

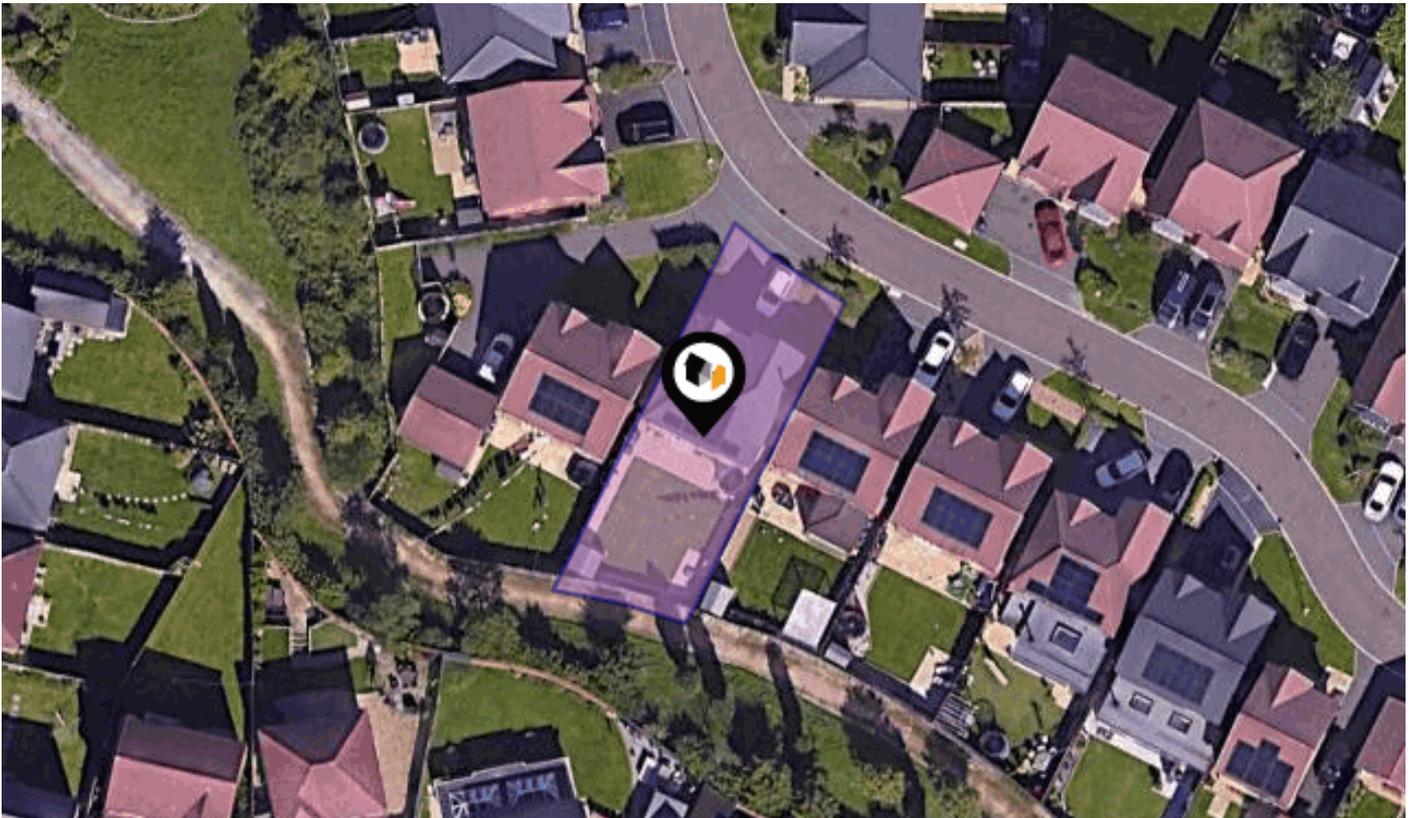


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 14th February 2025



GREENHILL CLOSE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Introduction

Our Comments

Property Overview

Spacious 4-Bedroom Detached Property

South Facing Garden | Fabulous Location

This well-presented, double-fronted home is perfect for families or professionals. Located in a sought-after area, it offers comfortable living with excellent amenities nearby.

