

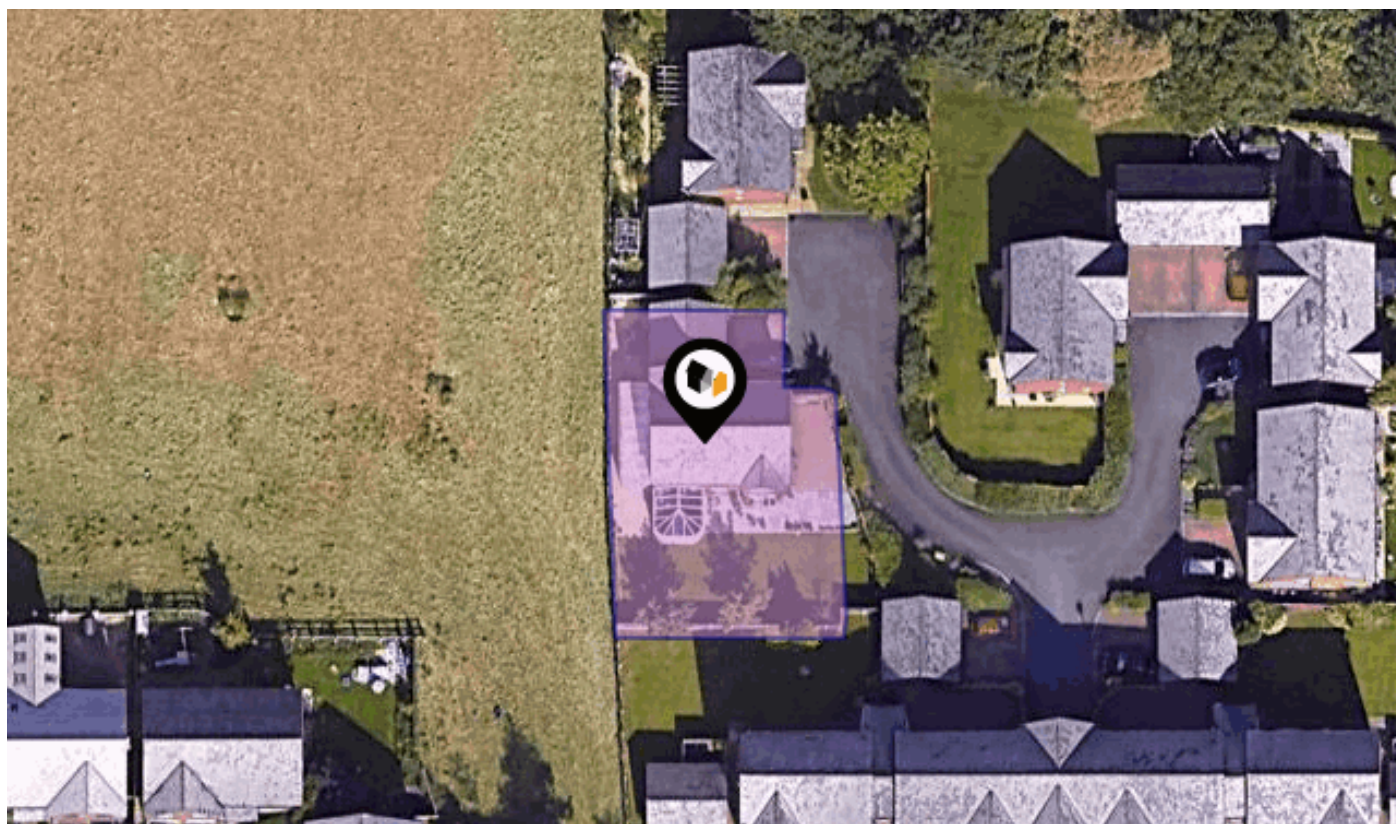


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th January 2025



EDGLEY COURT, HUTTON, PRESTON, PR4

Roberts & Co

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

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Property Overview

Spacious 4 Bedroom Detached Property

No Chain Delay | Very Large Plot

This stunning 4-bedroom detached property is situated at the top of a sought-after cul-de-sac on a very large plot. The ground floor features a spacious living room with an electric fire, which opens onto the garden, providing a seamless indoor-outdoor connection. The family dining kitchen is equipped with underfloor heating, a full-height integrated fridge and freezer, a corner pantry cupboard, a gas hob, an integrated dishwasher, two electric Bosch ovens, a warming drawer, and a central island, making it ideal for social gatherings.

