

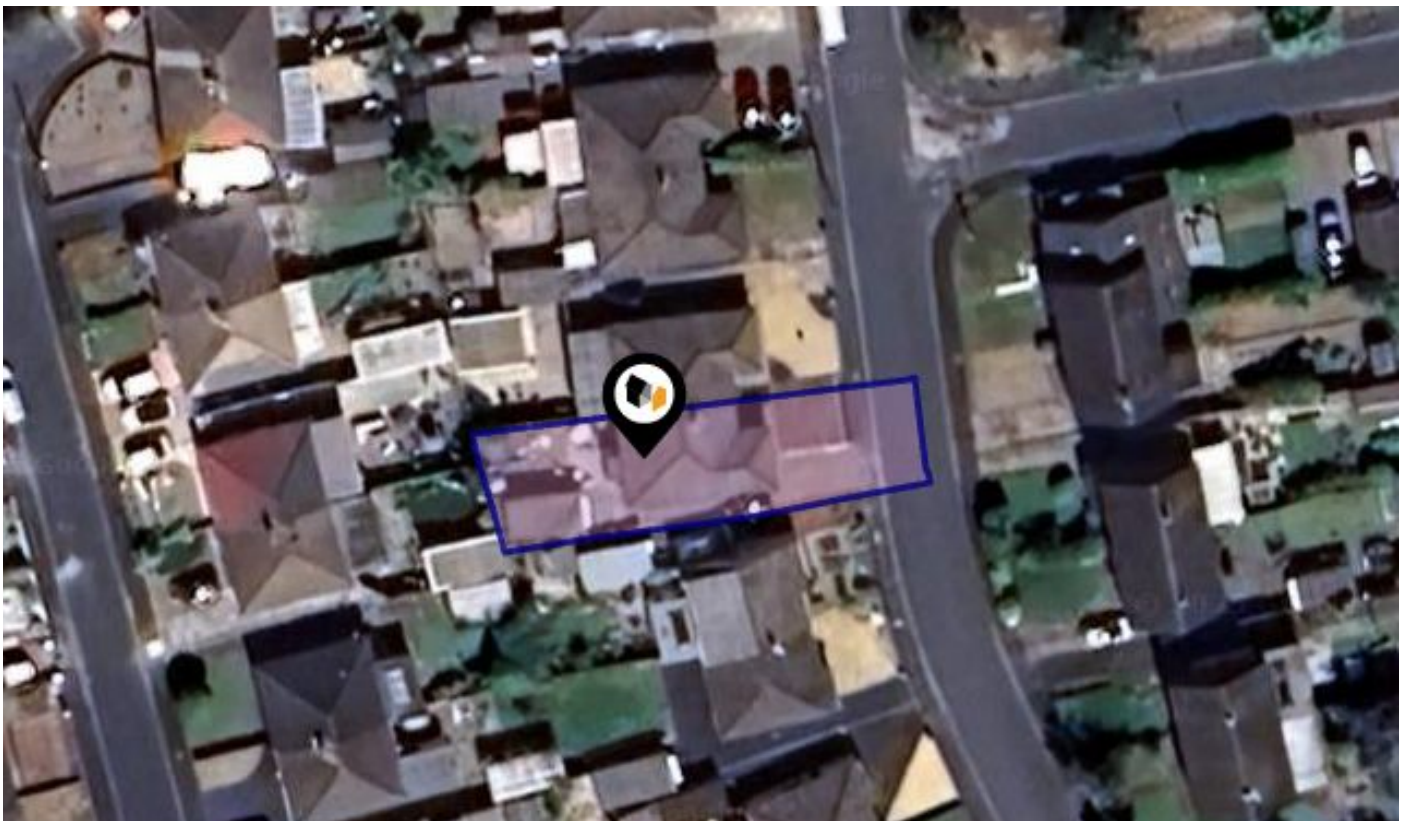


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th February 2025



DERWENT DRIVE, FRECKLETON, PRESTON, PR4

Roberts & Co

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

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Property Overview

3 Bedroom Semi-Detached True Bungalow

Quiet Location | 3 Double Bedrooms

Situated in a peaceful residential area of Freckleton, this well-presented bungalow is within walking distance of local schools and amenities.

