

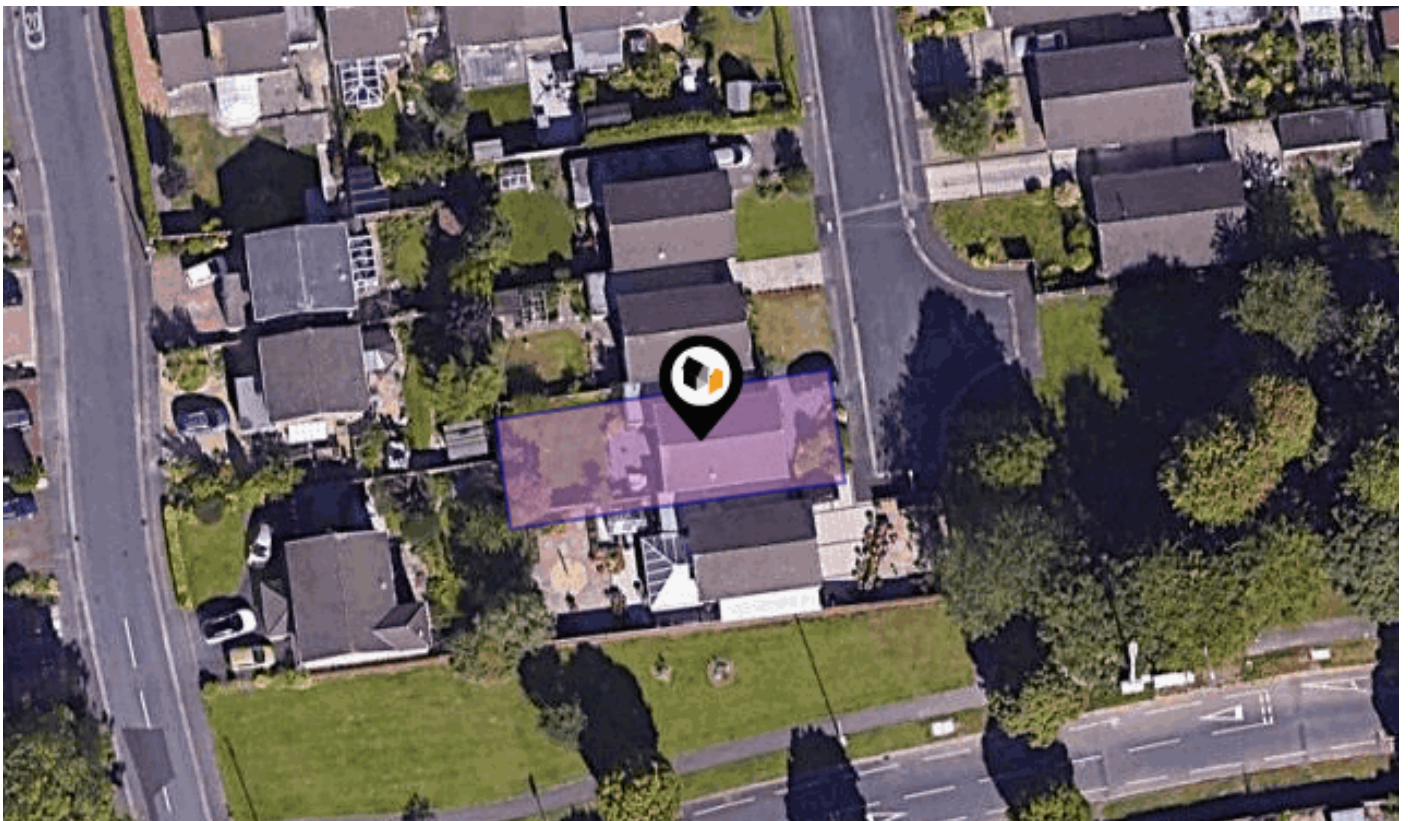


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 14th February 2025



ALMOND CLOSE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

Positioned in a quiet cul-de-sac within the picturesque setting of Higher Penwortham, this 4-bedroom link-detached residence perfectly combines modern living with timeless charm, offering an idyllic retreat for families or discerning homeowners.