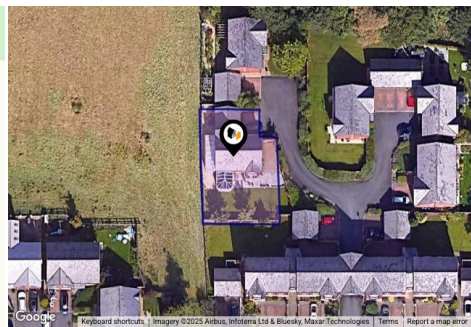
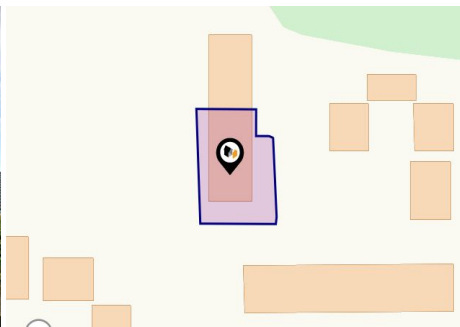
Additional ground floor spaces include a conservatory overlooking the garden, a sunroom with a utility area to the side, a study, and a convenient downstairs WC.

Upstairs, the property boasts four double bedrooms, with an en-suite to Bedroom 1, as well as a stylish four-piece family bathroom.

Externally, the property features a double garage with electric up-and-over doors and a driveway offering ample parking. The generous garden surrounds the home, with part of the plot overlooking open fields, creating a sense of tranquility.

What We Love About This Property: "This spacious home offers a perfect combination of modern conveniences, a prime location, and stunning views, making it ideal for family living."

Tenure: Leasehold Council Tax Band: F



Property

Type:	Detached	Tenure:	Leasehold
Bedrooms:	4	Start Date:	13/03/2003
Floor Area:	2,077 ft ² / 193 m ²	End Date:	01/01/3001
Plot Area:	0.12 acres	Lease Term:	999 years (less one day) from 1 January 2002
Year Built :	2003	Term Remaining:	976 years
Council Tax :	Band F		
Annual Estimate:	£3,238		
Title Number:	LA933337		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

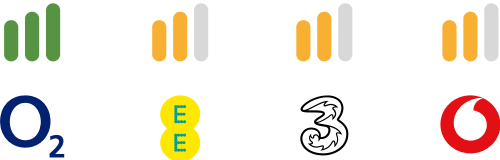
21
mb/s



1800
mb/s



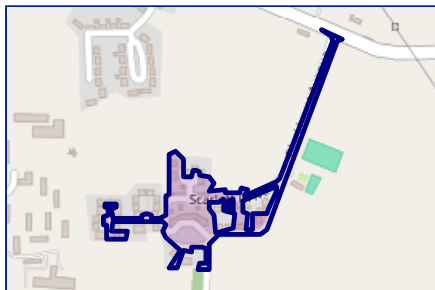
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