Ground Floor: The property features a spacious living room, ideal for relaxing or entertaining. A second reception room provides a versatile space that could be used as a playroom or home office. The modern fitted dining kitchen includes light grey shaker-style cabinets, white work surfaces, and integrated appliances, including a double oven with grill and combi, gas hob, dishwasher, fridge, and freezer. A separate utility room adds extra convenience, and there is also a downstairs WC.

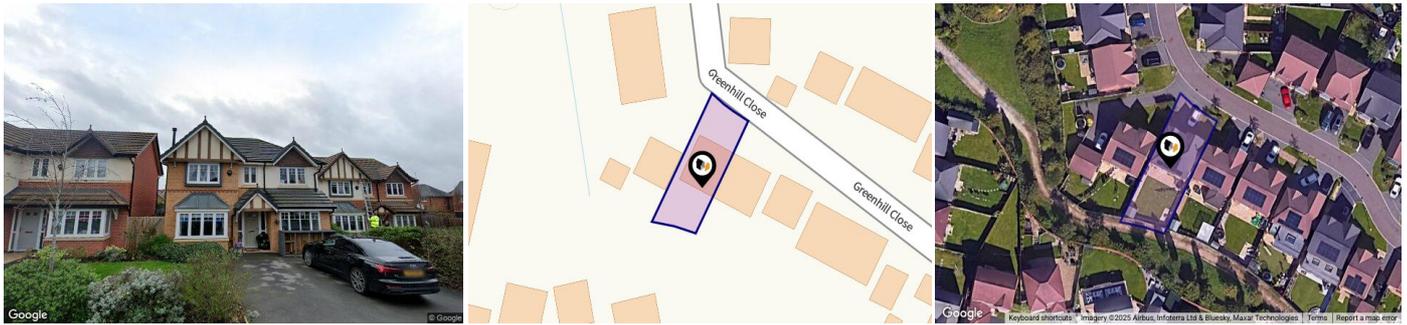
First Floor: Upstairs, there are four well-proportioned bedrooms. The main bedroom benefits from an en-suite bathroom and fitted wardrobes. The family bathroom is stylish and well-equipped.

Exterior: The property sits on a generous plot with a beautifully landscaped, south-facing garden. A driveway provides ample parking space. The home is also equipped with solar panels, which were built with the house and belong to the property.

What We Love About This Property: "We love the spacious layout, the south-facing garden, and the excellent location. The modern kitchen and multiple reception areas make this a perfect home for families and professionals alike."

Tenure: Freehold

Council Tax Band: E



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,356 ft ² / 126 m ²		
Plot Area:	0.08 acres		
Year Built :	2018		
Council Tax :	Band E		
Annual Estimate:	£2,740		
Title Number:	LAN208653		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1 mb/s	59 mb/s	9000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: *Greenhill Close, Penwortham, Preston, PR1*

Reference - 07/2019/6984/HOH	
Decision:	-
Date:	16th July 2019
Description:	Conversion of garage into additional living accommodation





GREENHILL CLOSE, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area[®]
128.19 m²
1379.82 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.