Upon entering, you are welcomed by a bright and inviting entrance hall, setting the tone for the warm and stylish interiors that lie ahead. The living room, featuring elegant wood-effect flooring, radiates a sense of space and comfort. Its centrepiece, a cosy electric fire, provides a delightful focal point for relaxed evenings. Flowing seamlessly into the dining room, this open-plan space is perfect for entertaining, with patio doors that lead directly to the beautifully maintained rear garden.

The kitchen is a modern culinary haven, complete with sleek cream gloss cabinets, contrasting black granite worktops, and integrated appliances designed for both practicality and aesthetic appeal. The kitchen has underfloor heating for added comfort. A convenient downstairs WC completes the ground floor, catering to the needs of a busy household.

Ascending to the upper level, four spacious bedrooms await, each bathed in natural light that enhances their calming ambiance. These versatile spaces offer endless possibilities for personal touches, whether as restful retreats, creative havens, or functional home offices. A stylish white bathroom suite rounds off the upper floor, exuding a modern sophistication that elevates daily routines.

Outside, the property is equally impressive. A generously sized driveway accommodates two to three vehicles with ease, complemented by a tandem double garage with electrically powered door for additional parking or ample storage and the option to adapt part of its space to another use if so desired. The rear garden provides an inviting space for outdoor enjoyment, featuring a patio area ideal for alfresco dining or quiet reflection.

This beautifully presented property is more than just a house; it's a lifestyle. It invites you to experience the perfect balance of comfort, style, and functionality in one of Higher Penwortham's most desirable locations.



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,011 ft ² / 94 m ²
Plot Area:	0.06 acres
Council Tax :	Band D
Annual Estimate:	£2,242
Title Number:	LA736485

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15
mb/s



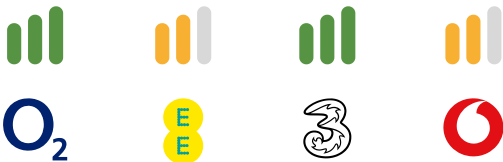
80
mb/s



1000
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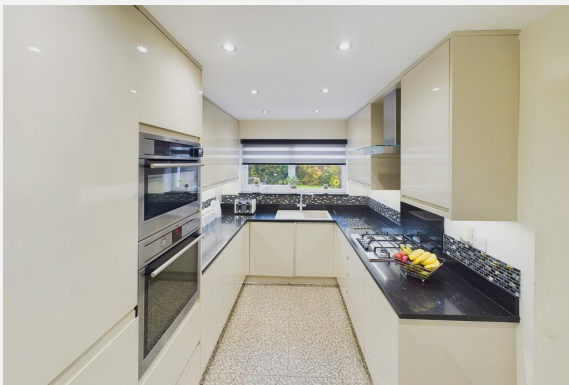


Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



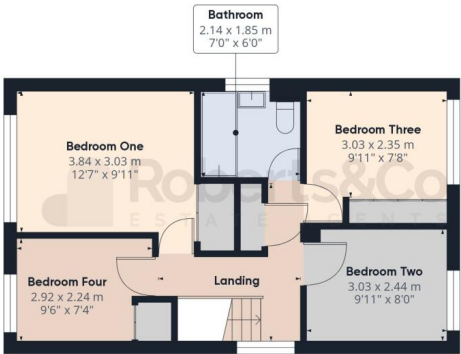




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Ground Floor



Floor 1

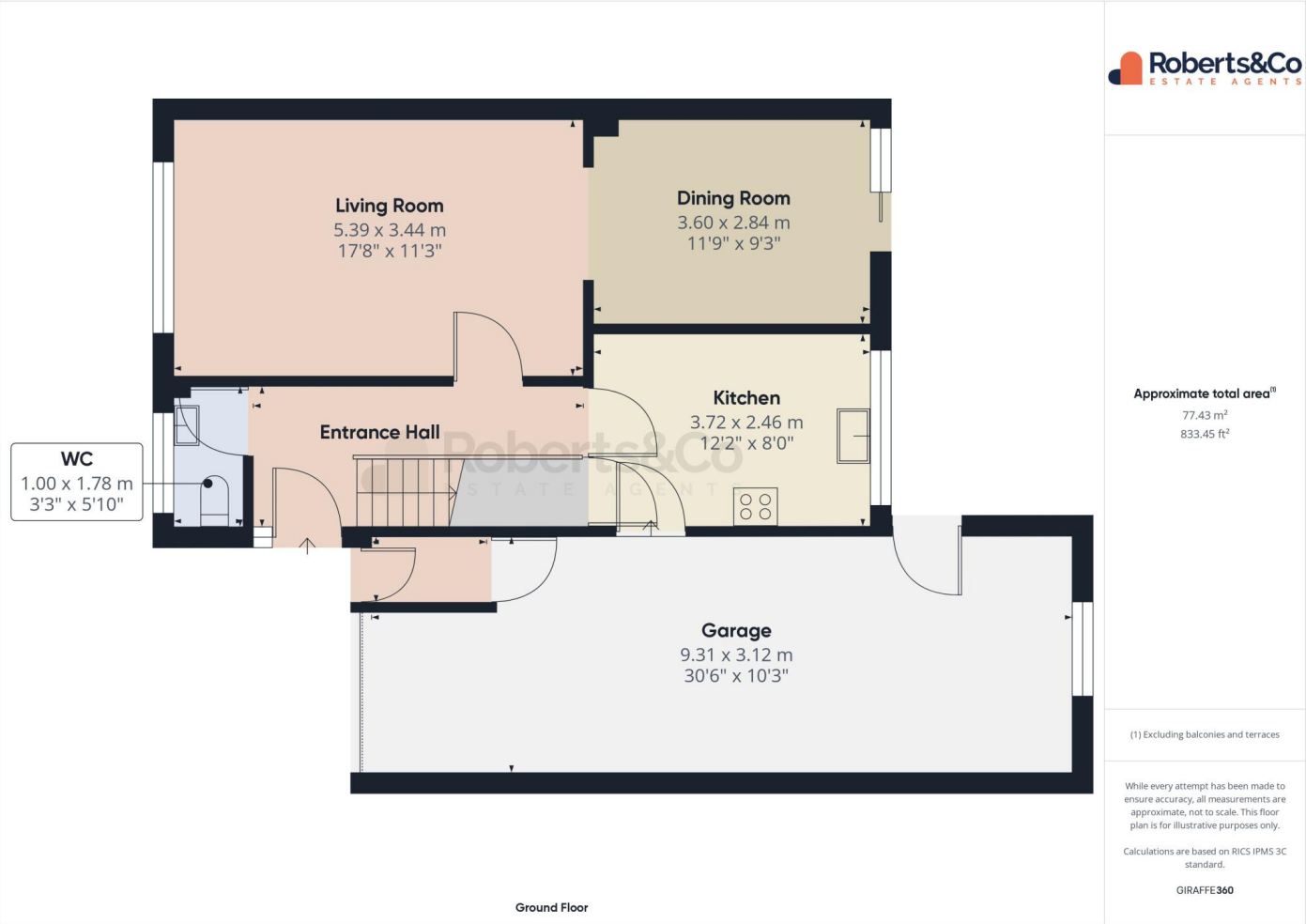
Approximate total area[®]
122.71 m²
1320.85 ft²

(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.