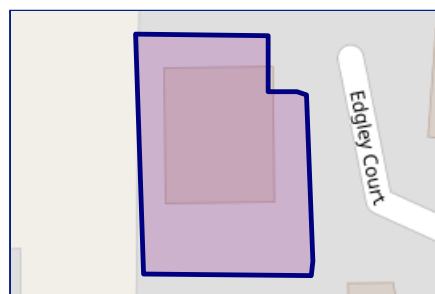


Freehold Title Plan



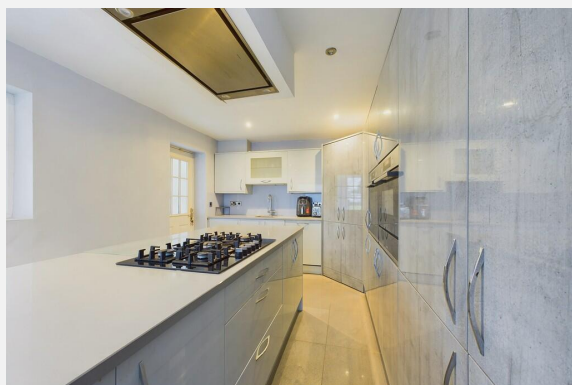
LA874952

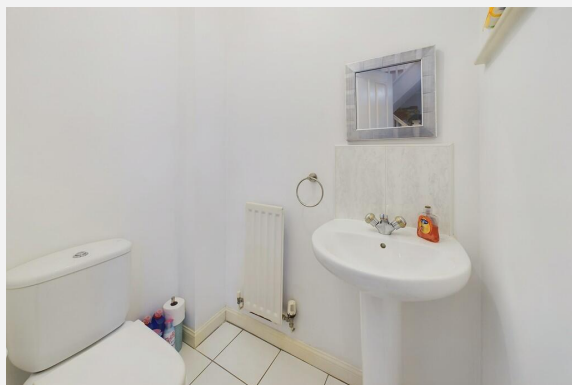
Leasehold Title Plan

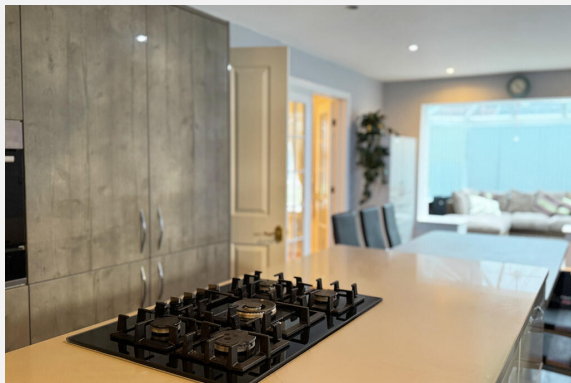


LA933337

Start Date: 13/03/2003
End Date: 01/01/3001
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Term Remaining: 976 years







