

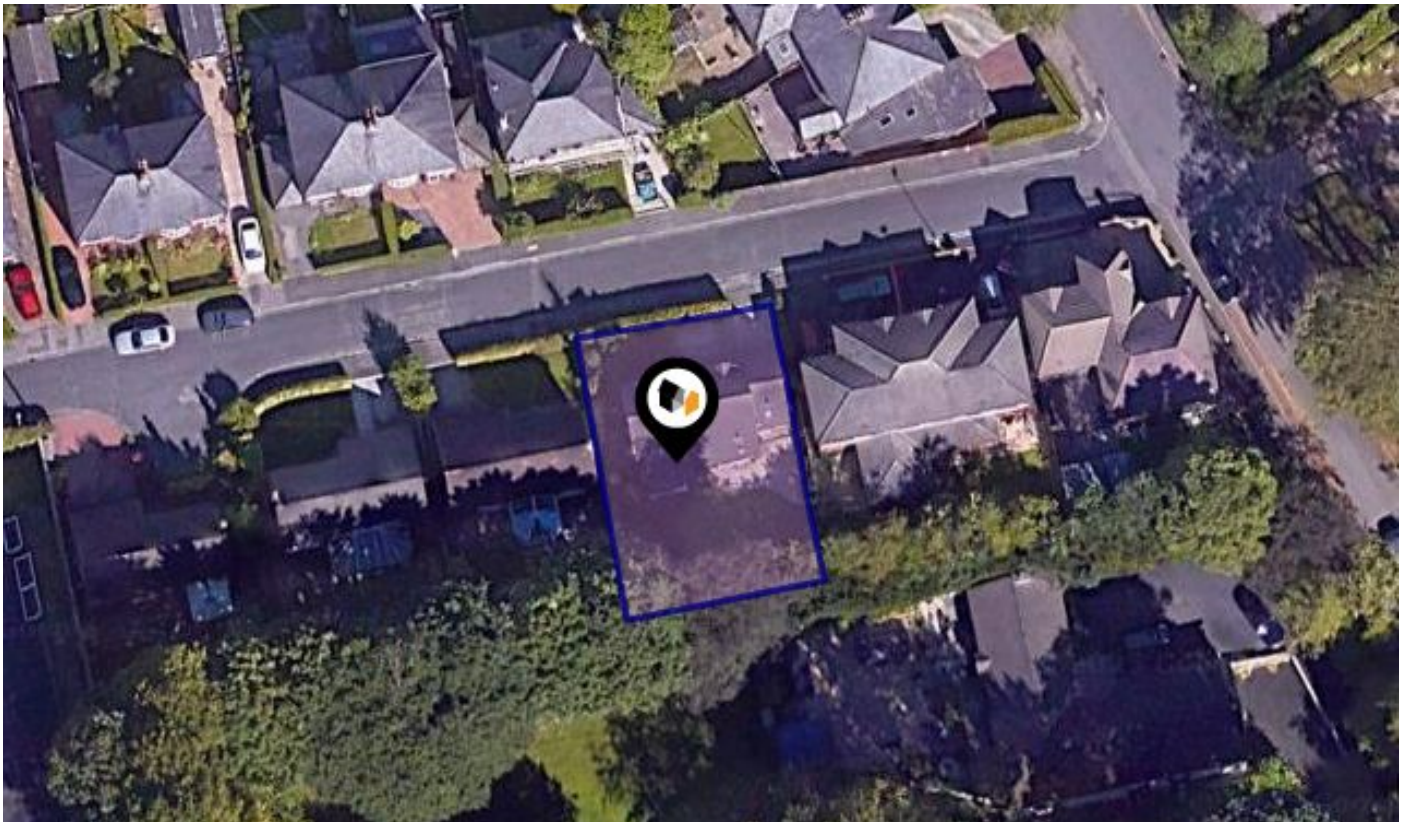


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th February 2025



ALCESTER AVENUE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

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www.roberts-estates.co.uk



Property Overview

4 Bedroom Detached Family Home in Penwortham

Recently Upgraded Throughout | Ideal Location

Ground Floor: This home has been recently upgraded to an exceptional standard, featuring a beautiful dining kitchen with high-quality integrated appliances-perfect for family meals and entertaining. The open-plan living/dining room provides a spacious and bright area for relaxation and gatherings. A downstairs WC adds convenience and practicality for guests.