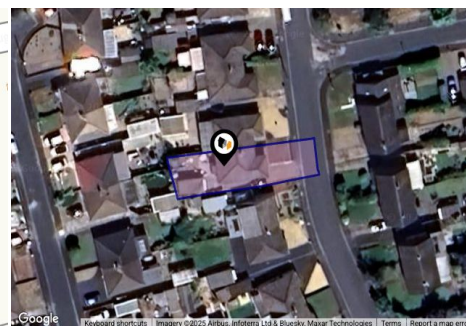
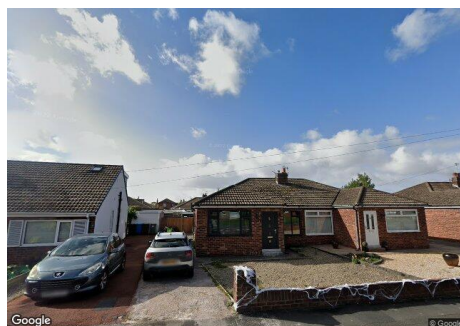
Ground Floor: The hallway leads into the bright and spacious living room, positioned at the front of the property. The modern fitted kitchen features sleek white cabinets, light wooden work surfaces, an integrated double oven with a grill, a combi gas hob, and space for an under-counter fridge and freezer. The stylish bathroom is finished to a high standard. There are three generously sized double bedrooms, offering plenty of space. A useful utility rear porch provides additional storage and convenience.

Exterior: The property benefits from both front and rear gardens, ideal for outdoor enjoyment. A detached garage and a private driveway offer ample parking.

What We Love About This Property: "This charming bungalow is set in a quiet and convenient location, perfect for those looking for a peaceful home within easy reach of local amenities. With spacious rooms, a modern kitchen and bathroom, and excellent outdoor space, it's a fantastic opportunity."

Tenure: Freehold

Council Tax Band: C



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	742 ft ² / 69 m ²
Plot Area:	0.08 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,018
Title Number:	LA95052

