

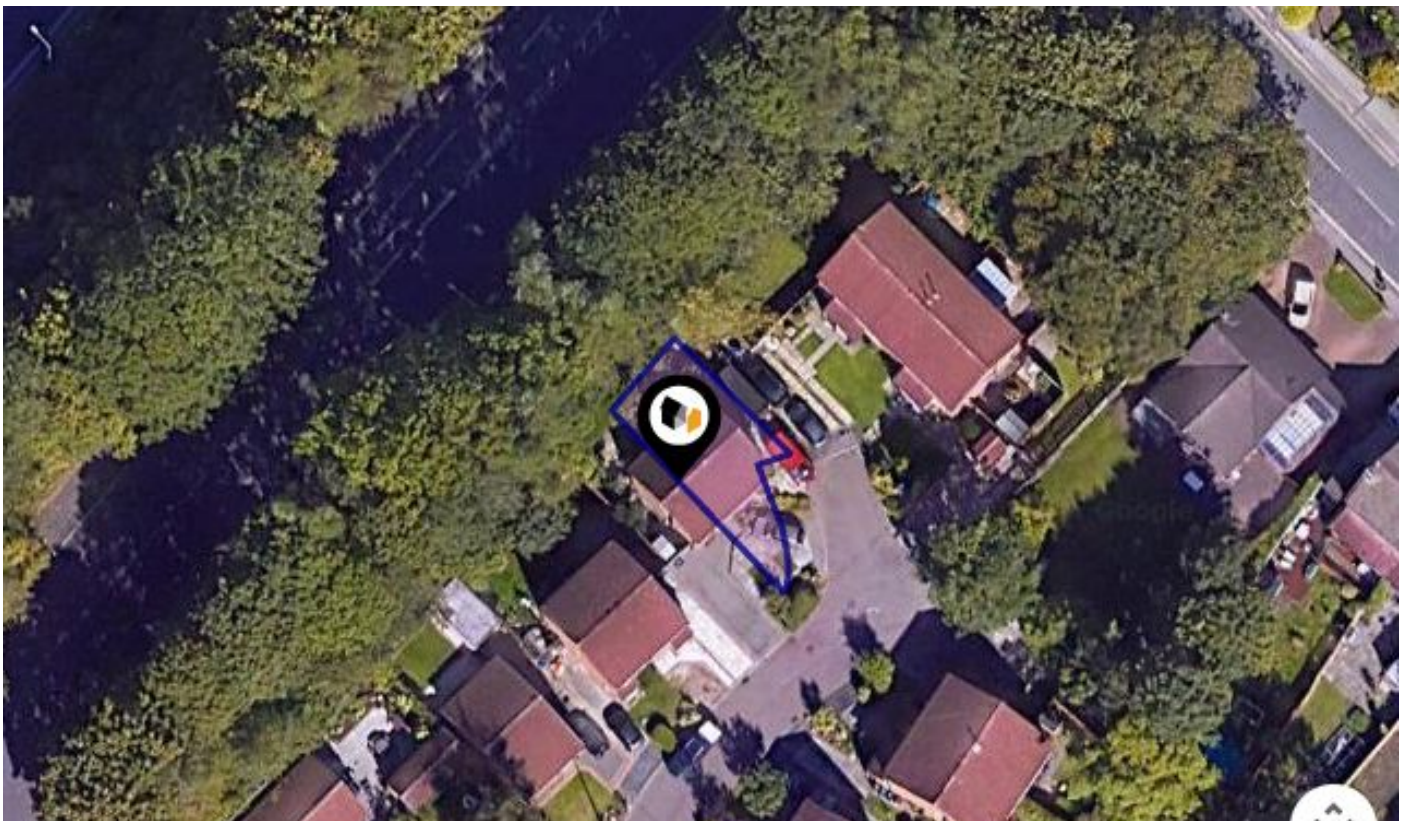


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd March 2025



WOOD BANK, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

Well-Presented 2 Double Bedroom Home

No Chain Delay | Fantastic Garden Room and Bar

Ground Floor: Upon entering the home, you are greeted by a bright and inviting open-plan living space that effortlessly combines the kitchen, living room, and conservatory. This stylish layout creates a spacious and sociable atmosphere, perfect for both relaxing and entertaining. The modern fitted kitchen is well-equipped with a gas hob, electric oven, and an integrated fridge freezer. There is also plumbing for a washing machine, ensuring convenience for daily living. A generously sized storage cupboard provides additional practicality, helping to keep the space organized and clutter-free. The open-plan living room is a comfortable and versatile area, featuring a striking spiral staircase that leads to the first floor. This unique design element adds character to the space while maximizing floor area. The living room flows seamlessly into the conservatory, which offers an abundance of natural light and picturesque views of the garden, making it an ideal spot to unwind and enjoy the outdoors from the comfort of your home.

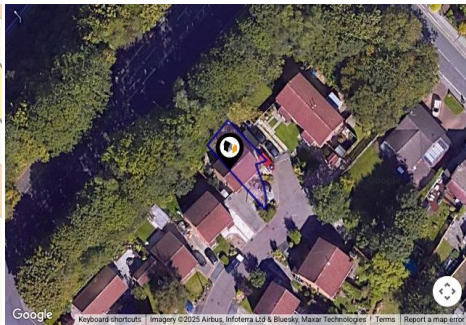
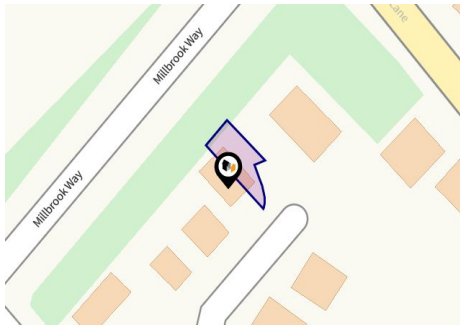
First Floor: Upstairs, there are two well-proportioned double bedrooms. The second bedroom benefits from fitted wardrobes, offering excellent storage. The contemporary three-piece shower room includes a walk-in shower, washbasin, and WC.