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Ground Floor



Floor 1



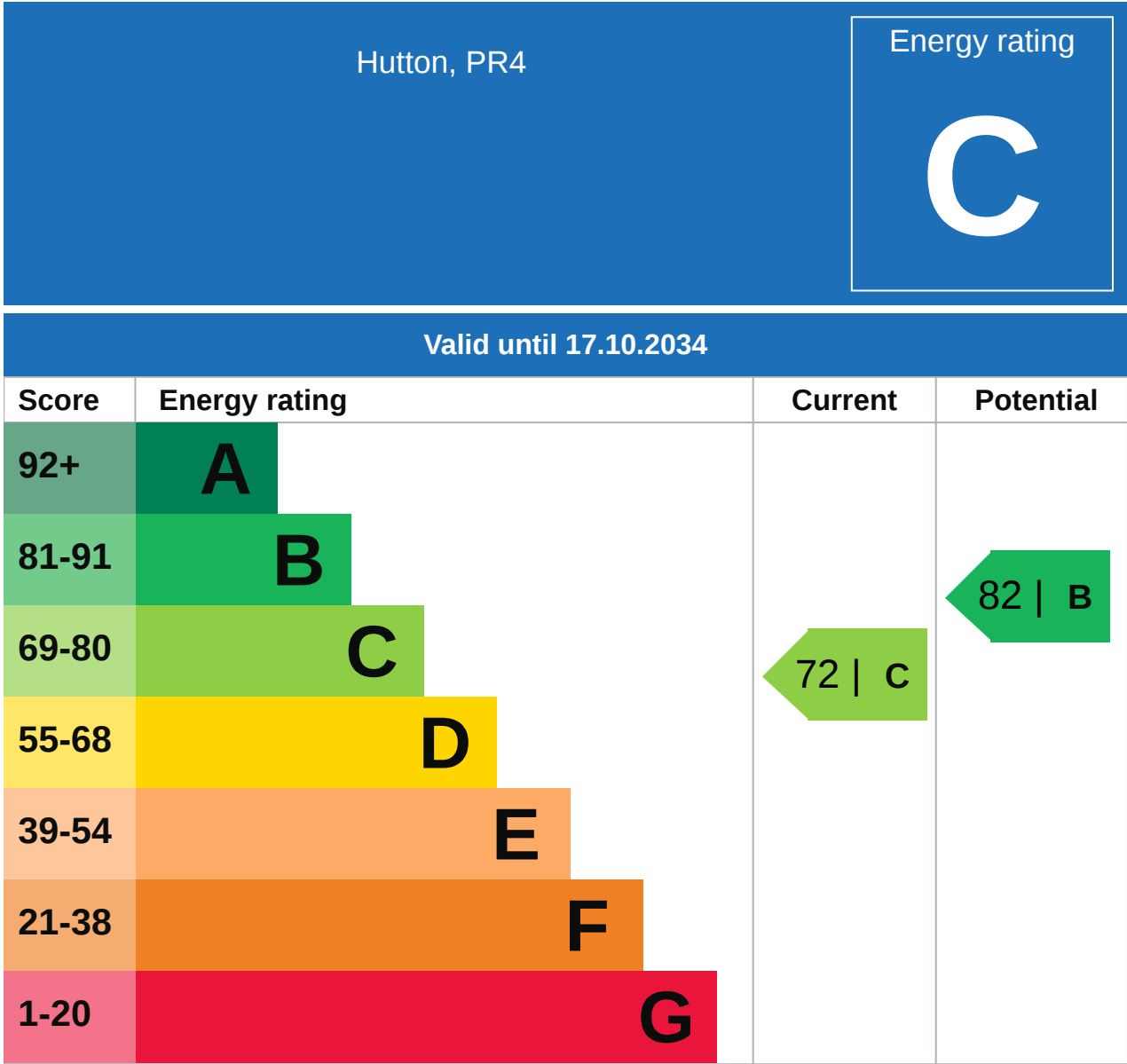
Approximate total area[®]
210.67 m²
2267.64 ft²

(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.

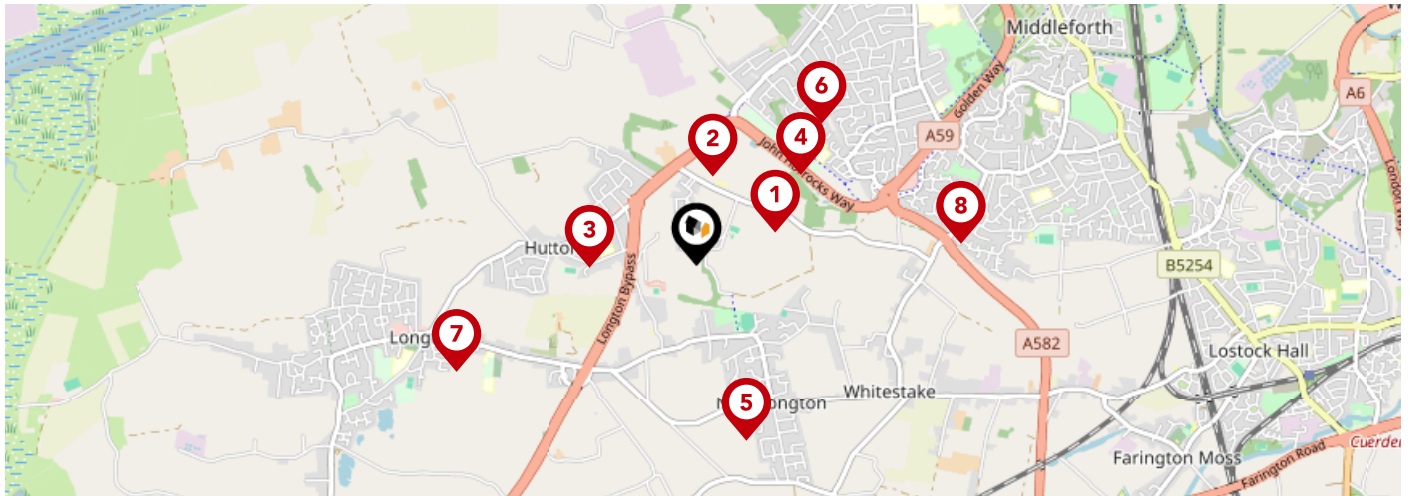
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