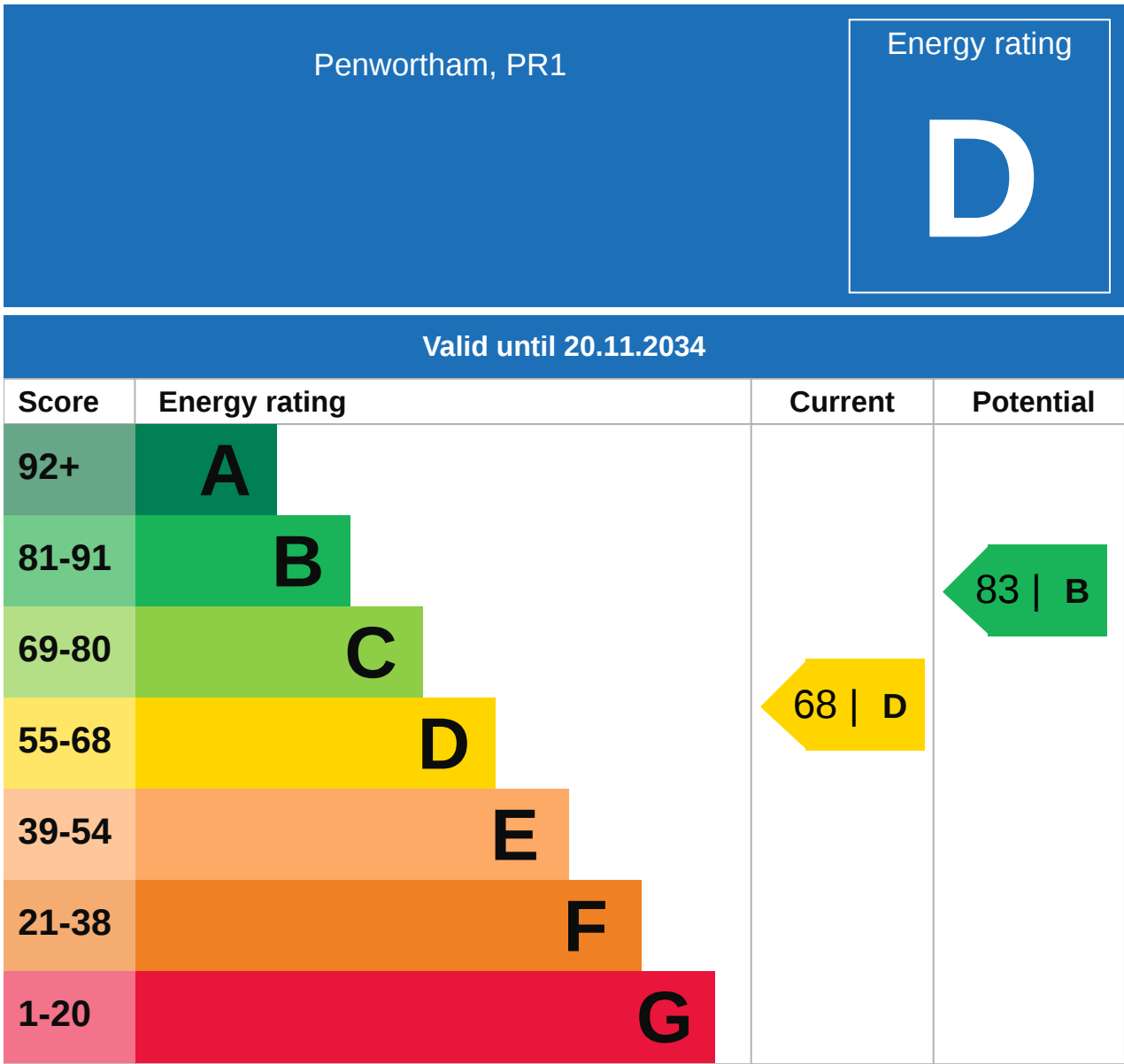
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ALMOND CLOSE, PENWORTHAM, PRESTON, PR1