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

20
mb/s



80
mb/s



1000
mb/s

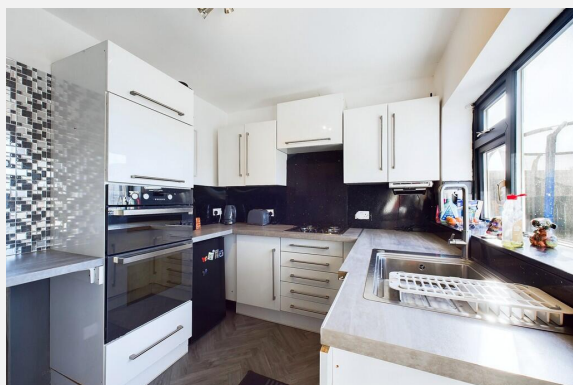


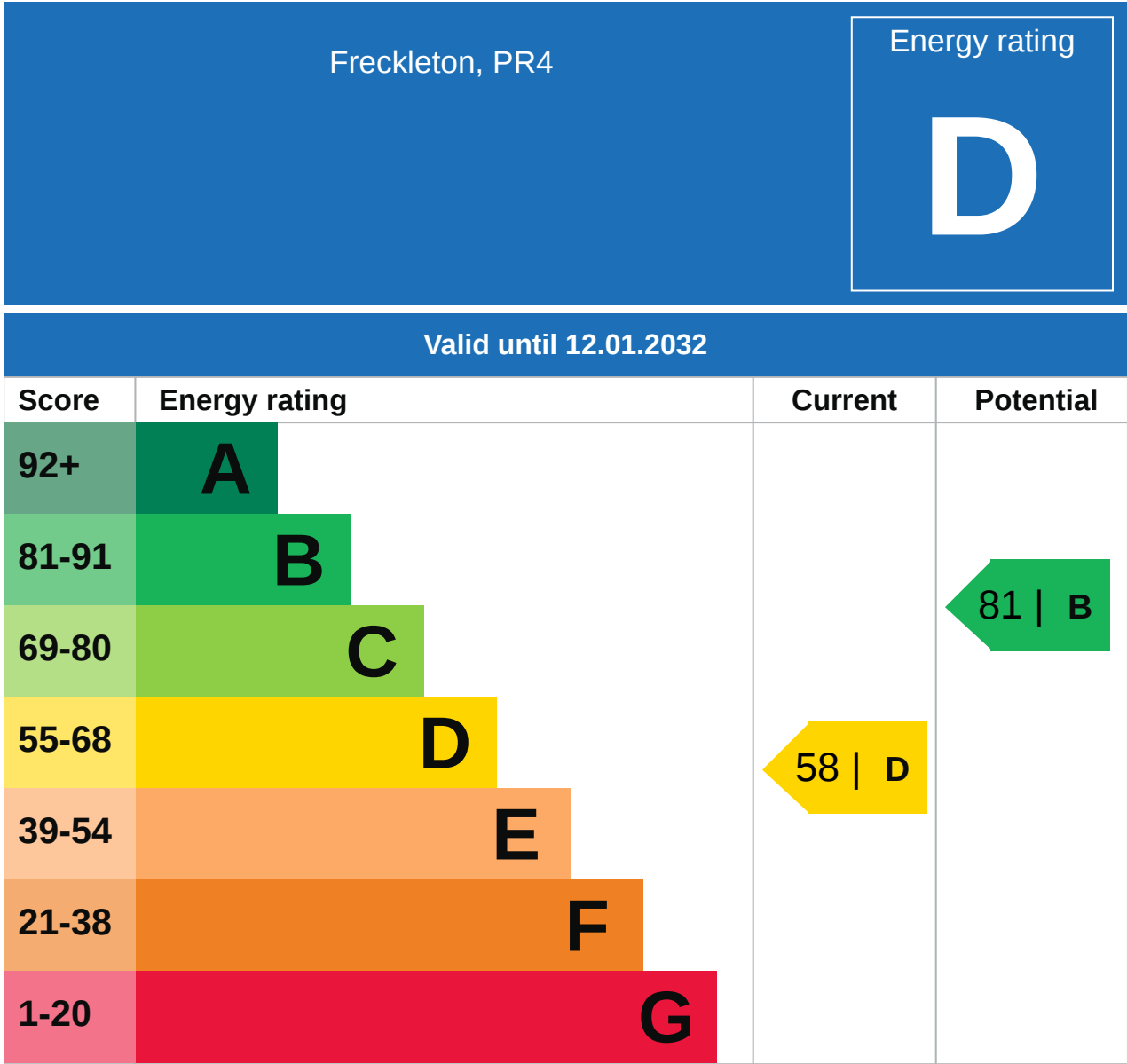
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