Exterior: The property boasts a low-maintenance rear garden, perfect for relaxing and entertaining. A standout feature is the fantastic garden room, currently set up as a bar but offering versatile potential for a home office, gym, or studio. The driveway to the side provides convenient off-road parking.

What We Love About This Property: "Tucked away in a quiet cul-de-sac, this home offers stylish open-plan living, a fantastic garden room, and the convenience of no chain delay. It's within easy reach of all local amenities, making it a perfect choice for a variety of buyers."

Tenure: Freehold

Council Tax Band: B



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	688 ft ² / 64 m ²
Plot Area:	0.03 acres
Year Built :	1983-1990
Council Tax :	Band B
Annual Estimate:	£1,744
Title Number:	LA479203

Tenure:	Freehold
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Local Area

Local Authority:	South ribble
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

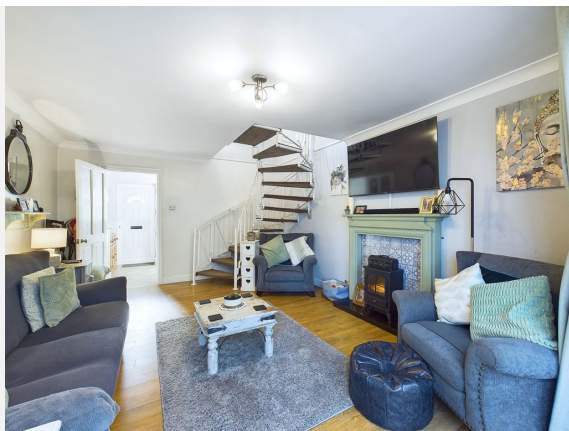
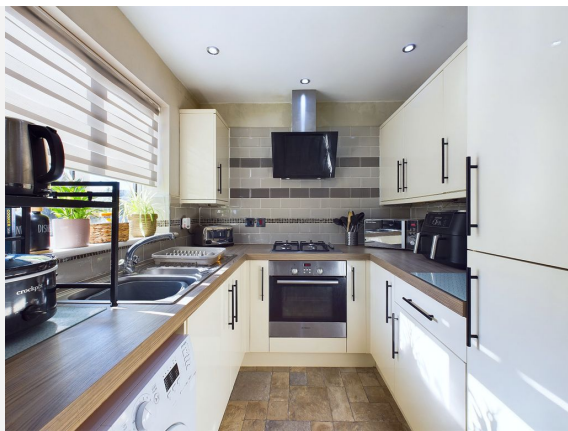
16 mb/s	80 mb/s	1000 mb/s

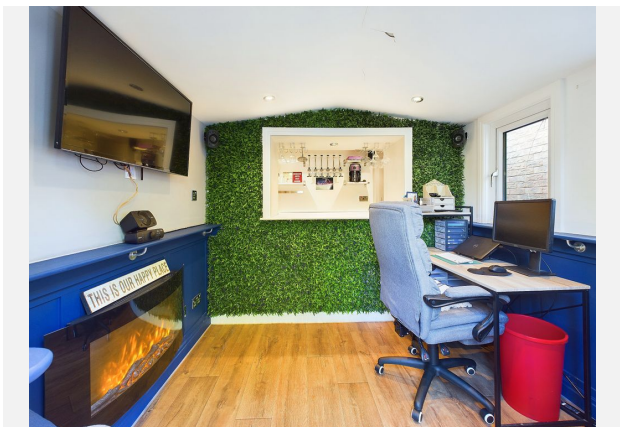
Mobile Coverage: (based on calls indoors)

