

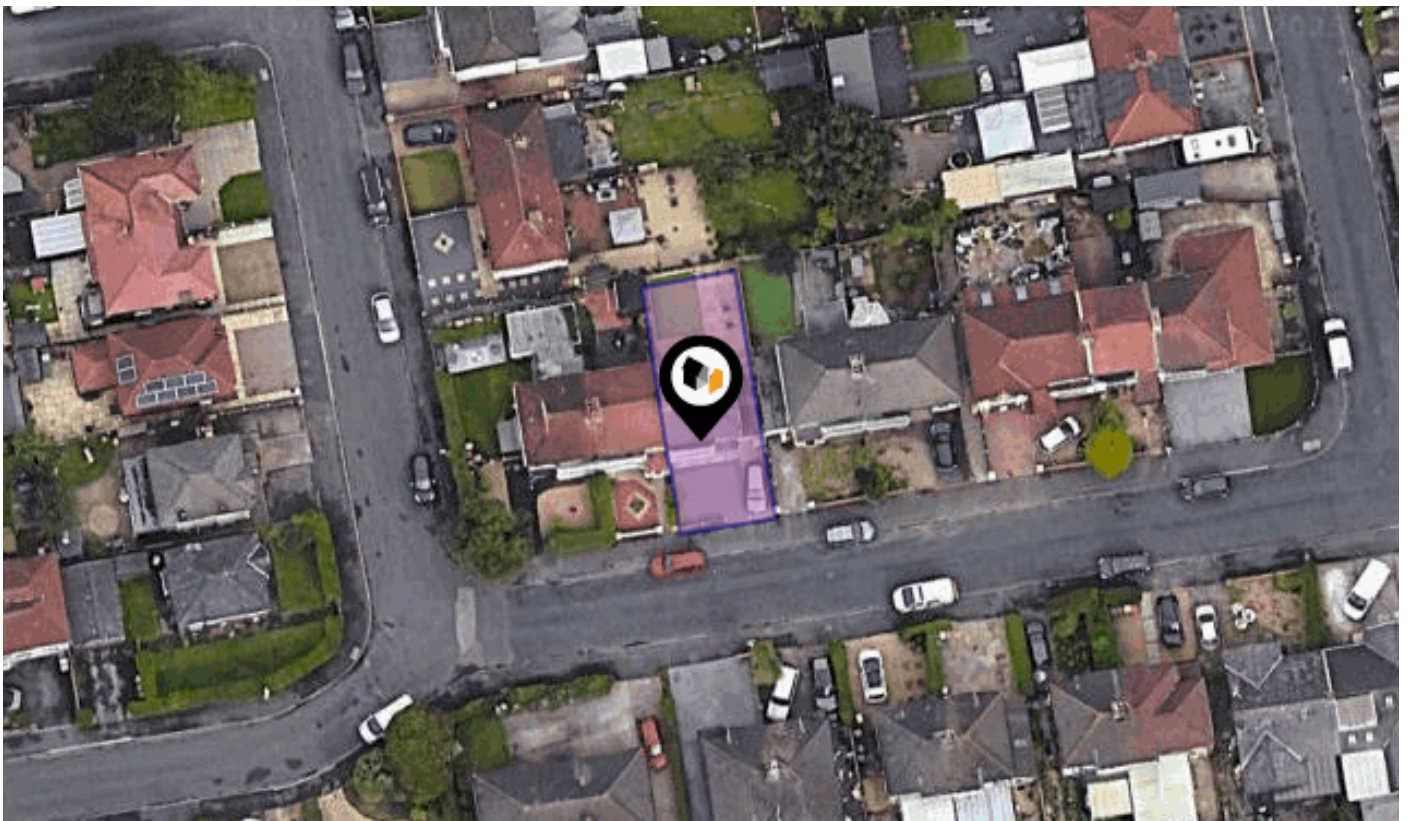


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th March 2025



LOWOOD GROVE, LEA, PRESTON, PR2

Roberts & Co

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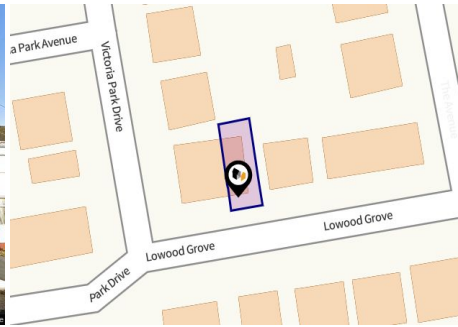
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This three-bedroom semi-detached house presents a fantastic opportunity for those looking to renovate and personalize a home to their exact specifications. The ground floor boasts a spacious kitchen, perfect for meal preparation and family gatherings, as well as a cozy living room, complete with a practical under-stairs storage cupboard-ideal for keeping household items neatly tucked away.

To the rear of the property, you'll find a generously sized garden that offers ample space for outdoor activities, gardening, or potential landscaping enhancements. On the first floor, there are three well-proportioned bedrooms, offering plenty of space for family members or guests, alongside a shower room for added convenience.




Outside, the property benefits from a private driveway with enough space to accommodate two cars, providing hassle-free parking. Additionally, the attached garage offers valuable storage space or the potential for conversion into a home office, gym, or an extra living area, depending on your