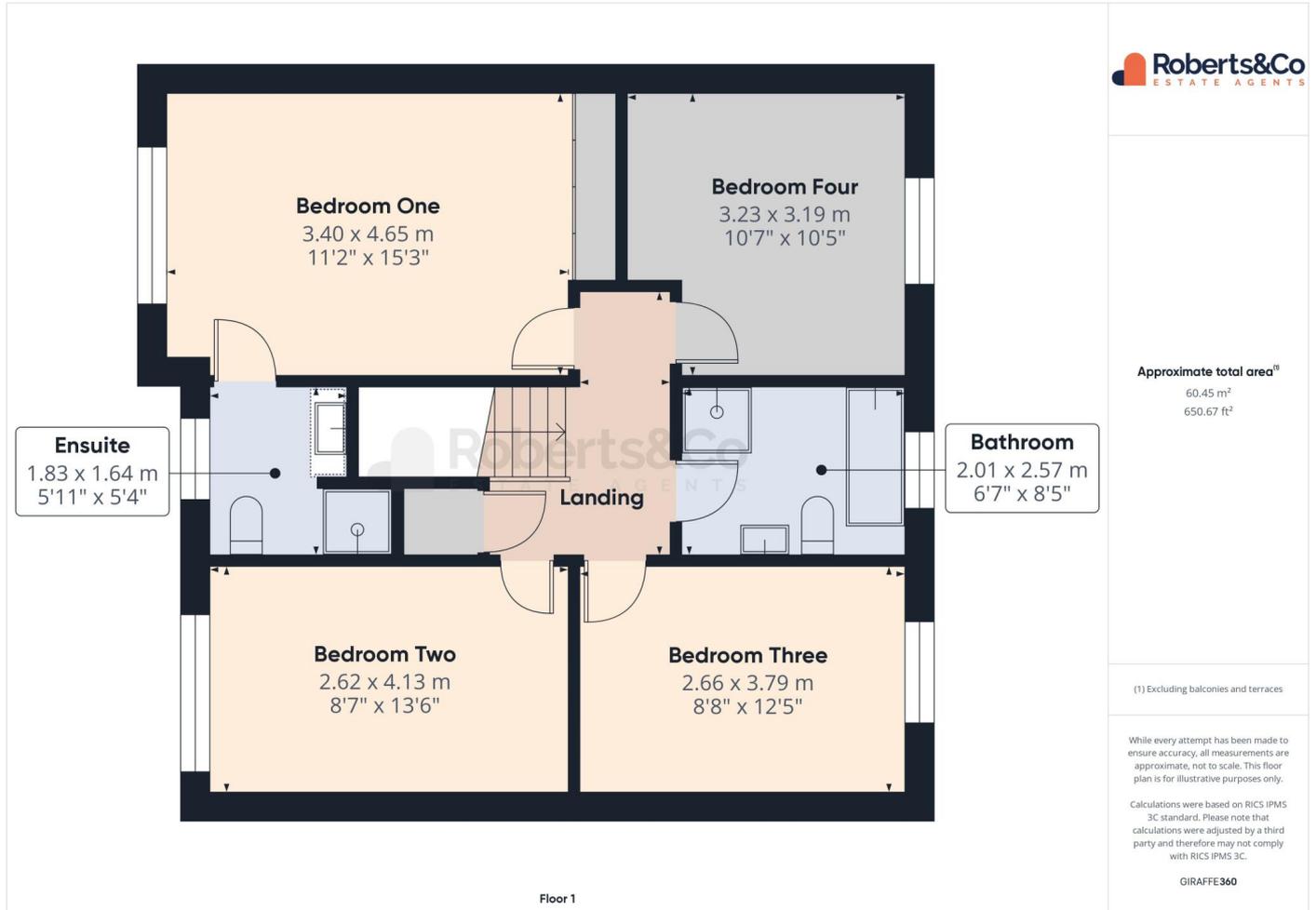
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

GREENHILL CLOSE, PENWORTHAM, PRESTON, PR1



GREENHILL CLOSE, PENWORTHAM, PRESTON, PR1



Greenhill Close, Penwortham, PR1

Energy rating

A

Valid until 21.06.2028

Score	Energy rating	Current	Potential
92+	A	95 A	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