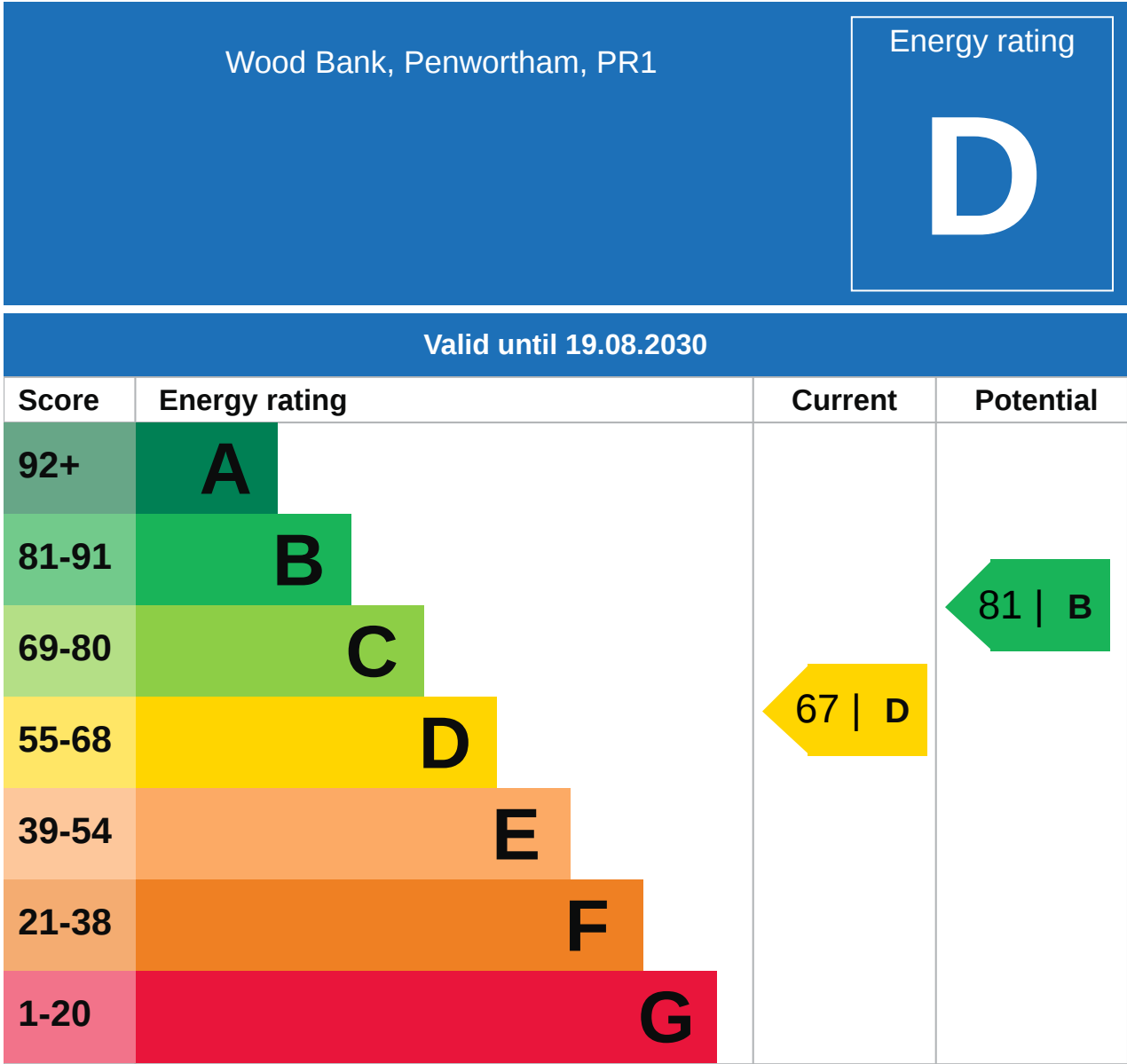


Satellite/Fibre TV Availability:









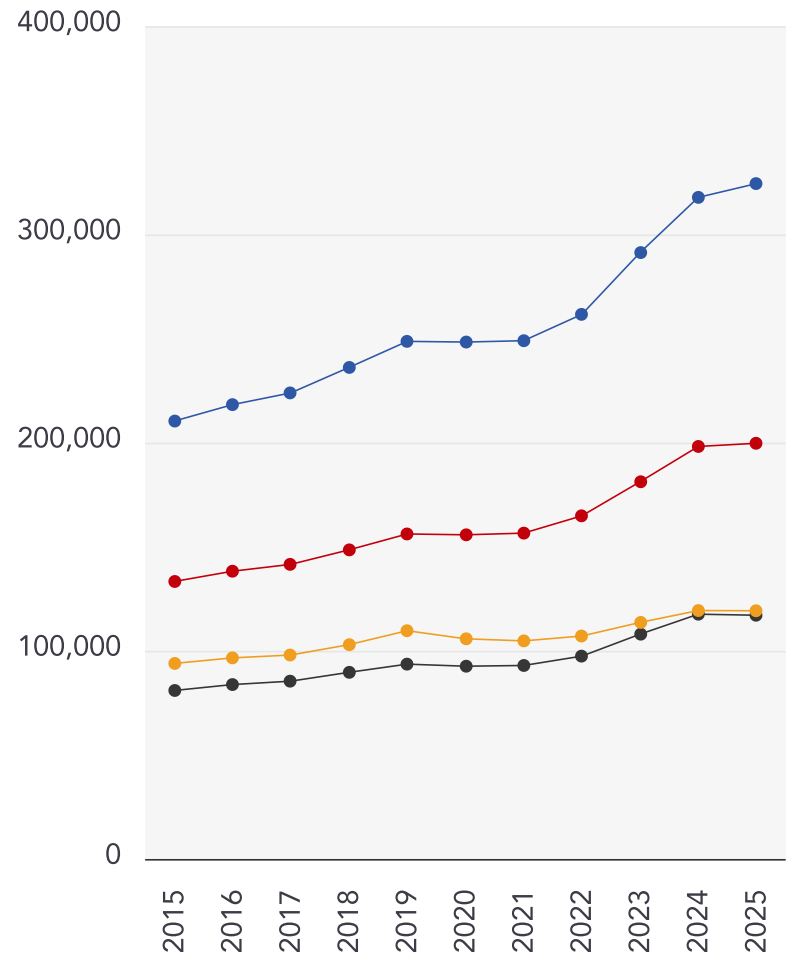
Additional EPC Data

Property Type:	House
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, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 75 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 86% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	64 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