needs. With no onward chain, the purchase process is expected to be quicker and more straightforward. The property is also situated in a prime location, with excellent public transport links nearby, ensuring easy access to surrounding areas. Local amenities, including shops, schools, parks, and other essential services, are within close proximity, making this home ideal for families and commuters alike. This property offers tremendous potential to become a comfortable and stylish family home, ready to be transformed into your dream space.



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	3	Start Date:	19/10/1934
Floor Area:	796 ft ² / 74 m ²	End Date:	01/01/2933
Plot Area:	0.04 acres	Lease Term:	999 years from 1 January 1934
Year Built :	1950-1966	Term Remaining:	908 years
Council Tax :	Band B		
Annual Estimate:	£1,840		
Title Number:	LA882997		

Local Area

Local Authority:	Preston	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	12 mb/s	63 mb/s	1800 mb/s
Flood Risk:				
• Rivers & Seas	Very low			
• Surface Water	Medium			

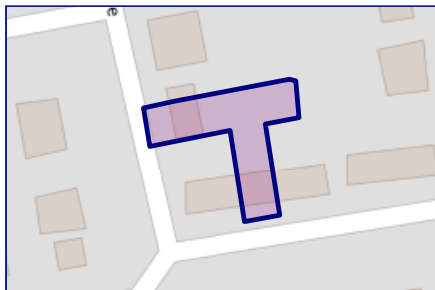
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

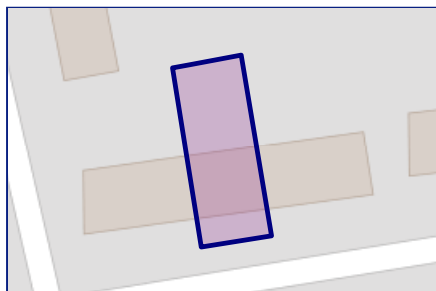


Freehold Title Plan



LA630631

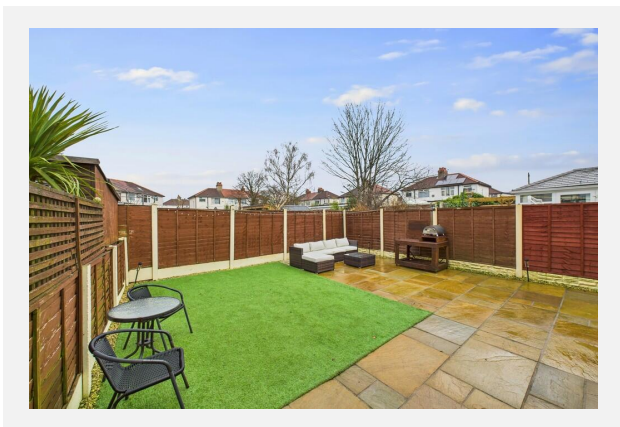
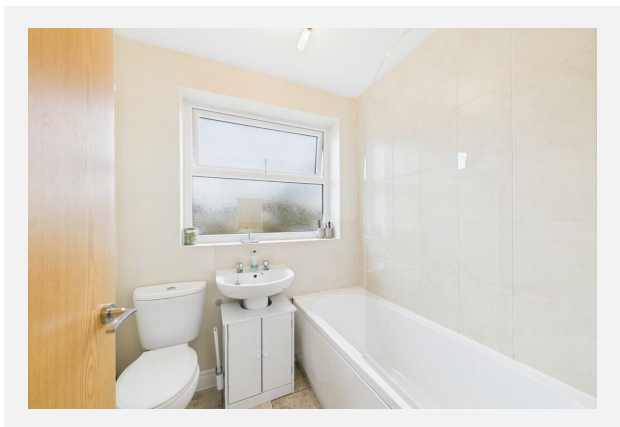
Leasehold Title Plan