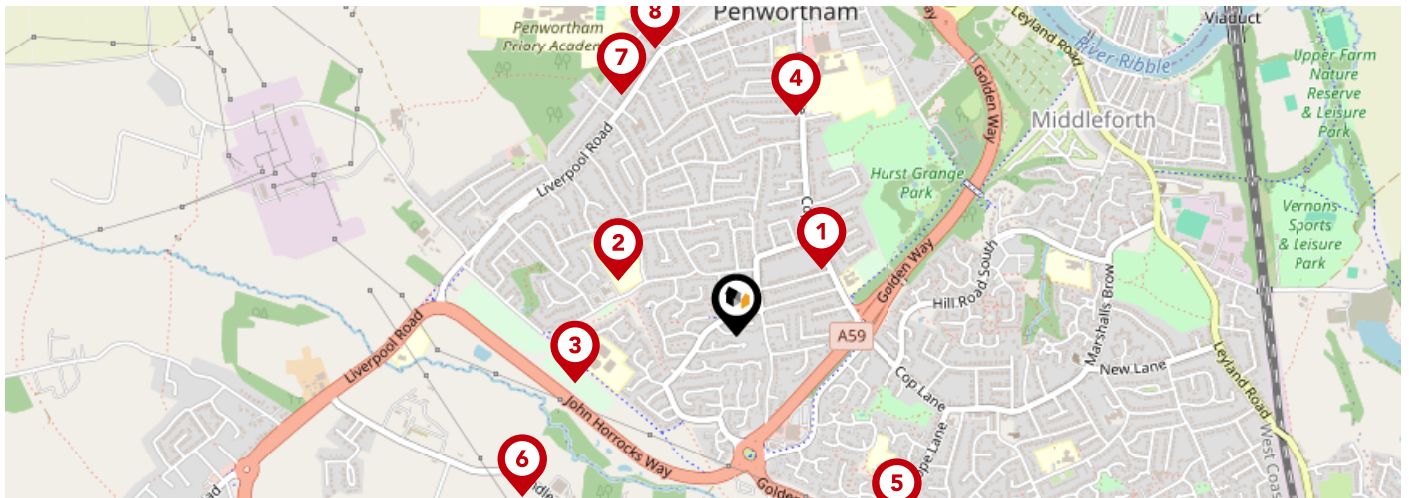
ALMOND CLOSE, PENWORTHAM, PRESTON, PR1



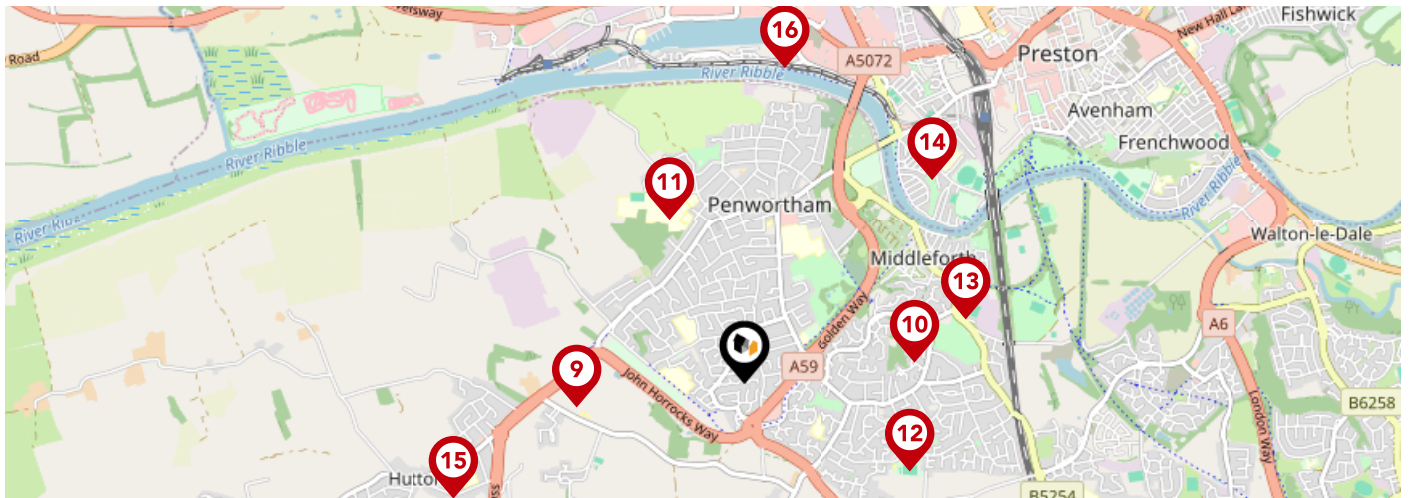


Additional EPC Data

Property Type:	House
Build Form:	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, filled cavity
Walls Energy:	Good
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	94 m ²



