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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 24<sup>th</sup> February 2025**



## LIVERPOOL ROAD, HUTTON, PRESTON, PR4

### Roberts & Co

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### Property Overview

#### 2 Bed Character Cottage

#### No Chain | Popular Location

This charming two-bedroom character cottage is located in a popular area and is offered with no onward chain.

On the ground floor, the property features a welcoming and cozy living room, complete with a charming gas stove, perfect for creating a warm and inviting atmosphere. The spacious kitchen diner is well-equipped with a gas hob, an electric oven, and integrated under-counter fridge and freezer, offering both functionality and convenience for everyday cooking and dining. To the rear, a unique half-moon conservatory extends the living space, providing a bright and airy area that overlooks the garden, ideal for relaxing or entertaining throughout the year.

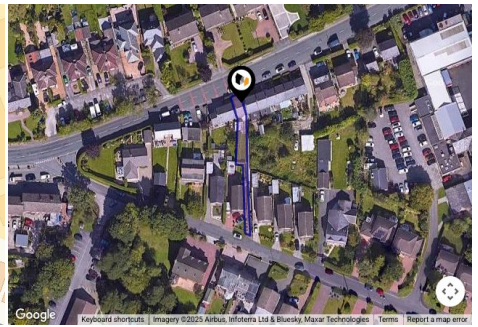
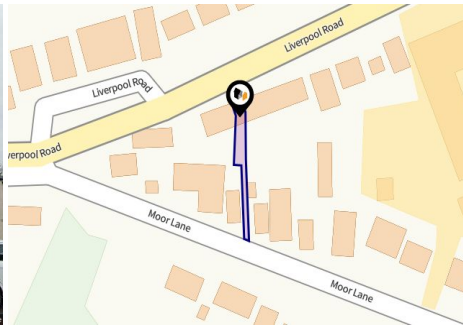
Upstairs, there are two double bedrooms. The bathroom is fitted with a shower over the bath.

Externally, the property has a small front yard. The generously sized rear garden includes useful outhouses, such as an outdoor WC, storage, and a utility room. A private strip of land provides rear access to the garden from Moor Lane. Additionally, there is a right of way for the neighboring property across the bottom of the garden, and No. 149 has a gate in the fence leading to a shared lobby area.

What we love about this property: "Is its character and charm, combined with a fantastic location. The spacious rear garden, complete with outhouses and direct access to Moor Lane, adds great convenience."

Tenure: Freehold

Council Tax Band: B



## Property

Type:	Terraced
Bedrooms:	2
Floor Area:	688 ft <sup>2</sup> / 64 m <sup>2</sup>
Plot Area:	0.06 acres
Council Tax :	Band B
Annual Estimate:	£1,744
Title Number:	LA568313