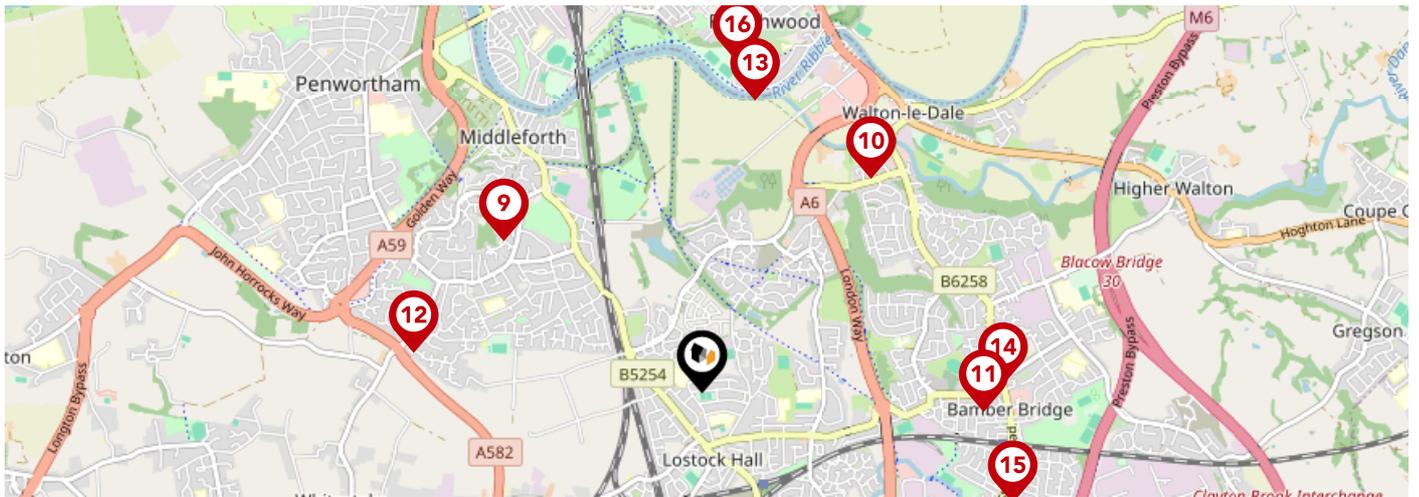
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.20 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.1 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.13 W/m-Â°K
Total Floor Area:	126 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

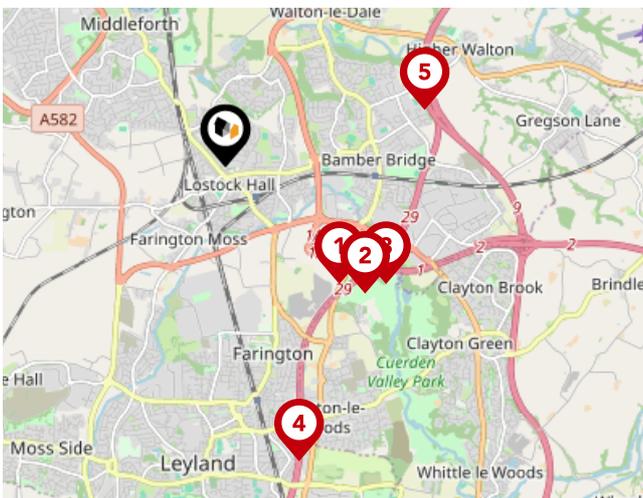
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.58 miles
2	Preston Rail Station	1.77 miles
3	Bamber Bridge Rail Station	1.39 miles



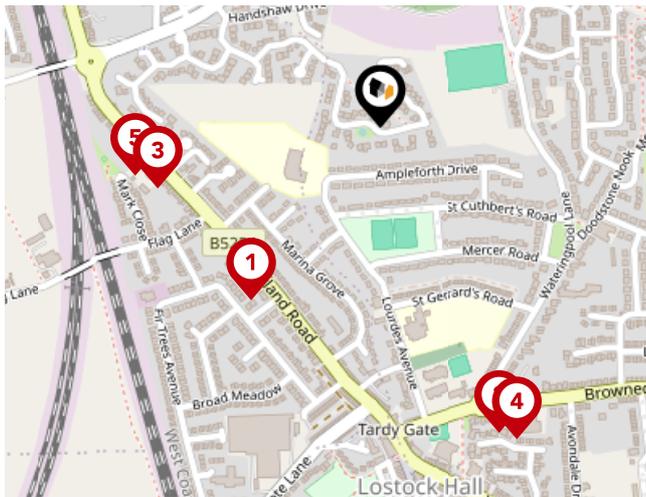
Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.44 miles
2	M65 J1	1.65 miles
3	M6 J29	1.74 miles
4	M6 J28	2.67 miles
5	M6 J30	1.82 miles