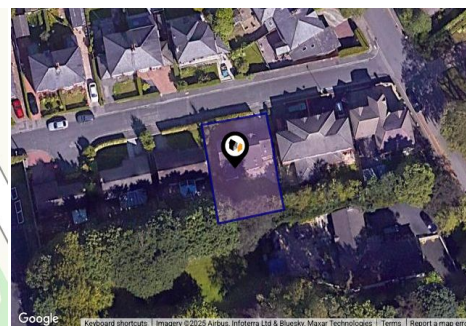
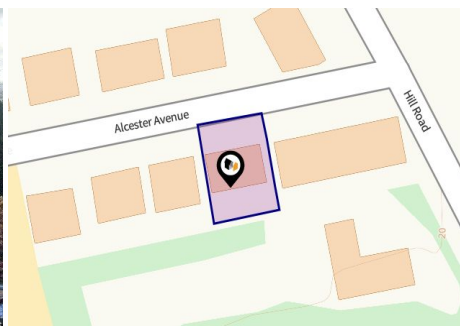
First Floor:Upstairs , you'll find four well-proportioned bedrooms, including a master bedroom with an en-suite, offering a private retreat. The family bathroom has been thoughtfully designed with a stunning, high-spec finish, adding a touch of luxury.

Exterior: The property boasts a driveway with ample space for parking and an attached garage for extra storage. To the rear, an enclosed garden provides a private outdoor space for family enjoyment.

What We Love About This Property: "The attention to detail in the upgrades is incredible, from the stunning Venetian plaster walls to the spacious, modern kitchen and bathrooms. The layout is perfect for family living, and the location is ideal for everything you need."

Tenure: Freehold

Council Tax Band: E



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,237 ft ² / 115 m ²
Plot Area:	0.09 acres
Year Built :	1983-1990
Council Tax :	Band E
Annual Estimate:	£2,740
Title Number:	LAN141304

Tenure: Freehold

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)

19 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Alcester Avenue, Penwortham, Preston, PR1*

Reference - SouthRibble/07/2009/0679/FUL	
Decision:	Decided
Date:	11th November 2009
Description:	Renewal of planning permission 07/2006/1194/FUL for the erection of 2 no. detached dwellinghouses and associated access

Reference - 07/2022/01006/TPO	
Decision:	-
Date:	22nd December 2022
Description:	TPO 1976 No 9 Surrounding Danesbury Hill Road Penwortham Lancashire T1- beech- lower branches cut back to boundary line of 5 alcester avenue. G1- mixture hedge line- side cut back to boundary line of 5 alcester avenue. G2 - mixture hedge line- side cut back to boundary line, and height reduce by half from fence height to height to hedge.

Reference - SouthRibble/07/2006/0189/OUT	
Decision:	Decided
Date:	03rd March 2006
Description:	Renewal of outline permission 07/2003/0244 for the erection of 2 No detached dwelling houses and associated access

Reference - SouthRibble/07/2007/0945/FUL	
Decision:	Decided
Date:	19th September 2007
Description:	Erection of 1No. two storey detached dwelling with basement and formation of new vehicular access

Planning History

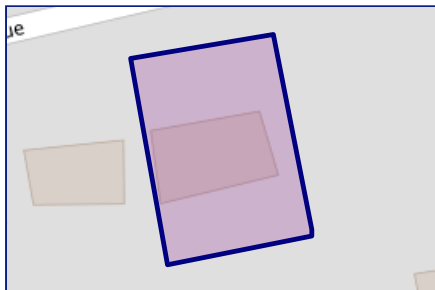
This Address

Planning records for: *Alcester Avenue, Penwortham, Preston, PR1*

Reference - SouthRibble/07/2006/1194/FUL	
Decision:	Decided
Date:	21st November 2006
Description:	Erection of 2 No. detached dwelling houses and associated access

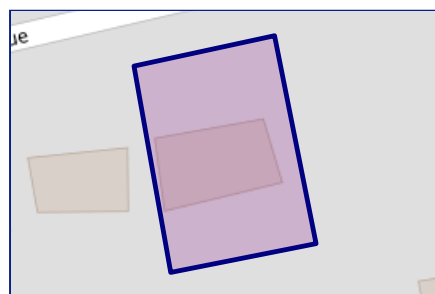
Reference - SouthRibble/07/2009/0683/FUL	
Decision:	Decided
Date:	11th November 2009
Description:	One pair of semi detached and 1 No. detached dwelling house