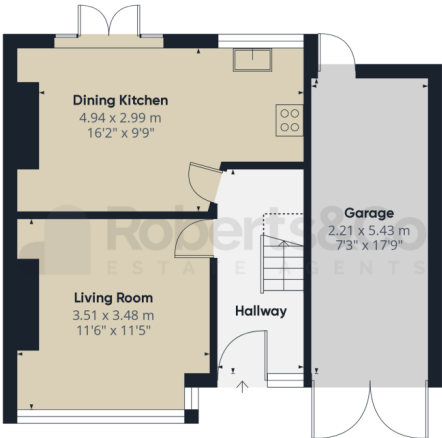
LA882997

Start Date:	19/10/1934
End Date:	01/01/2933
Lease Term:	999 years from 1 January 1934
Term Remaining:	908 years





LOWOOD GROVE, LEA, PRESTON, PR2



Ground Floor



Floor 1



Approximate total area¹
75.67 m²
814.52 ft²

Reduced headroom
0.73 m²
7.87 ft²

(1) Excluding balconies and terraces

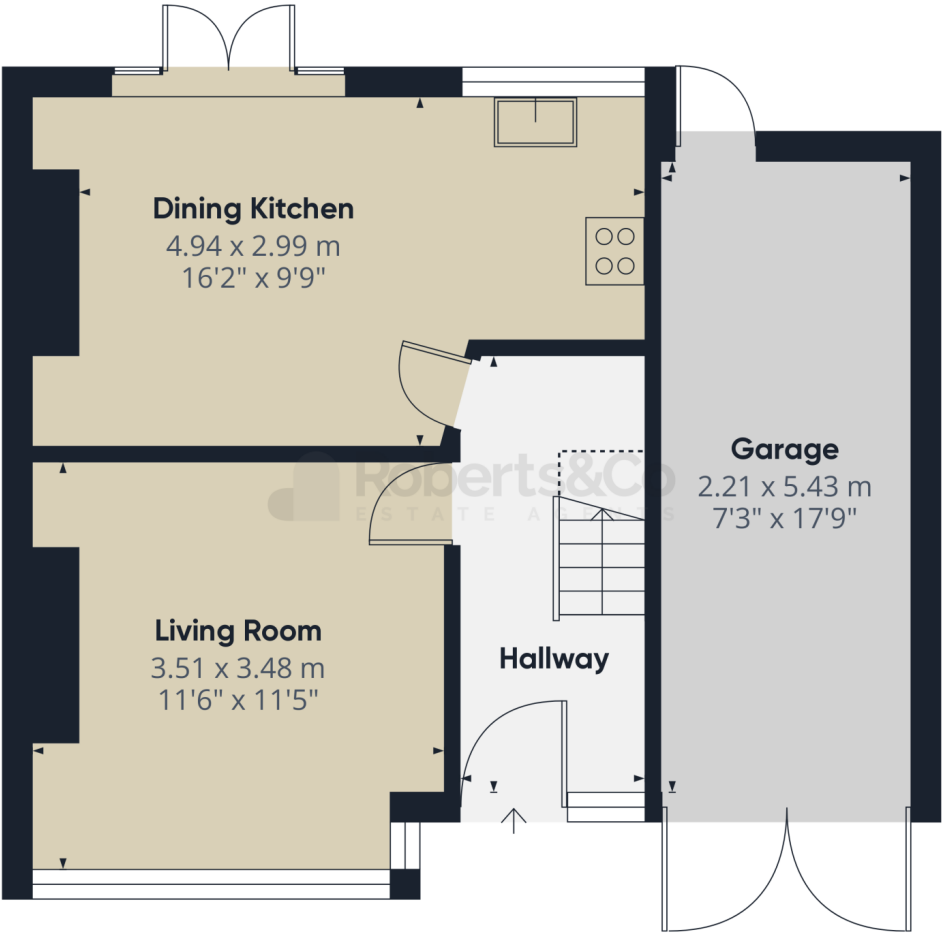
Reduced headroom