**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)

<b>14</b> mb/s	<b>51</b> mb/s	<b>-</b> mb/s

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**





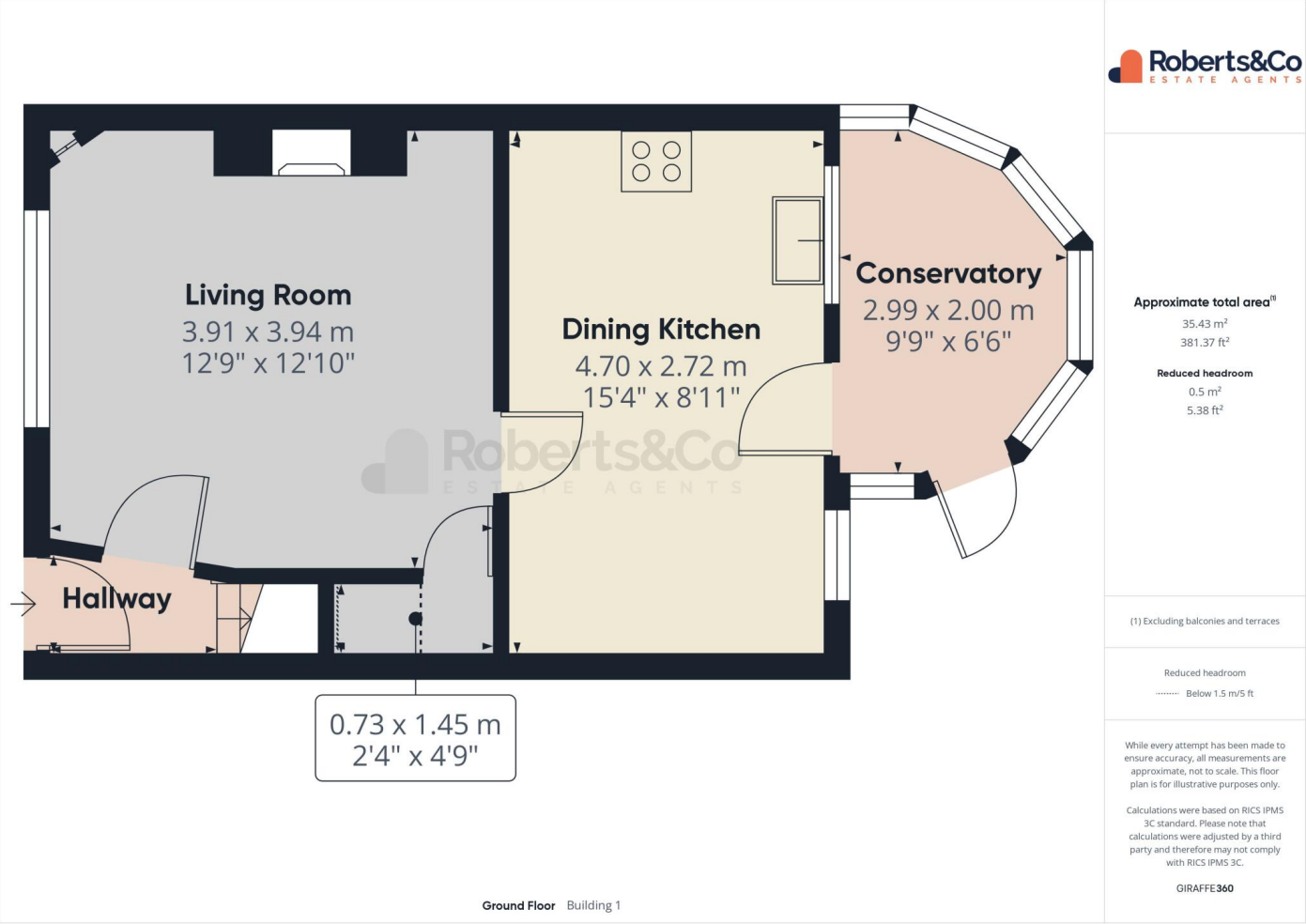




LIVERPOOL ROAD, HUTTON, PRESTON, PR4

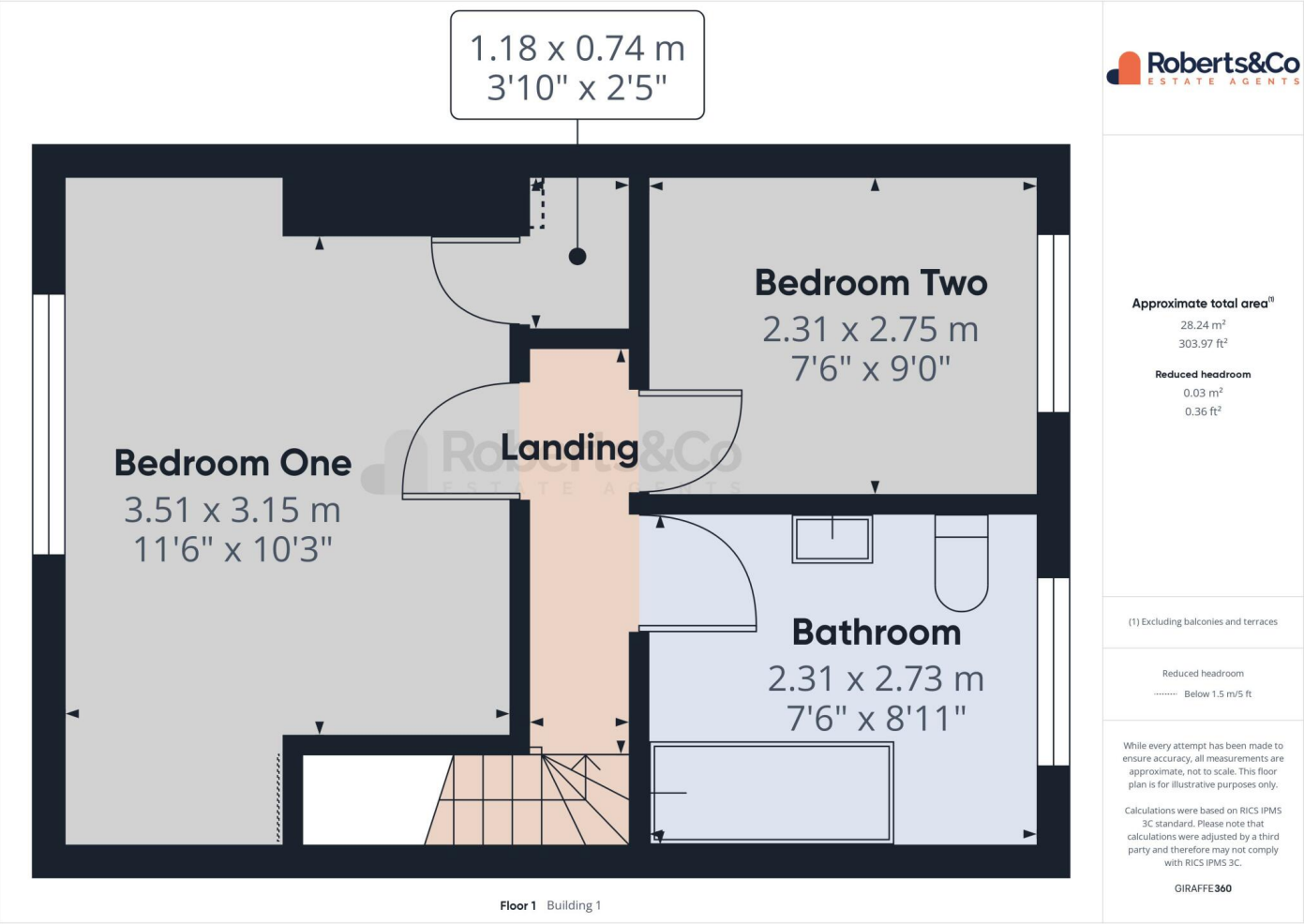


LIVERPOOL ROAD, HUTTON, PRESTON, PR4

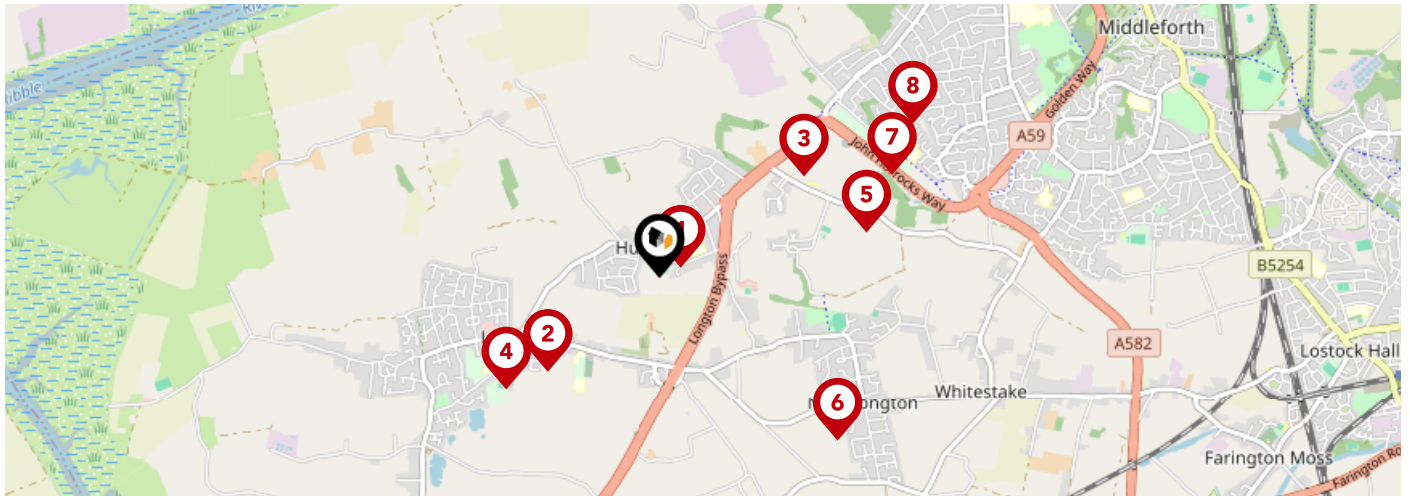




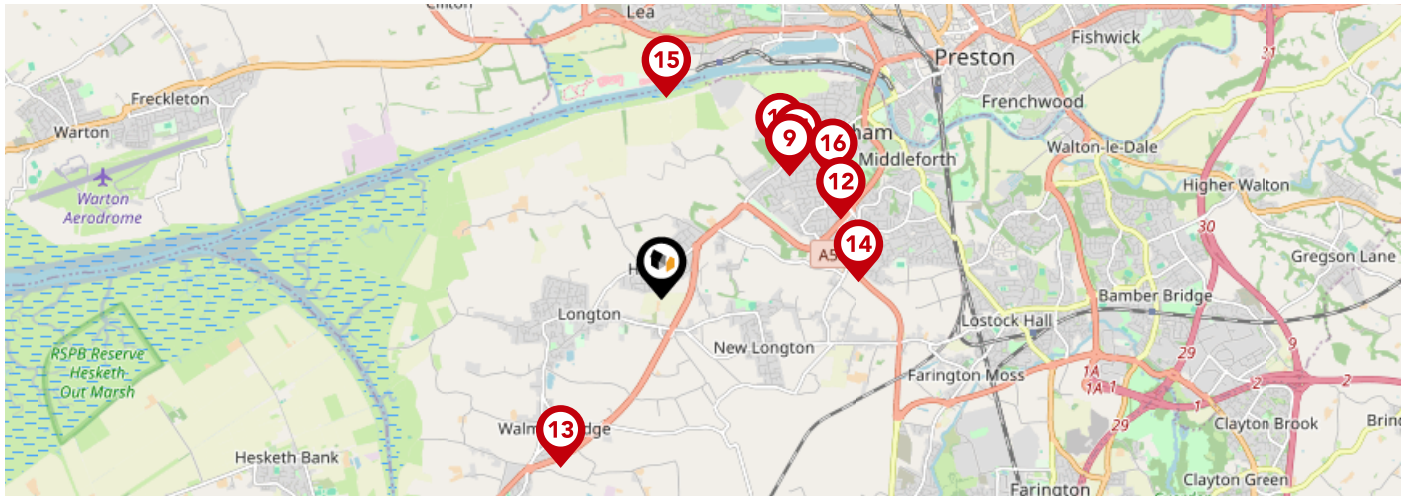
LIVERPOOL ROAD, HUTTON, PRESTON, PR4















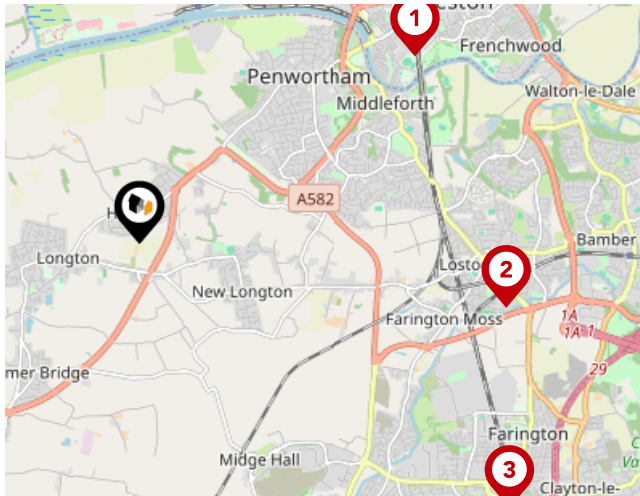
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hutton Church of England Grammar School</b> Ofsted Rating: Good   Pupils: 857   Distance:0.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Oswald's Catholic Primary School, Longton</b> Ofsted Rating: Good   Pupils: 246   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Howick Church Endowed Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Longton Primary School</b> Ofsted Rating: Outstanding   Pupils: 211   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Ashbridge Independent School</b> Ofsted Rating: Not Rated   Pupils: 551   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>New Longton All Saints CofE Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>All Hallows Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 912   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 370   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Penwortham, St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance: 1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Priory Academy</b> Ofsted Rating: Good   Pupils: 762   Distance: 1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance: 1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 208   Distance: 1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Little Hoole Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance: 1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance: 1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pioneer TEC</b> Ofsted Rating: Requires improvement   Pupils: 0   Distance: 1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Girls' High School</b> Ofsted Rating: Outstanding   Pupils: 801   Distance: 1.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