Freehold Title Plan



LAN141304

Leasehold Title Plan

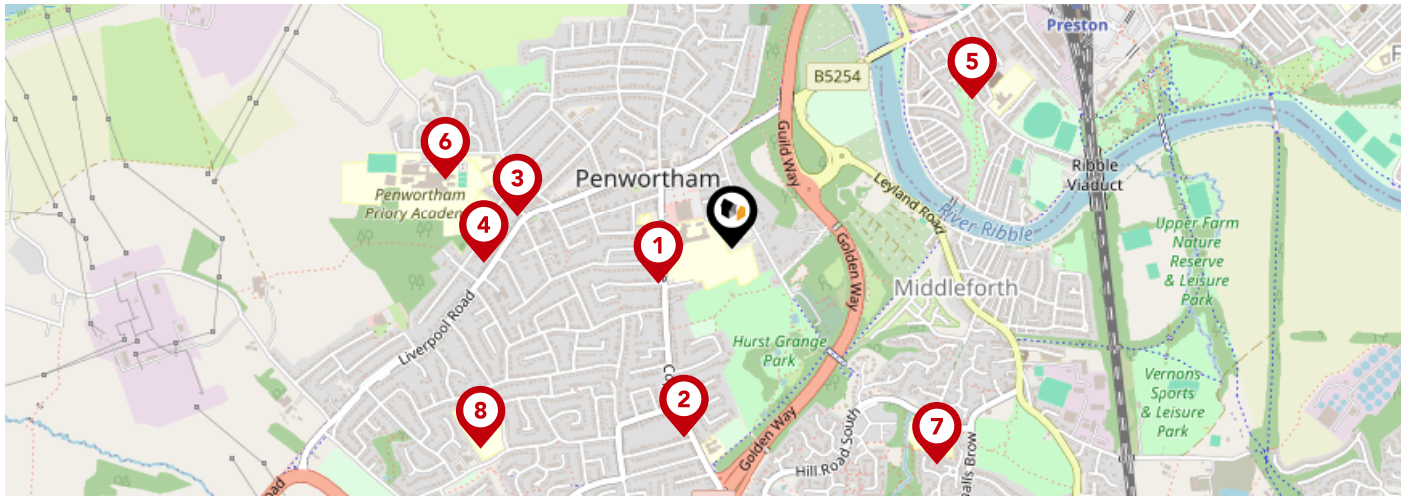


LA559987

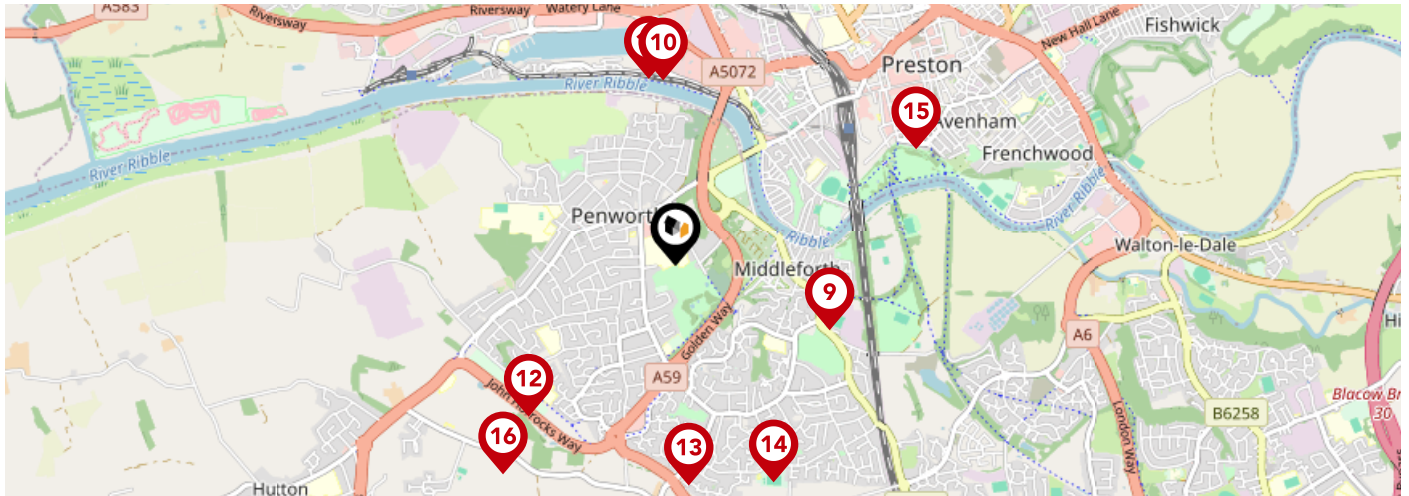
Start Date:	06/07/1987
End Date:	01/02/2983
Lease Term:	999 years from 1 February 1984
Term Remaining:	958 years