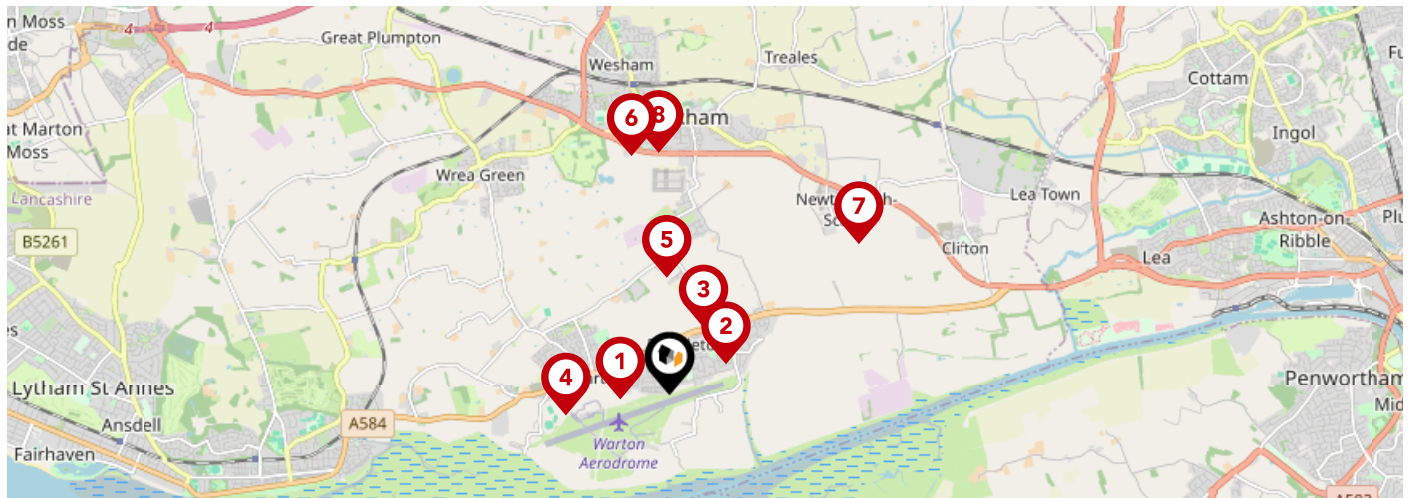





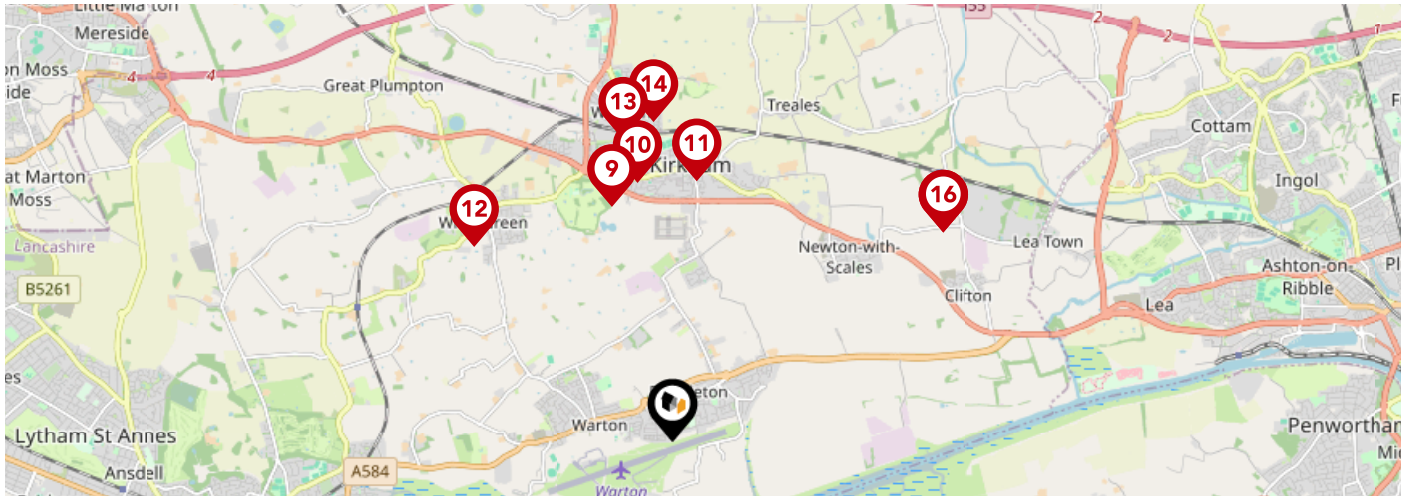









Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-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, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 70% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	69 m ²