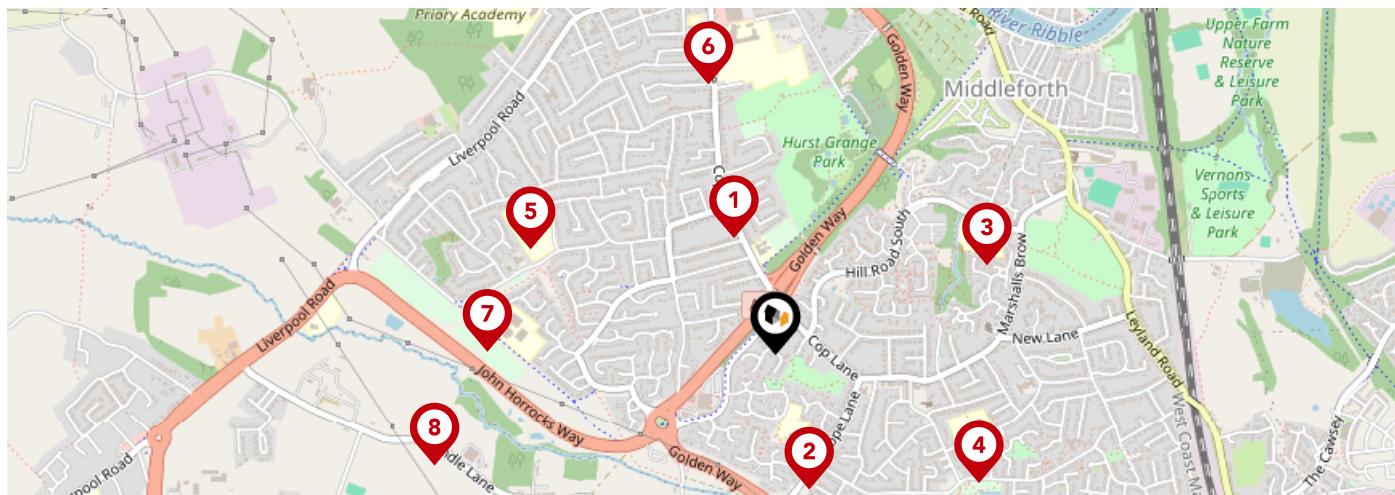
+49.8%

Flat

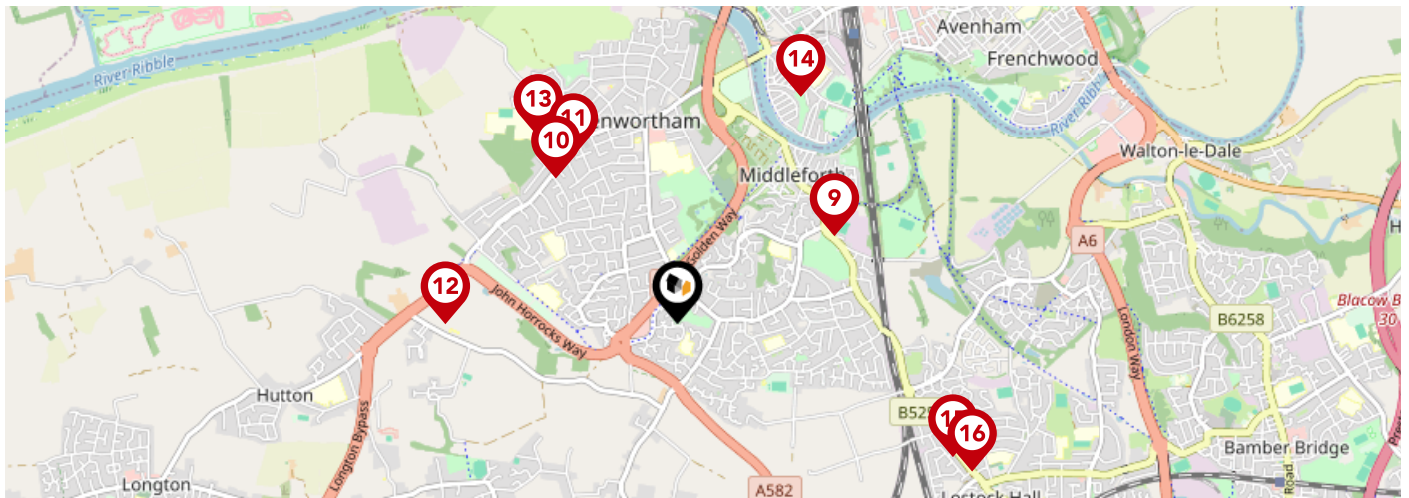
+26.94%









Terraced

+44.66%



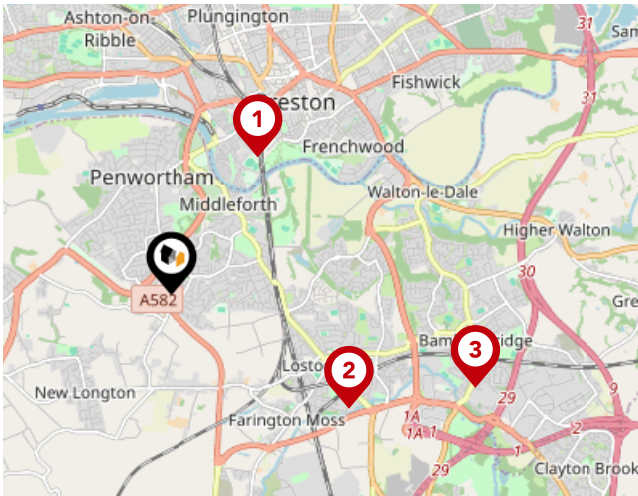
		Nursery	Primary	Secondary	College	Private
1	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.78	<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:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