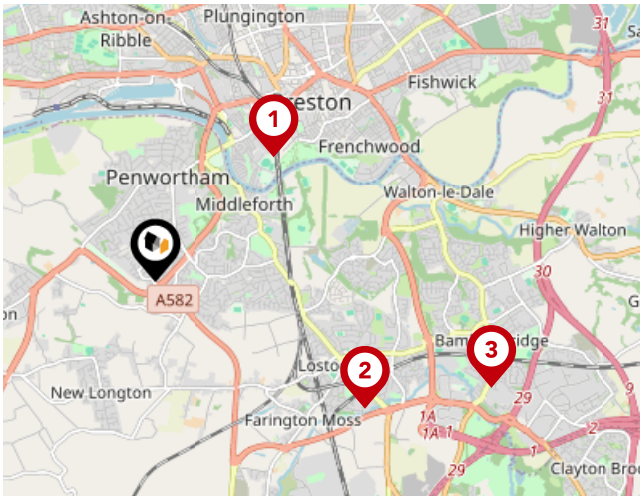
		Nursery	Primary	Secondary	College	Private
1	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Penwortham Middlefirth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

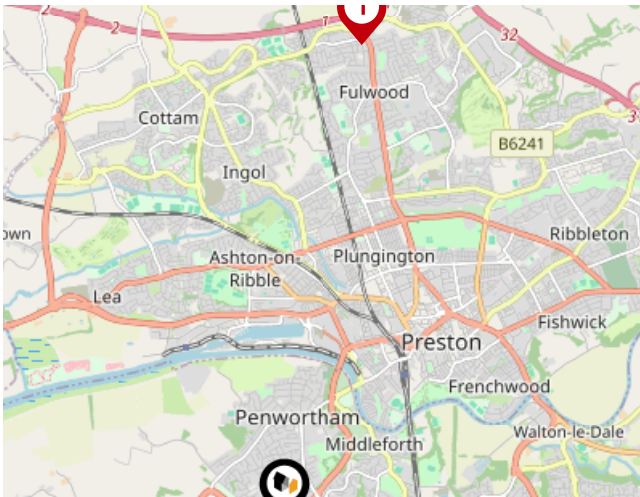
Area

Transport (National)



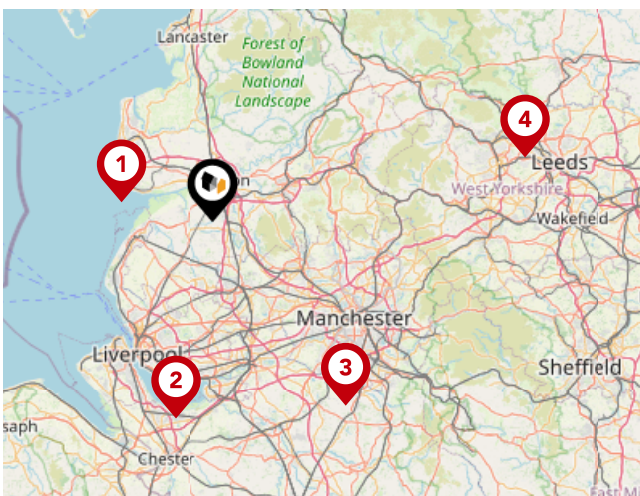
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.51 miles
2	Lostock Hall Rail Station	2.15 miles
3	Bamber Bridge Rail Station	3.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	4.24 miles
2	M65 J1A	3.07 miles
3	M6 J28	3.89 miles
4	M65 J1	3.3 miles
5	M6 J29	3.42 miles

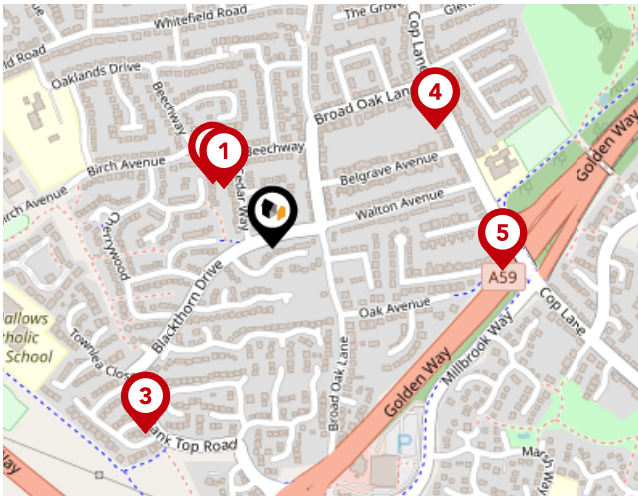


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.9 miles
2	Speke	28.31 miles
3	Manchester Airport	32.25 miles
4	Leeds Bradford Airport	44.71 miles