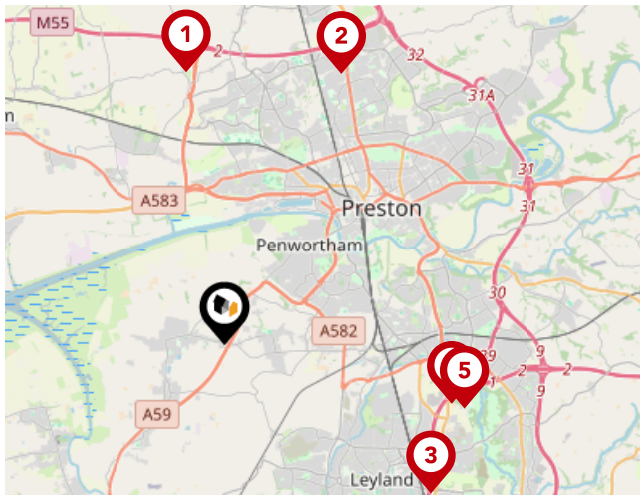
# Area

## Transport (National)



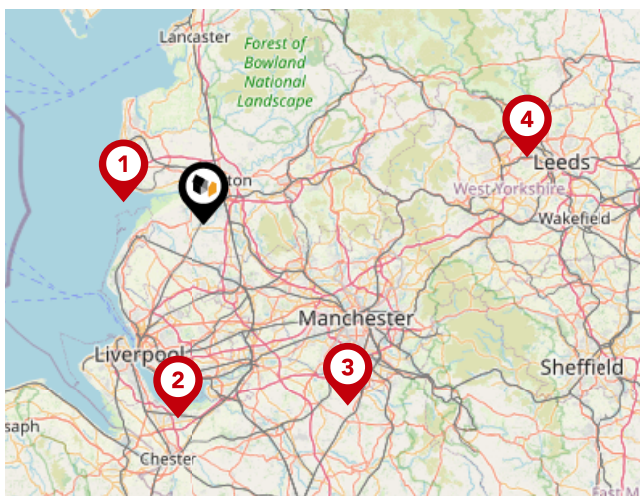
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Preston Rail Station	2.92 miles
<b>2</b>	Lostock Hall Rail Station	3.26 miles
<b>3</b>	Leyland Rail Station	3.98 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M55 J2	4.8 miles
<b>2</b>	M55 J1	5.16 miles
<b>3</b>	M6 J28	4.48 miles
<b>4</b>	M65 J1A	4.13 miles
<b>5</b>	M65 J1	4.36 miles

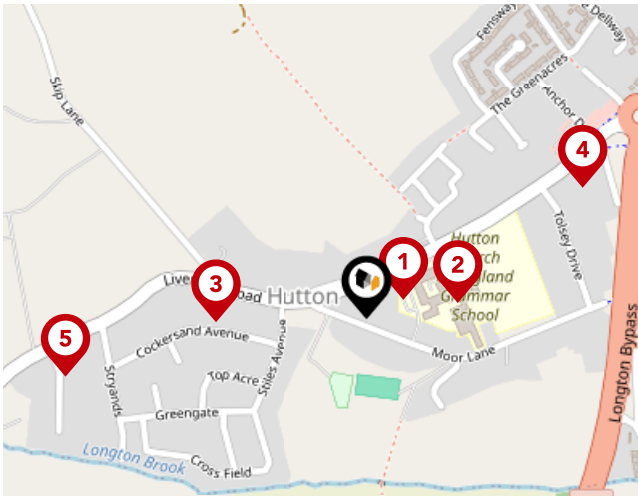


### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Highfield	11.69 miles
<b>2</b>	Speke	27.55 miles
<b>3</b>	Manchester Airport	32.65 miles
<b>4</b>	Leeds Bradford Airport	46.17 miles