..... Below 1.5 m/5 ft

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

LOWOOD GROVE, LEA, PRESTON, PR2



Ground Floor

Approximate total area¹
44.54 m²
479.43 ft²

Reduced headroom
0.73 m²
7.87 ft²

(1) Excluding balconies and terraces

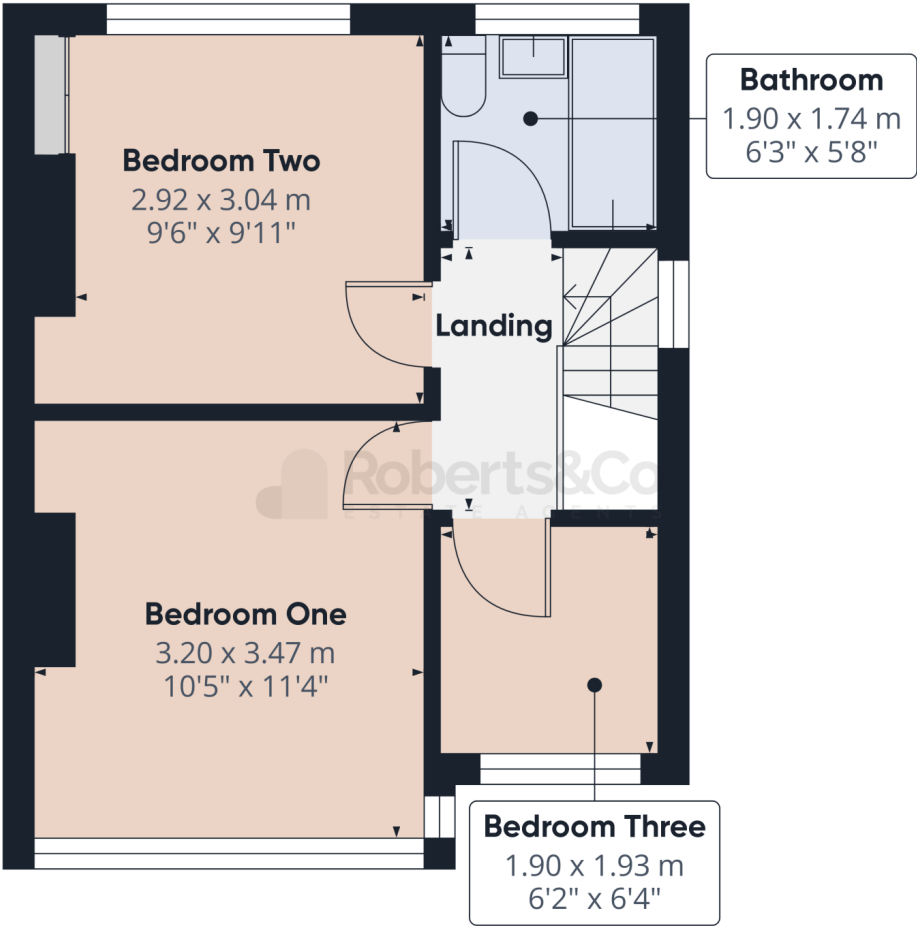
Reduced headroom
..... Below 1.5 m/5 ft

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LOWOOD GROVE, LEA, PRESTON, PR2