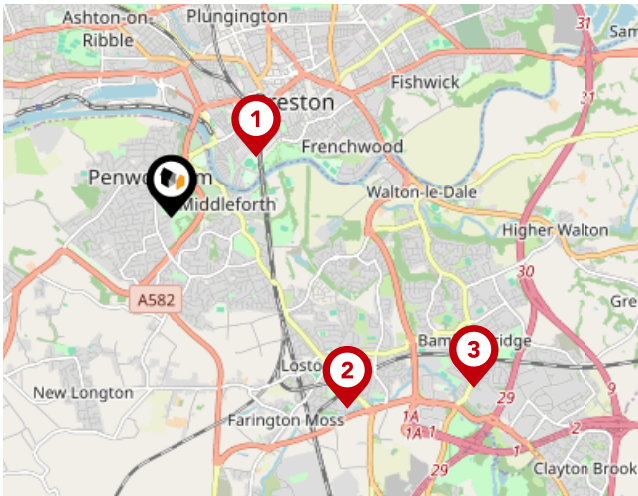
		Nursery	Primary	Secondary	College	Private
1	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

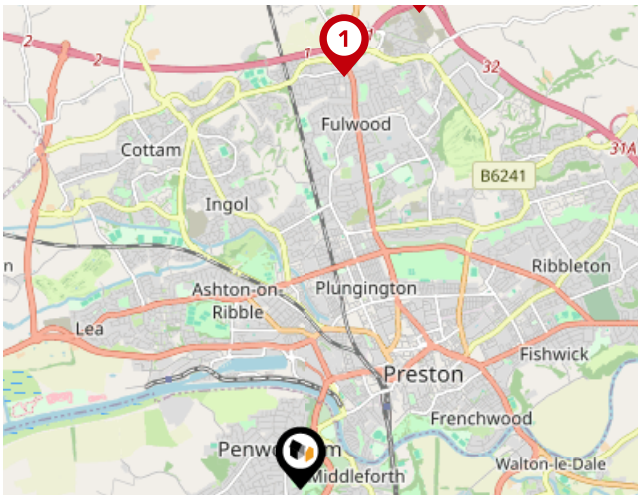
Area

Transport (National)



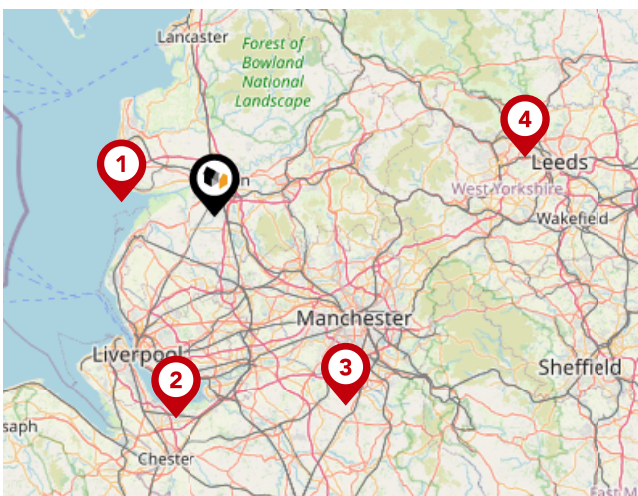
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.92 miles
2	Lostock Hall Rail Station	2.28 miles
3	Bamber Bridge Rail Station	3.05 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.64 miles
2	M65 J1A	3.17 miles
3	M6 J32	4.3 miles
4	M65 J1	3.39 miles
5	M6 J28	4.21 miles

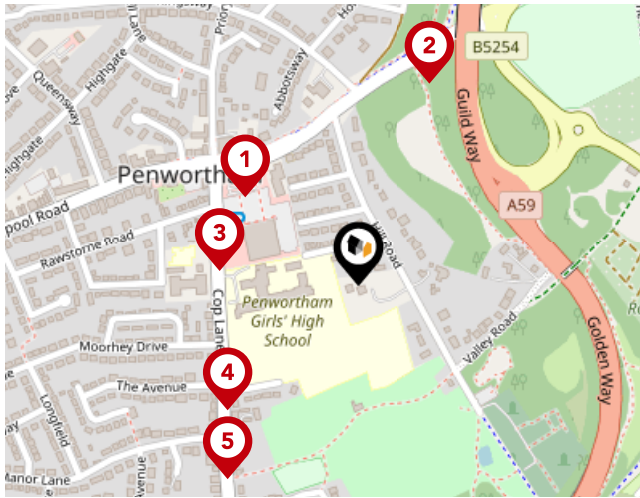


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.08 miles
2	Speke	28.91 miles
3	Manchester Airport	32.54 miles
4	Leeds Bradford Airport	44.31 miles