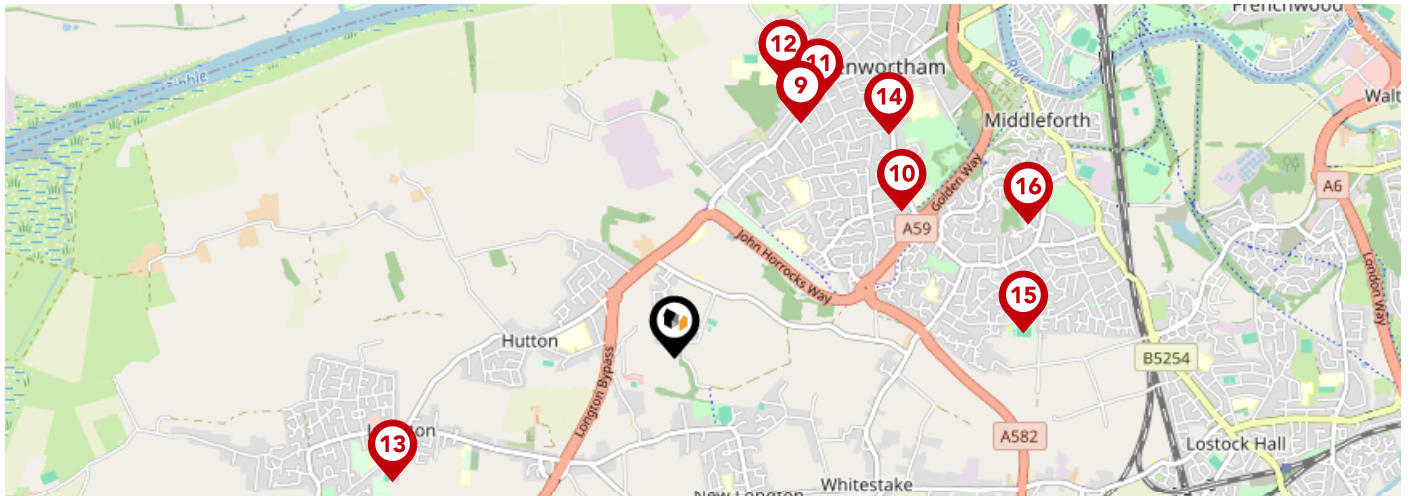










Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Room thermostat only
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	193 m ²



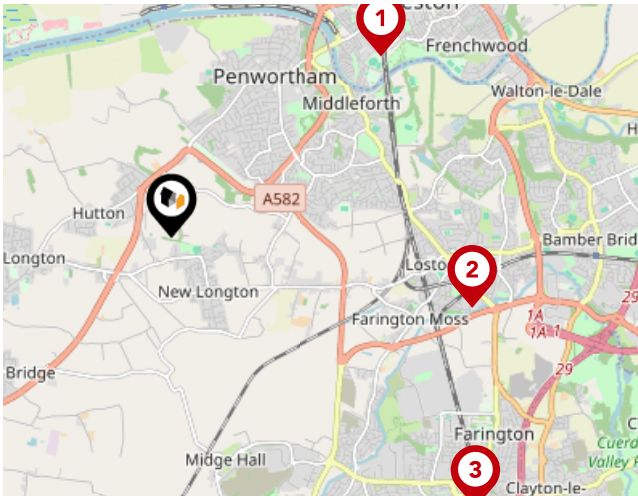
		Nursery	Primary	Secondary	College	Private
1	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 246 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:1.17	<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: 208 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.53	<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: 205 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