Floor 1

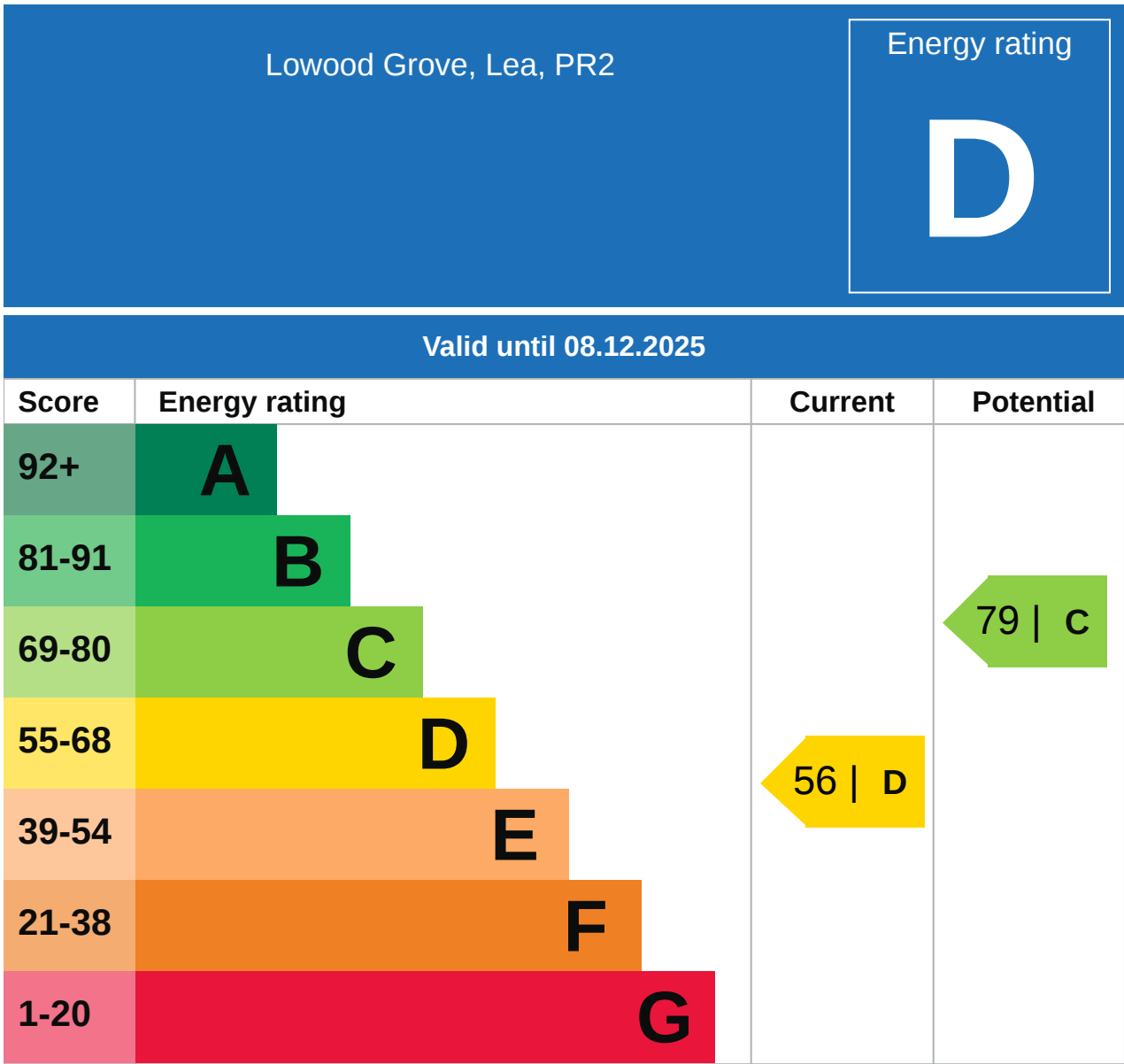
Approximate total area[®]
31.13 m²
335.09 ft²

(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.