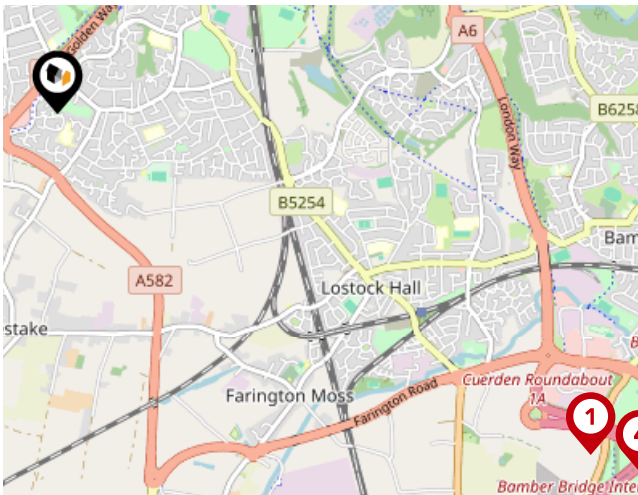
Area

Transport (National)



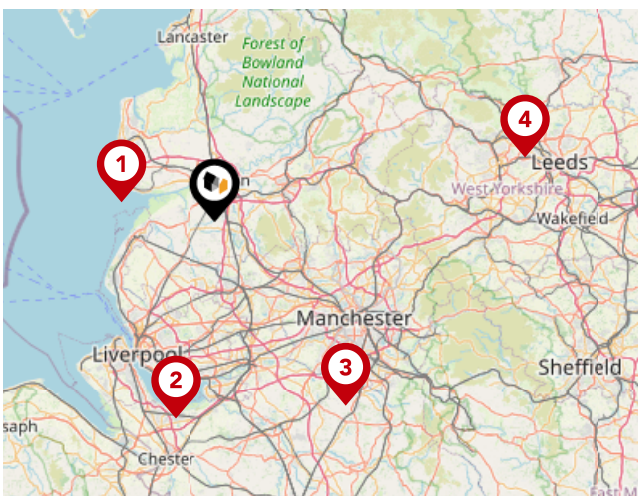
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.43 miles
2	Lostock Hall Rail Station	1.85 miles
3	Bamber Bridge Rail Station	2.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.77 miles
2	M55 J1	4.31 miles
3	M6 J28	3.64 miles
4	M65 J1	3 miles
5	M6 J29	3.12 miles

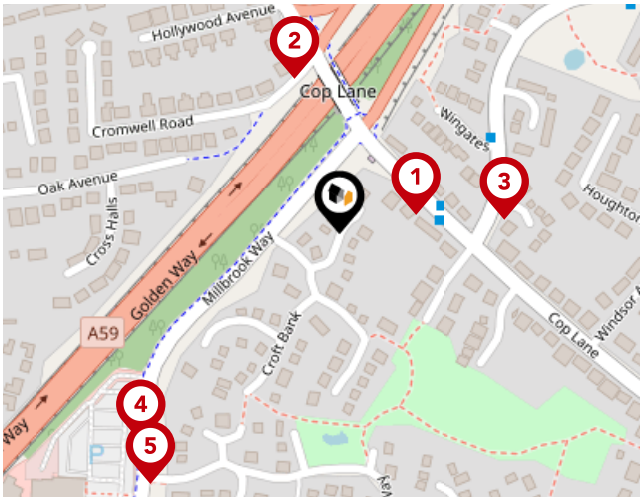


Airports/Helipads




Pin	Name	Distance
1	Highfield	13.19 miles
2	Speke	28.25 miles
3	Manchester Airport	32 miles
4	Leeds Bradford Airport	44.46 miles

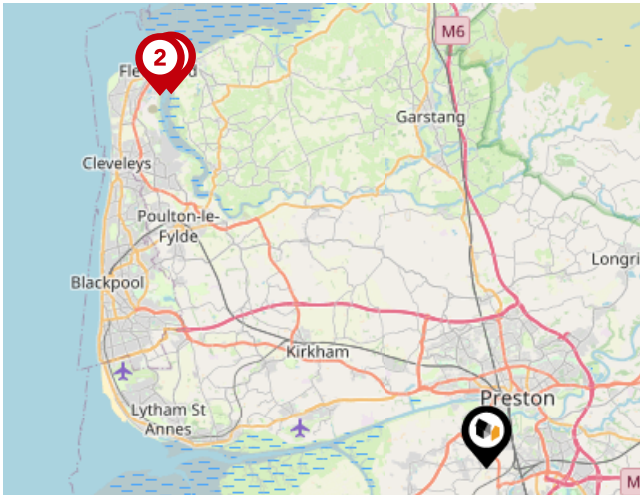
Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
	Hill Rd South	0.04 miles
	Cromwell Road	0.09 miles
	Little Close	0.09 miles
	Millbrook Way	0.16 miles
	Millbrook Way South	0.17 miles