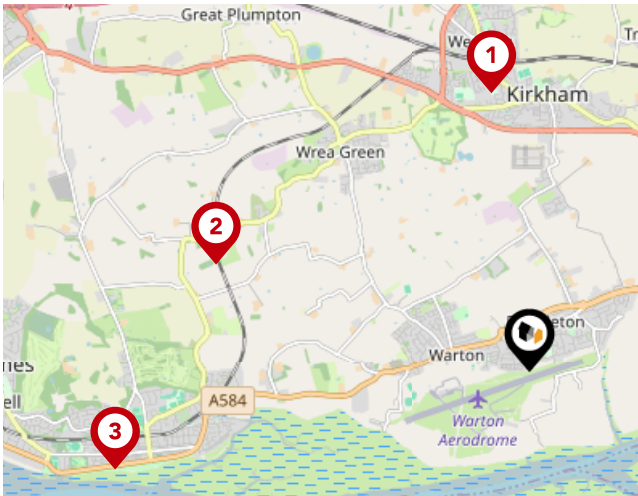
		Nursery	Primary	Secondary	College	Private
	Holy Family Catholic Primary School, Warton Ofsted Rating: Good Pupils: 152 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Freckleton Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Freckleton Strike Lane Primary School Ofsted Rating: Good Pupils: 174 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Warton St Paul's Church of England Primary Academy Ofsted Rating: Good Pupils: 105 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Linton School Ofsted Rating: Good Pupils: 12 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Willows Catholic Primary School, Kirkham Ofsted Rating: Outstanding Pupils: 209 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newton Bluecoat Church of England Primary School Ofsted Rating: Good Pupils: 218 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kirkham Pear Tree School Ofsted Rating: Outstanding Pupils: 103 Distance:2.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Kirkham Grammar School Ofsted Rating: Not Rated Pupils: 809 Distance:2.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kirkham and Wesham Primary School Ofsted Rating: Good Pupils: 201 Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kirkham St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 200 Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ribby with Wrea Endowed CofE Primary School Ofsted Rating: Outstanding Pupils: 154 Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Medlar-with-Wesham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 144 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Medlar-with-Wesham Ofsted Rating: Good Pupils: 95 Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakfield House School Ofsted Rating: Good Pupils: 45 Distance:3.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aurora Keyes Barn School Ofsted Rating: Good Pupils: 24 Distance:3.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

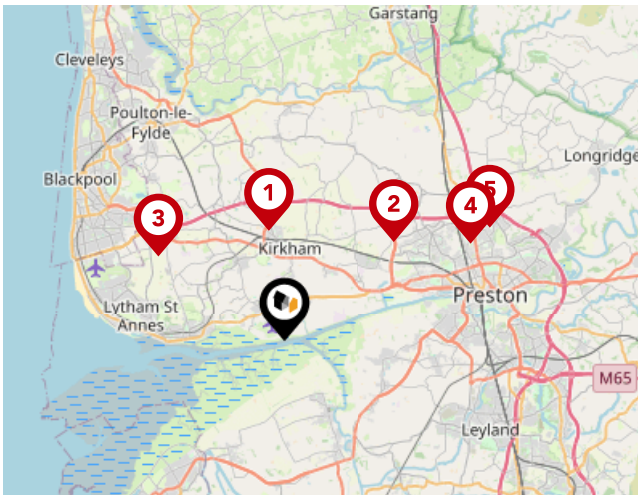
Area

Transport (National)