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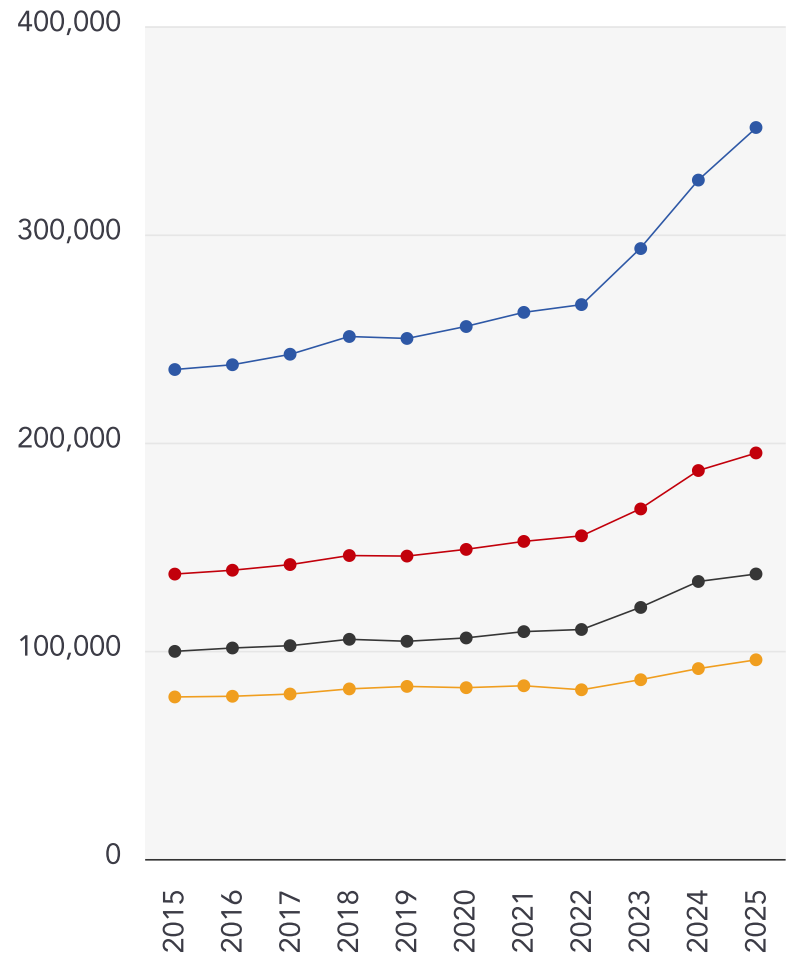
Additional EPC Data

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, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	74 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