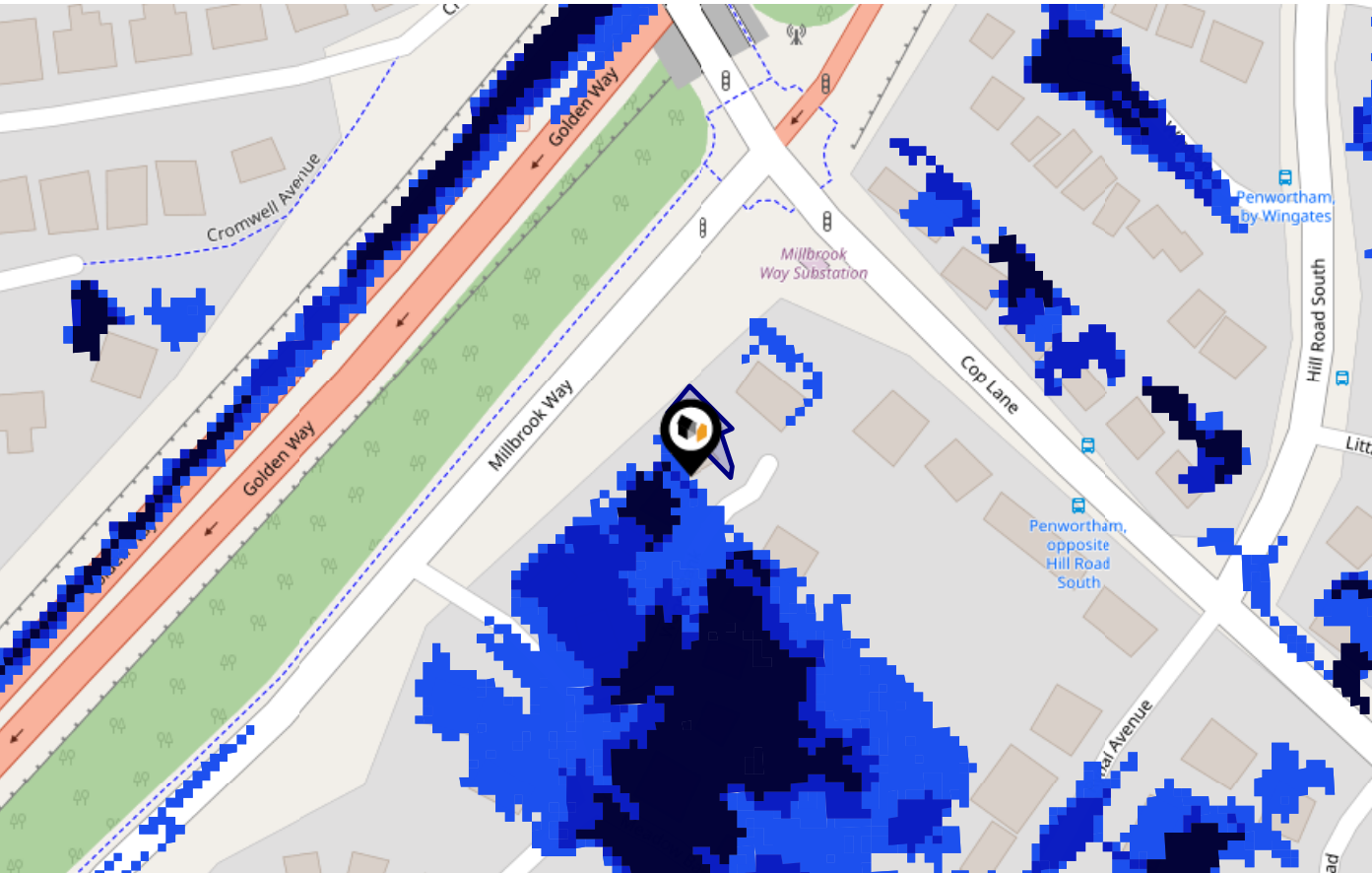
Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	17.16 miles
	Fleetwood for Knott End Ferry Landing	17.35 miles