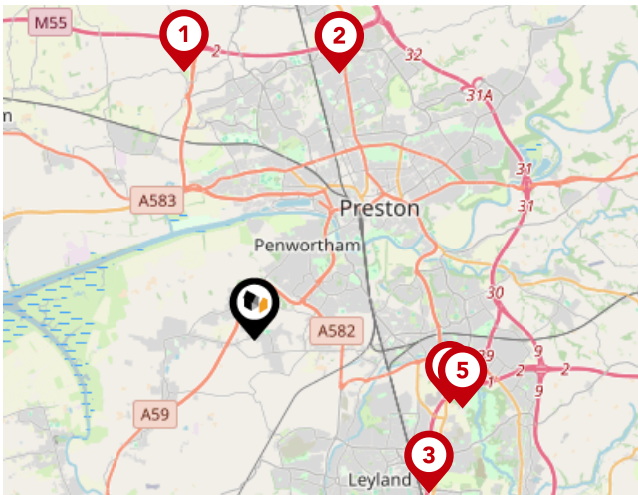
Area

Transport (National)



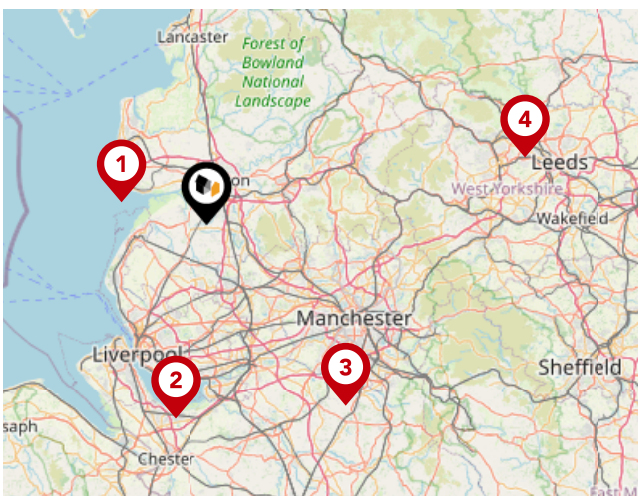
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.44 miles
2	Lostock Hall Rail Station	2.71 miles
3	Leyland Rail Station	3.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	4.87 miles
2	M55 J1	4.91 miles
3	M6 J28	4.06 miles
4	M65 J1A	3.6 miles
5	M65 J1	3.83 miles

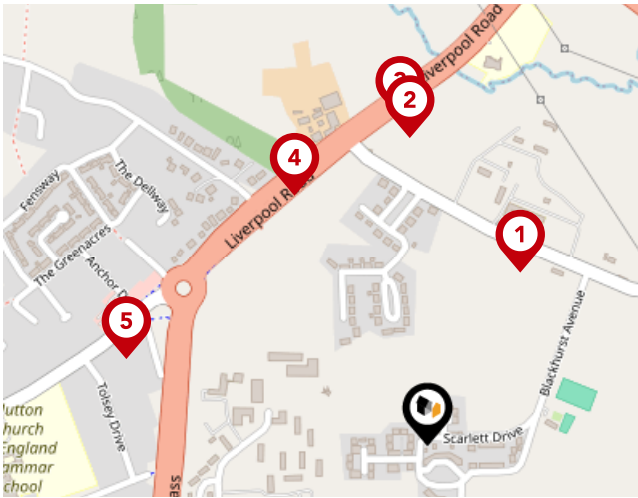


Airports/Helipads






Pin	Name	Distance
1	Highfield	12.23 miles
2	Speke	27.68 miles
3	Manchester Airport	32.34 miles
4	Leeds Bradford Airport	45.6 miles