+49.45%

Semi-Detached

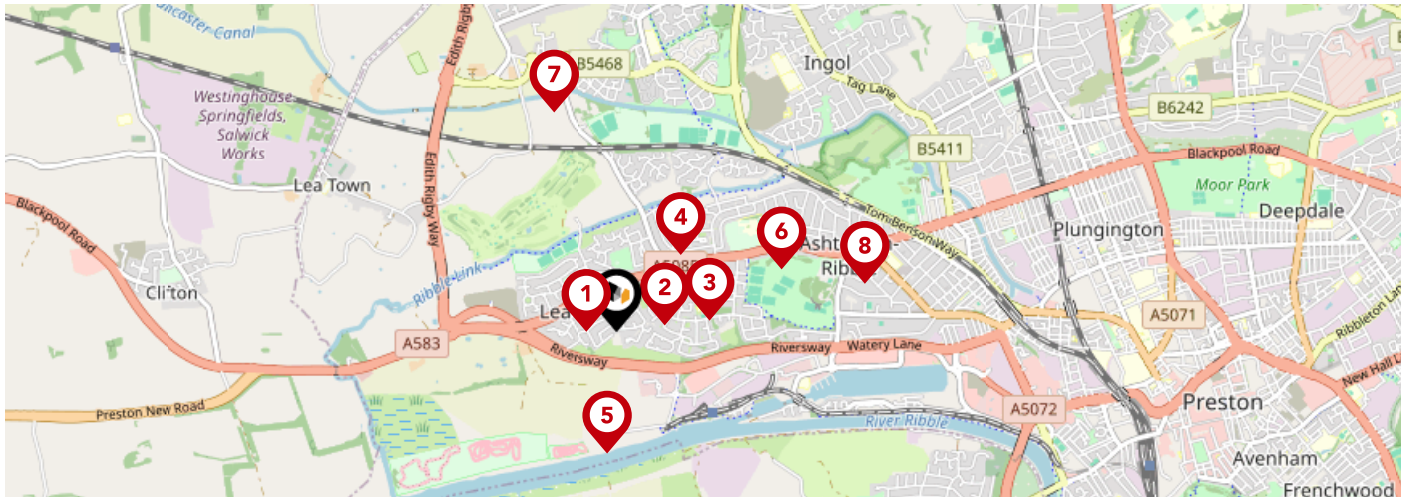
+42.52%

Terraced

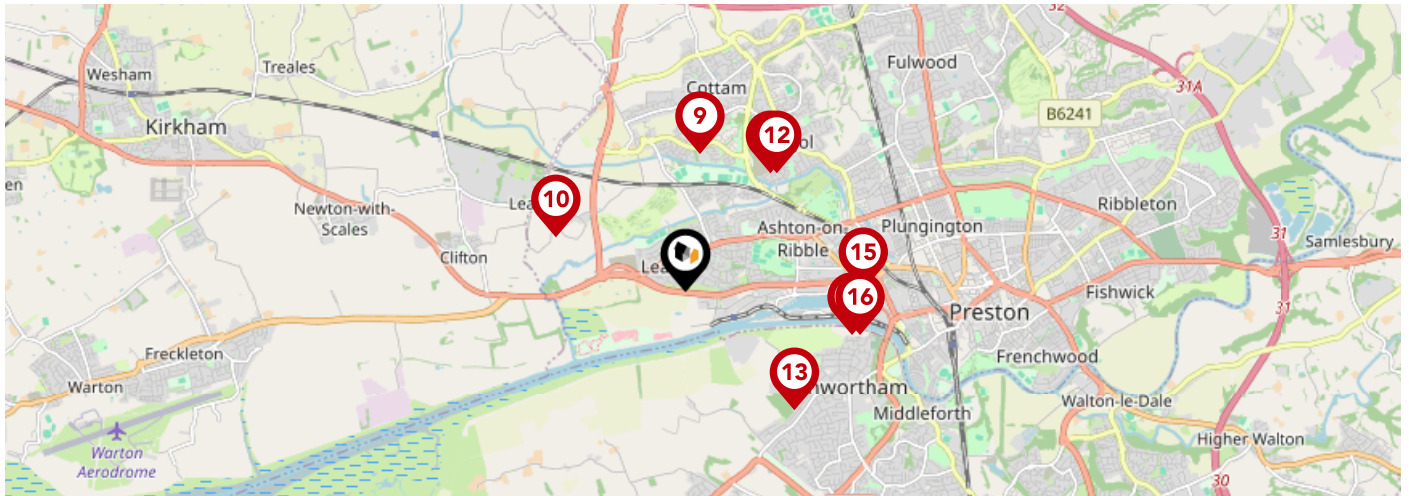
+37.28%

Flat

+22.94%



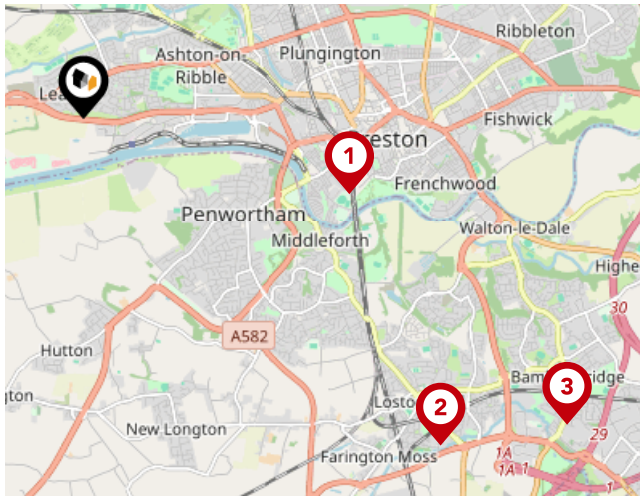
		Nursery	Primary	Secondary	College	Private
1	St Bernard's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 235 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lea Community Primary School Ofsted Rating: Good Pupils: 253 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Royal Cross Primary School Ofsted Rating: Outstanding Pupils: 26 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ashton Primary School Ofsted Rating: Good Pupils: 199 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Pioneer TEC Ofsted Rating: Requires improvement Pupils:0 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ashton Community Science College Ofsted Rating: Good Pupils: 854 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lea Neeld's Endowed Church of England Primary School Ofsted Rating: Good Pupils: 141 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Cottam Primary School Ofsted Rating: Good Pupils: 249 Distance: 1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 107 Distance: 1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good Pupils: 203 Distance: 1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ingol Community Primary School Ofsted Rating: Good Pupils: 199 Distance: 1.31	<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: 1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Limes School Ofsted Rating: Good Pupils: 5 Distance: 1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance: 1.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