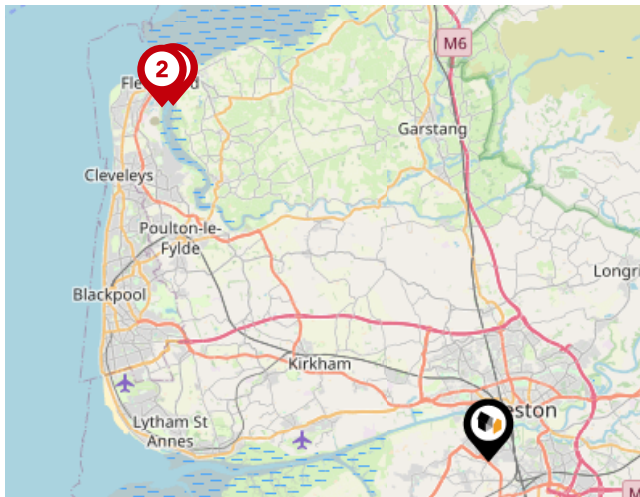
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tesco	0.16 miles
2	Flyover	0.23 miles
3	St Marys Health Centre	0.15 miles
4	Cop Lane School Stop Only	0.2 miles
5	Manor Lane south	0.26 miles



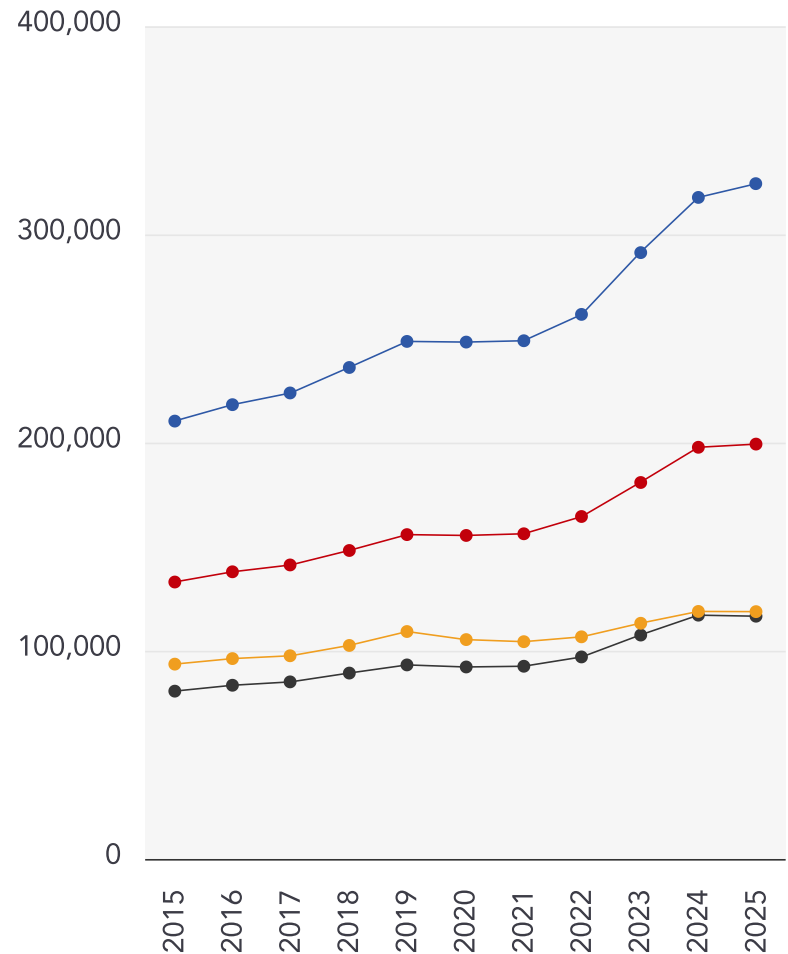
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.66 miles
2	Fleetwood for Knott End Ferry Landing	16.86 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR1



Detached

+54.23%

Semi-Detached

+49.8%

Flat

+26.94%

Terraced

+44.66%



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_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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