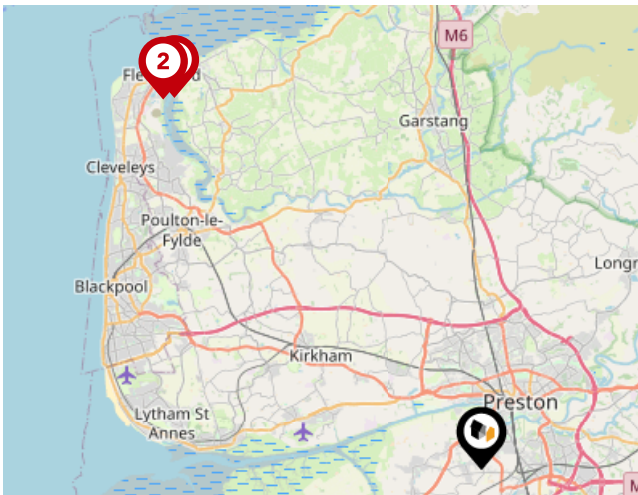
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Birch Avenue	0.08 miles
2	Birch Avenue	0.1 miles
3	Blackthorn Drive	0.25 miles
4	Broad Oak Lane	0.22 miles
5	Cromwell Road	0.25 miles



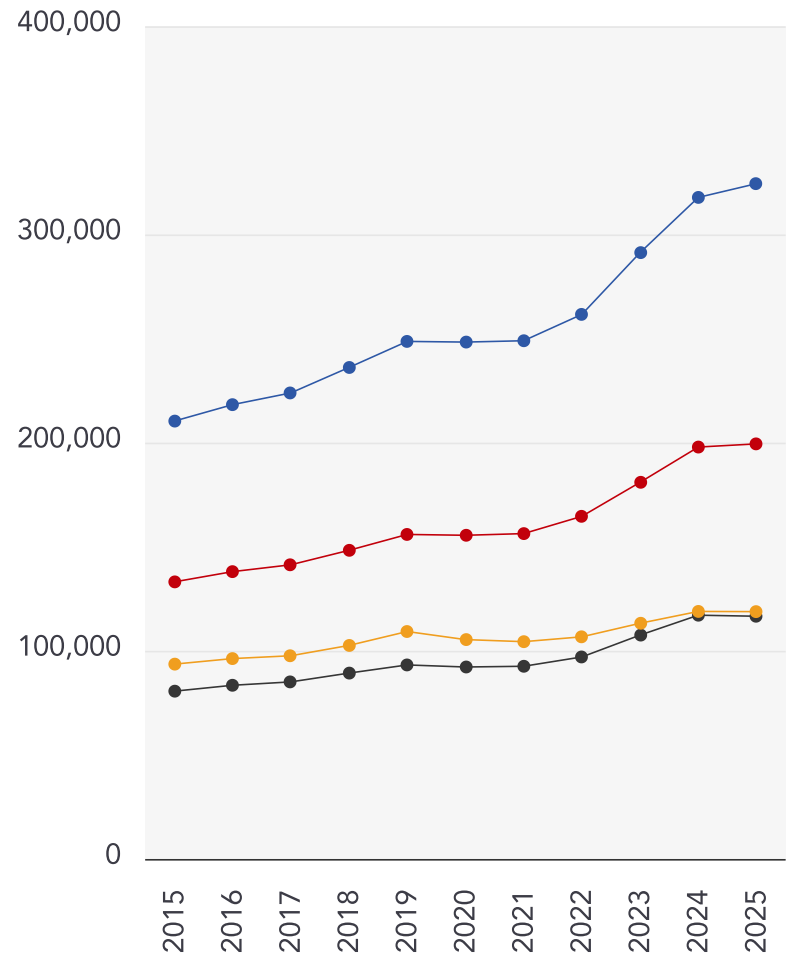
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.89 miles
2	Fleetwood for Knott End Ferry Landing	17.09 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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