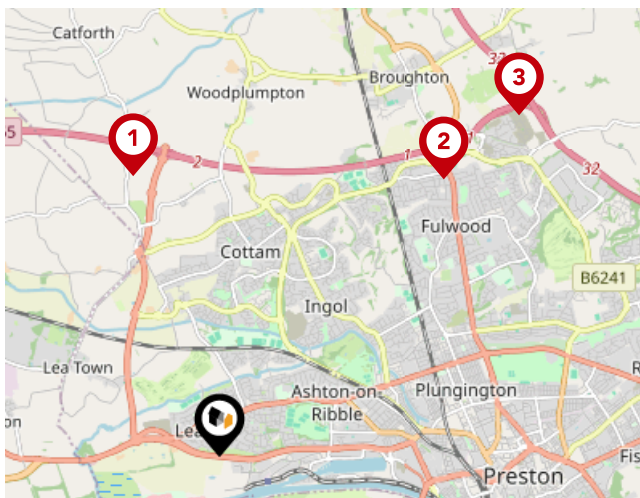
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.42 miles
2	Lostock Hall Rail Station	4.24 miles
3	Bamber Bridge Rail Station	5.02 miles

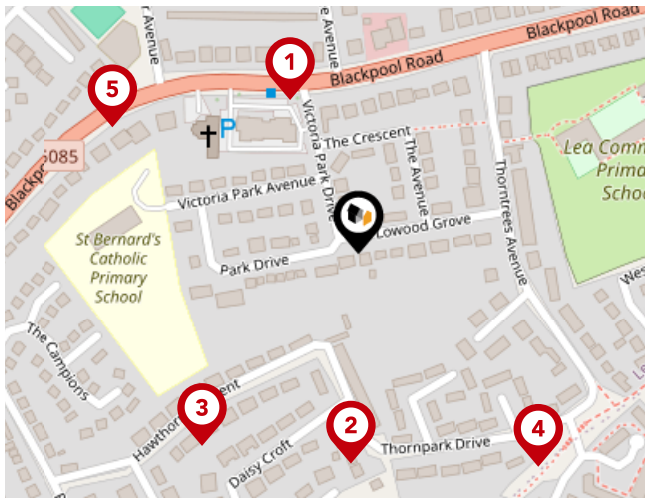


Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	2.57 miles
2	M55 J1	3.13 miles
3	M6 J32	3.97 miles
4	M65 J1A	5.14 miles
5	M6 J31A	4.58 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Pig & Whistle	0.09 miles
2	Daisy Croft	0.12 miles
3	Stoney Butts	0.14 miles
4	Whitethorn Square	0.15 miles
5	Tudor Ave	0.15 miles



Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston and South Ribble. We've been successfully selling and renting property for many years in your local area and our experienced and dedicated team all have one thing in common... we are passionate about property.

Our focus is on the communities we serve, with a clear goal of delivering exceptional service. We do this by utilising the latest technology, coupled with some good old-fashioned estate agency from our incredible team who all live locally and have a wealth of knowledge to share from their years of experience helping clients just like you move to their next home.

Testimonial 1



Fantastic service from start to finish. Always informative of developments with both our sale and purchase. I would not hesitate in recommending Roberts & Co to anyone as they alleviate a lot of stress connected with moving home.

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.



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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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