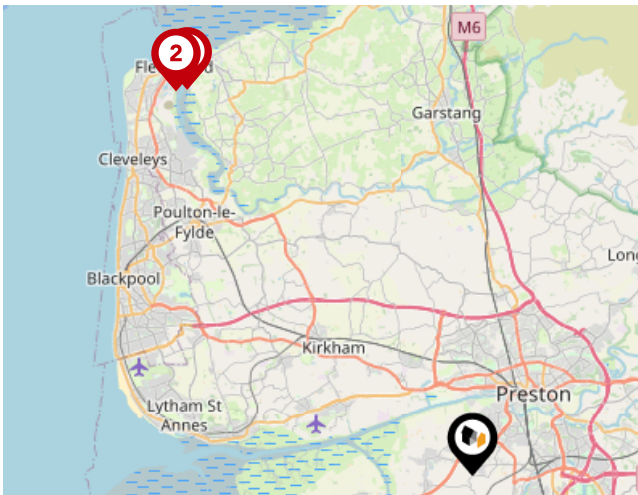
Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
	Agricultural College	0.22 miles
	Howick CEPS	0.34 miles
	Howick CEPS	0.36 miles
	Lindle Lane	0.31 miles
	Anchor Drive	0.34 miles



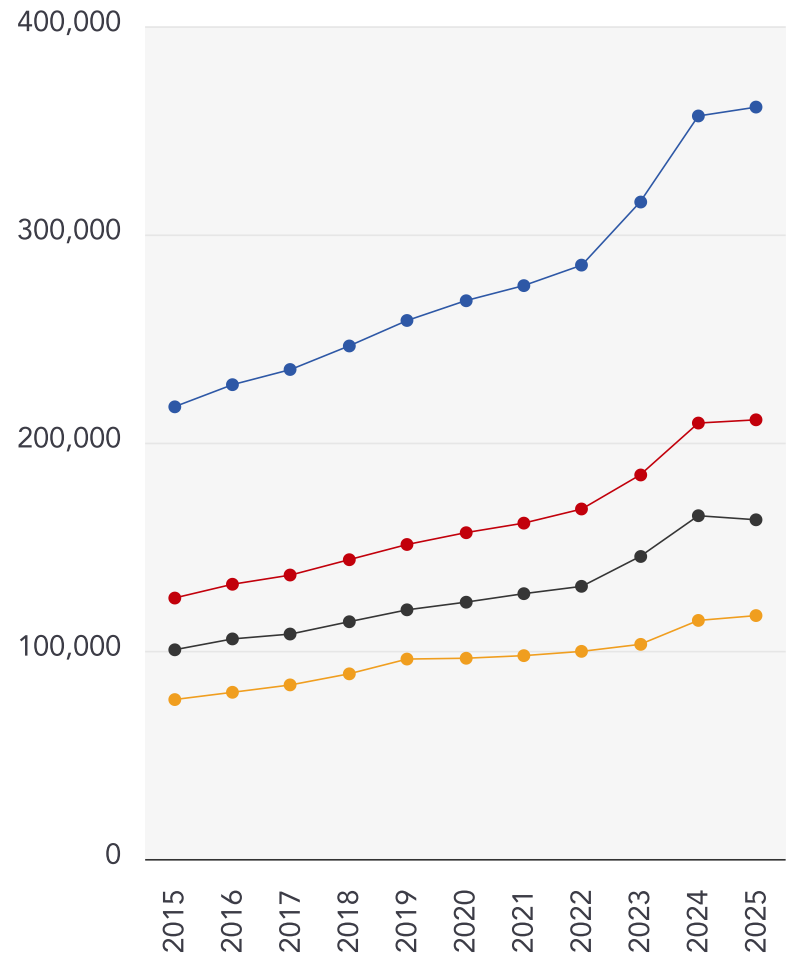
Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	16.79 miles
	Fleetwood for Knott End Ferry Landing	16.97 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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