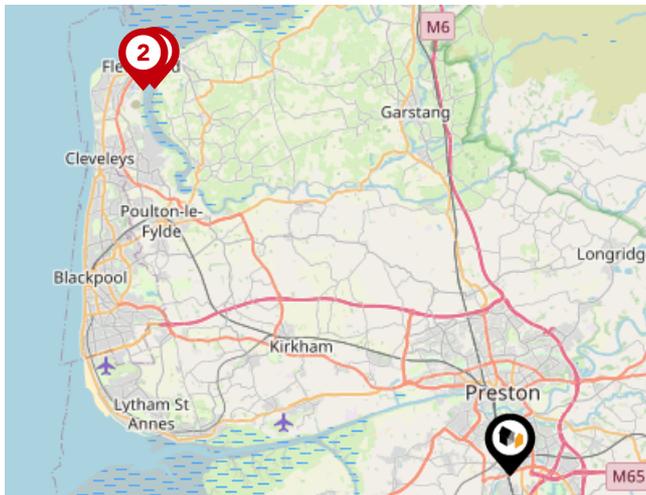
Airports/Helipads

Pin	Name	Distance
1	Highfield	14.59 miles
2	Speke	28.08 miles
3	Manchester Airport	30.85 miles
4	Leeds Bradford Airport	43.26 miles



Bus Stops/Stations

Pin	Name	Distance
1	Fir Trees Road	0.24 miles
2	Wateringpool Lane	0.36 miles
3	Round Acre	0.25 miles
4	British Legion	0.37 miles
5	Flag Lane	0.27 miles



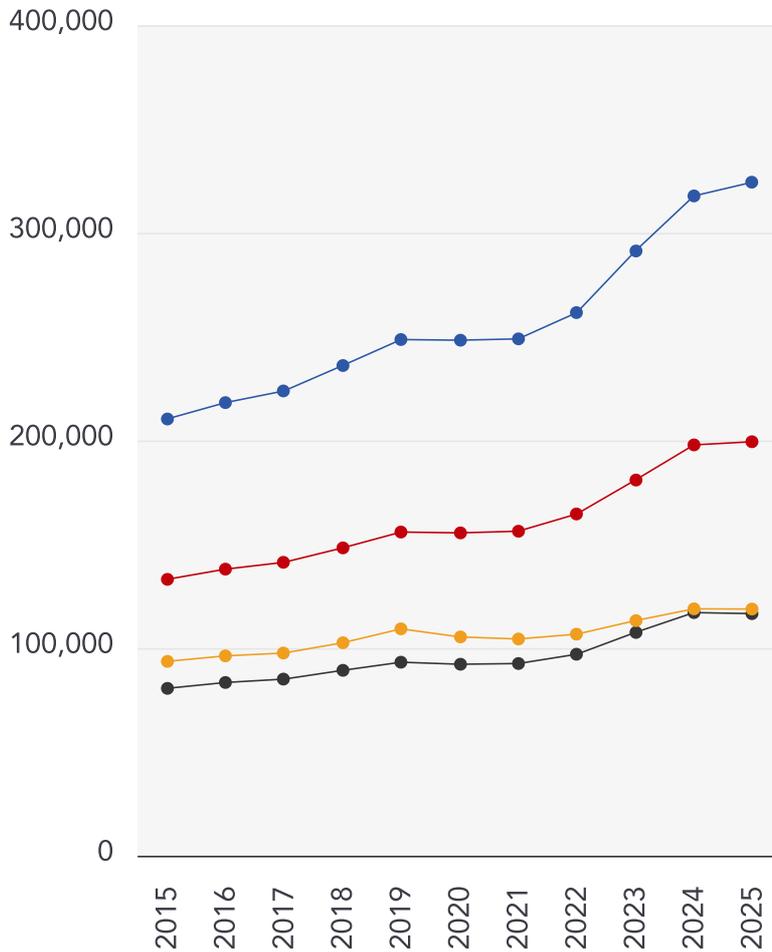
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.38 miles
2	Fleetwood for Knott End Ferry Landing	18.59 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 & 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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