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

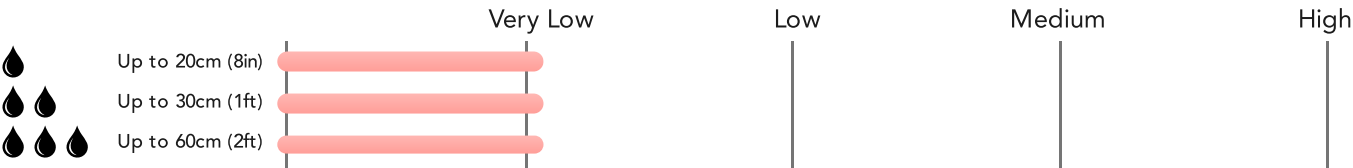


Risk Rating: Very low

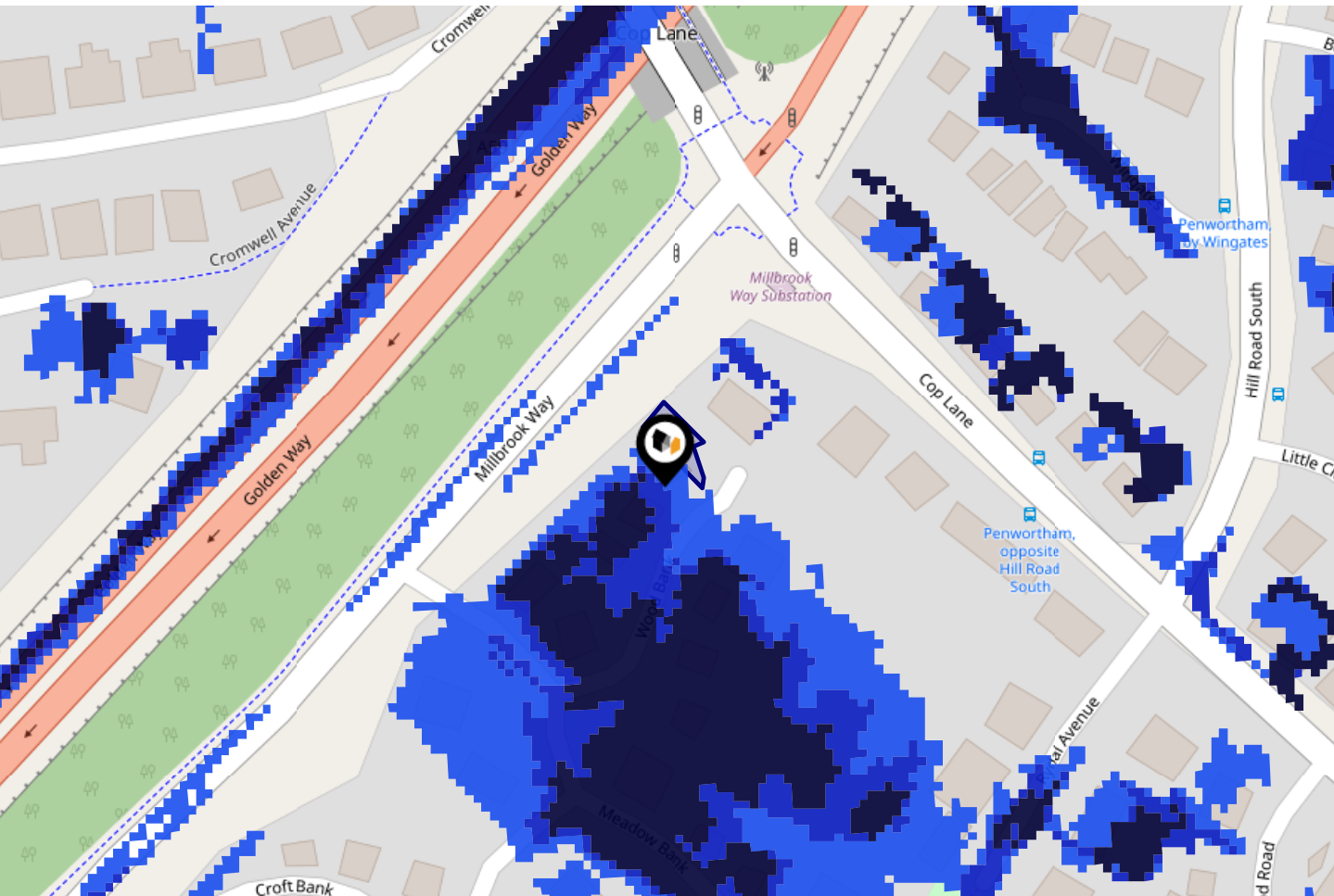
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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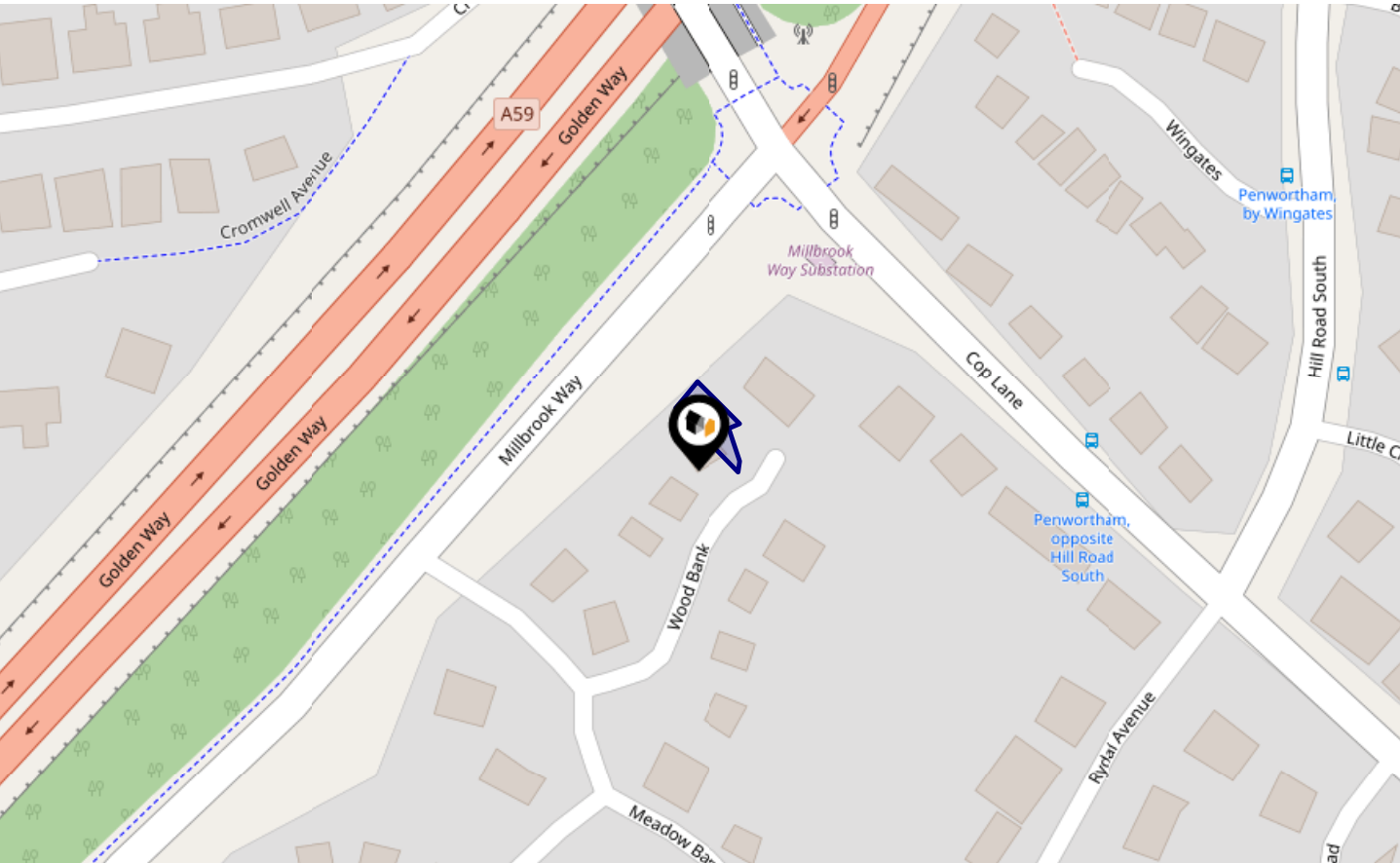
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