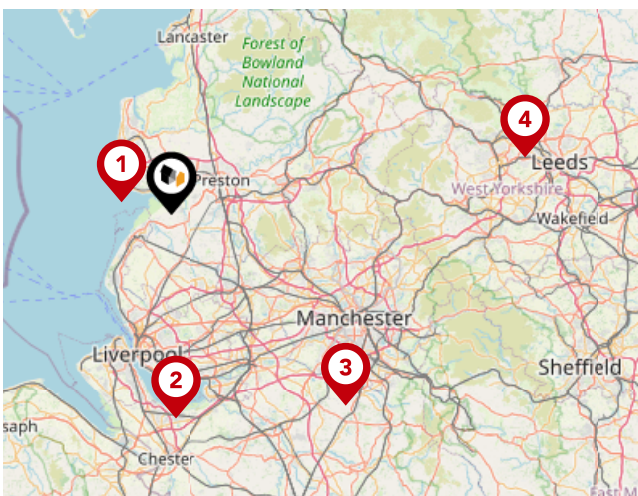
National Rail Stations

Pin	Name	Distance
1	Kirkham & Wesham Rail Station	2.47 miles
2	Moss Side Rail Station	2.91 miles
3	Lytham Rail Station	3.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J3	3.88 miles
2	M55 J2	5.11 miles
3	M55 J4	5.33 miles
4	M55 J1	7.35 miles
5	M6 J32	8.18 miles

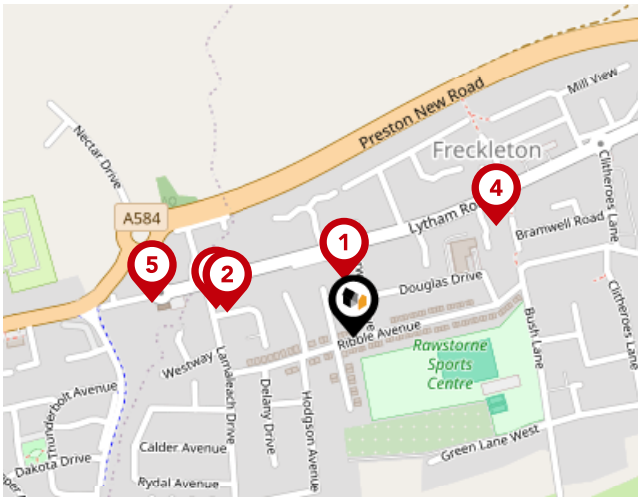


Airports/Helipads

Pin	Name	Distance
1	Highfield	7.04 miles
2	Speke	28.64 miles
3	Manchester Airport	36.56 miles
4	Leeds Bradford Airport	50.3 miles

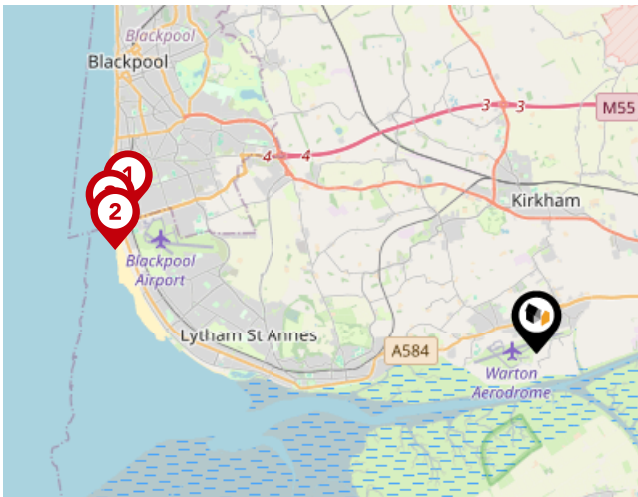
Area

Transport (Local)