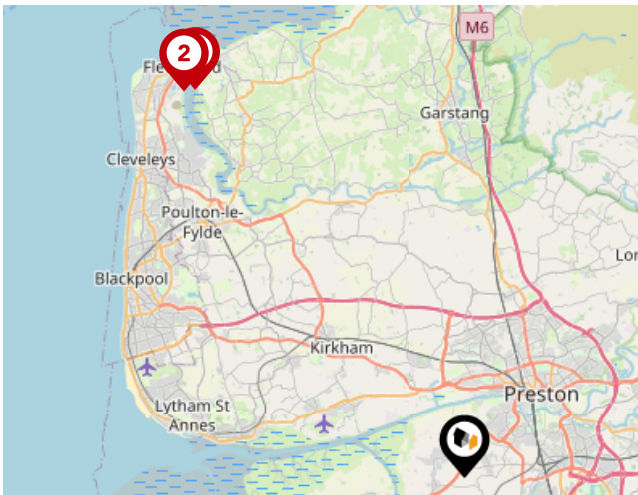
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Grammar School	0.05 miles
2	Grammar School Grounds	0.1 miles
3	Skip Lane	0.17 miles
4	Anchor Drive	0.28 miles
5	Birchwood Avenue	0.34 miles



### Ferry Terminals

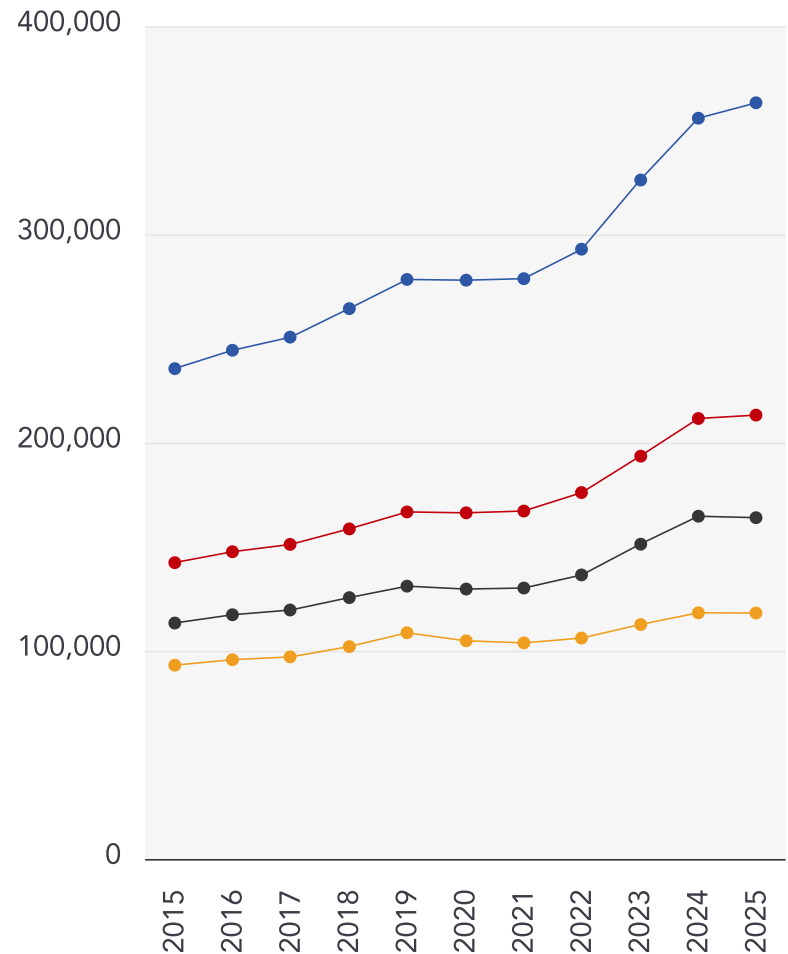
Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.5 miles
2	Fleetwood for Knott End Ferry Landing	16.67 miles



# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in PR4



Detached

**+54.23%**

Semi-Detached

**+49.8%**

Terraced

**+44.66%**

Flat

**+26.94%**



### Roberts & Co

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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

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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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