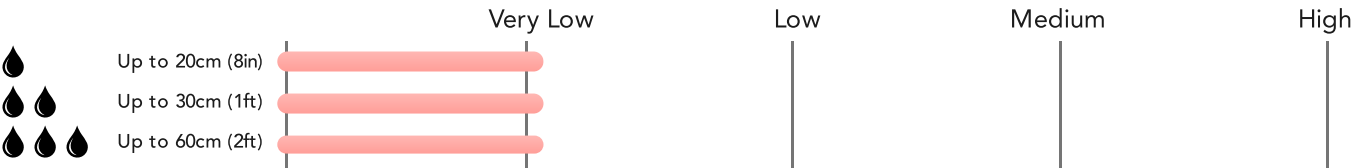


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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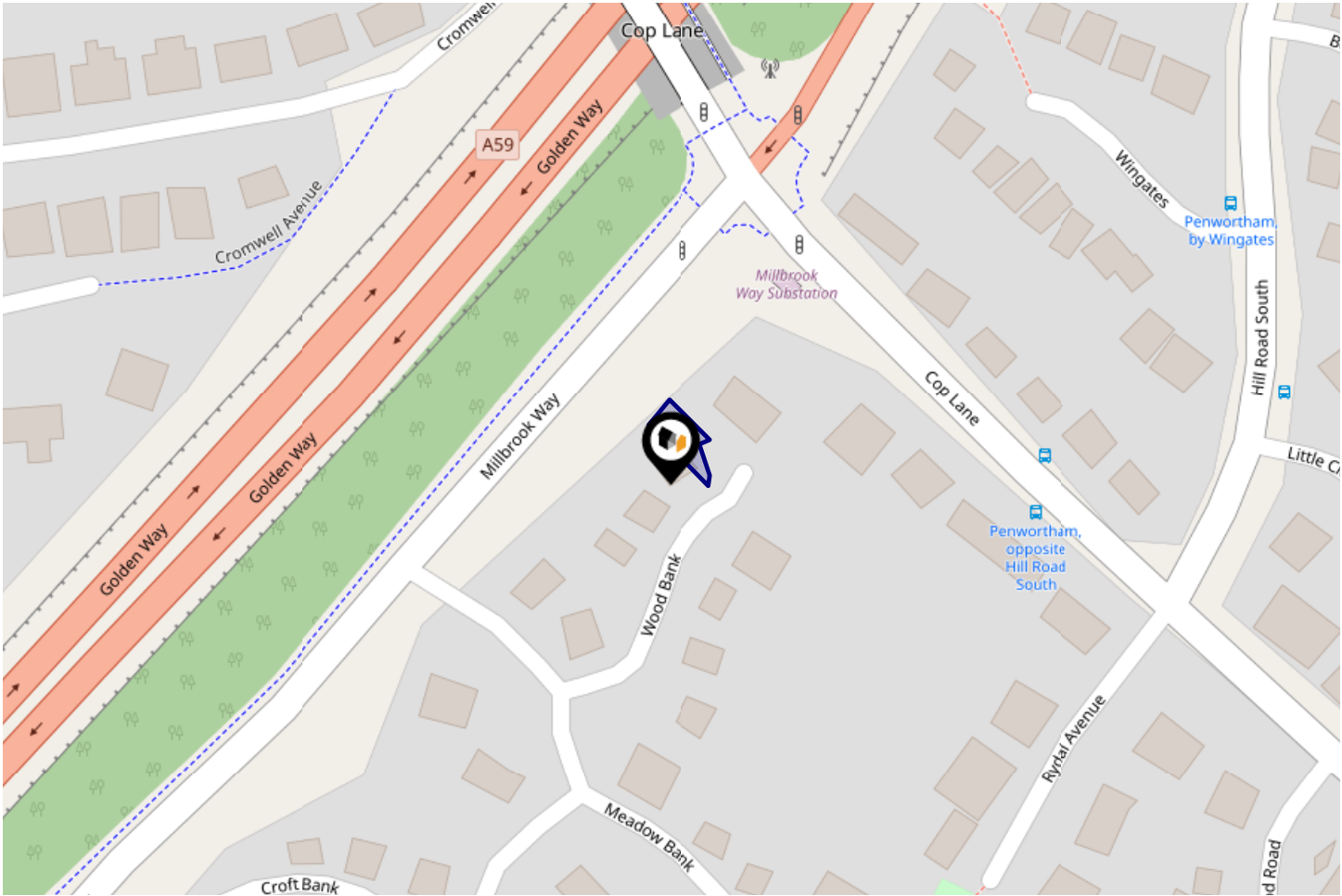
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





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.



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