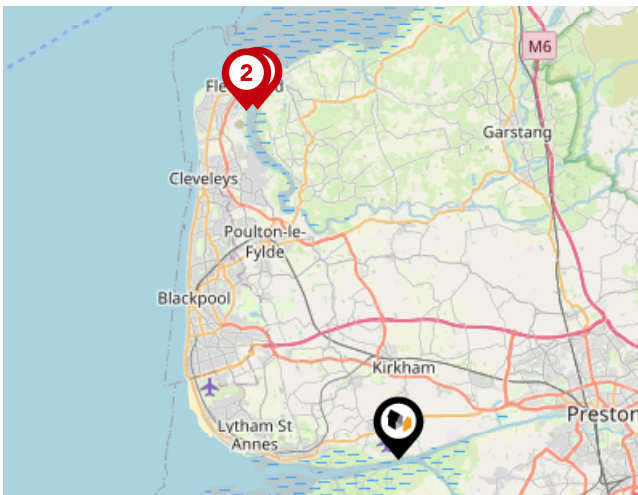
Bus Stops/Stations

Pin	Name	Distance
1	Derwent Drive	0.06 miles
2	Lamaleach Drive	0.14 miles
3	Lamaleach Drive	0.15 miles
4	Blackfield Rd	0.2 miles
5	Holy Family Church	0.23 miles



Local Connections

Pin	Name	Distance
1	Burlington Road West (Blackpool Tramway)	7.58 miles
2	Starr Gate (Blackpool Tramway)	7.6 miles
3	Harrow Place (Blackpool Tramway)	7.76 miles



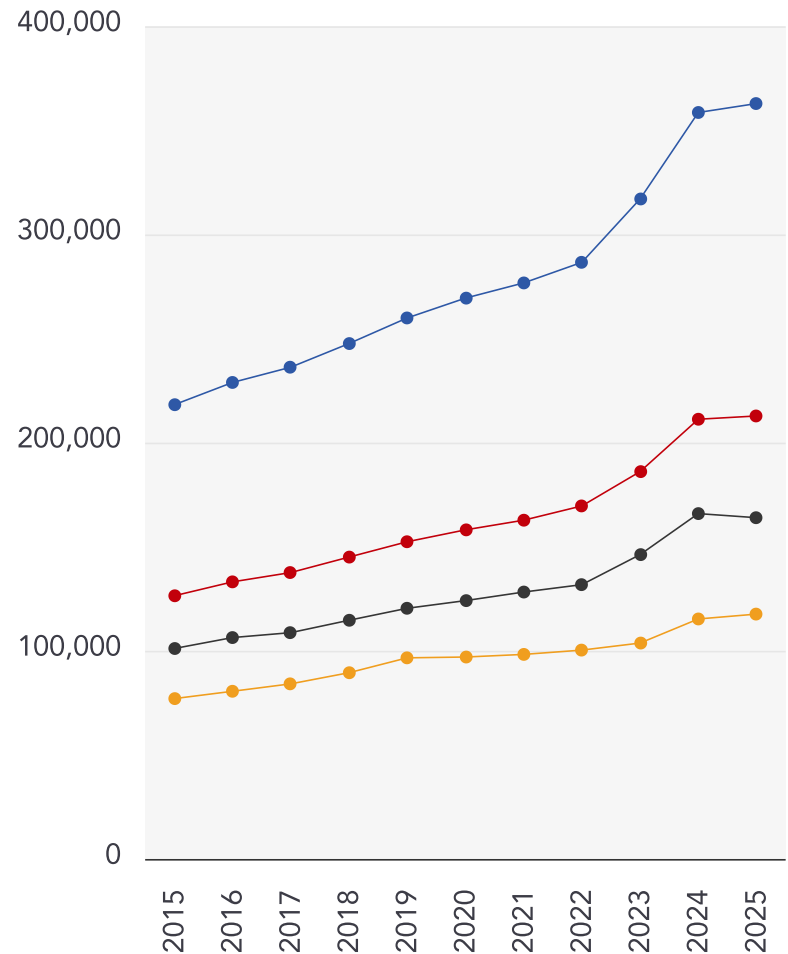
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	13.2 miles
2	Fleetwood for Knott End Ferry Landing	13.29 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Roberts & Co

Branch address 36E Liverpool Road,
Penwortham, Preston, PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

