miller Lane	0.17 miles
	St Andrews Church	0.18 miles
	Broadstone Road	0.22 miles



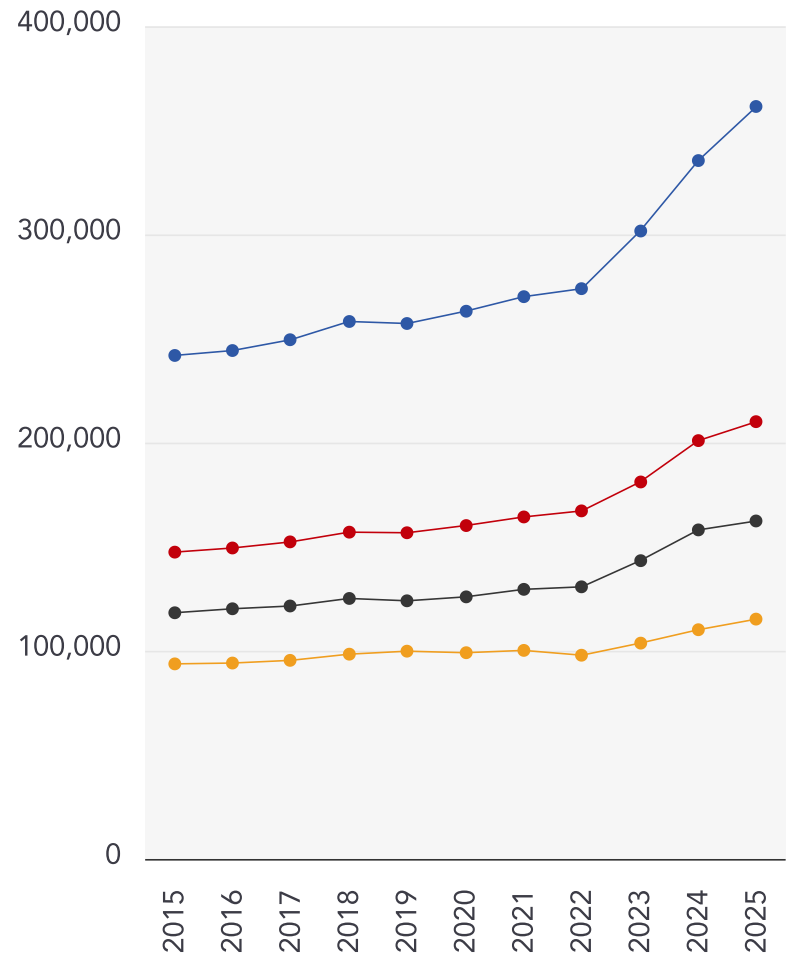
Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	13.6 miles
	Fleetwood for Knott End Ferry Landing	13.82 miles

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

+42.52%

Terraced

+37.28%

Flat

+22.94%



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



@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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