

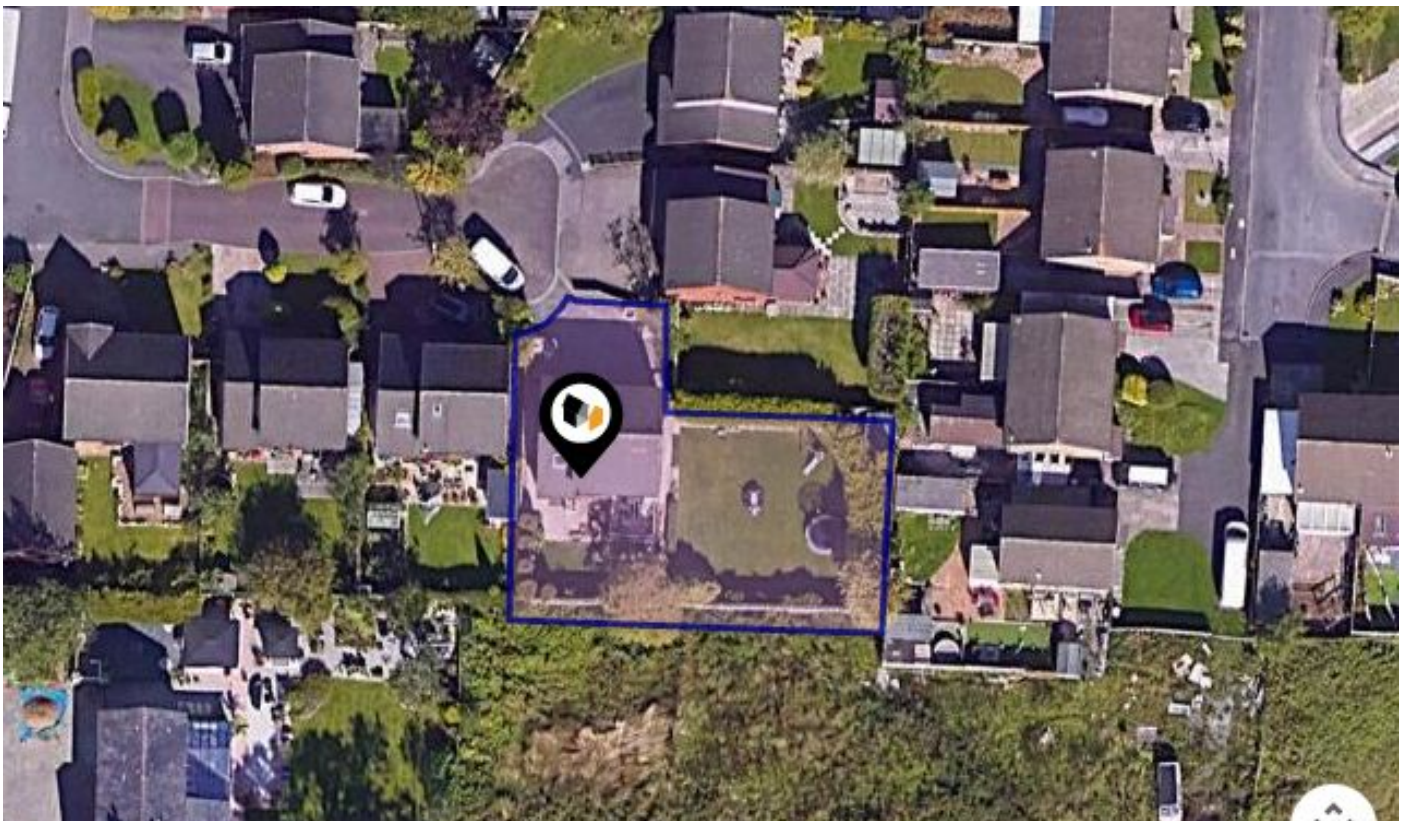


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 14th March 2025



BRAMBLE COURT, PENWORTHAM, PRESTON, PR1

Roberts & Co

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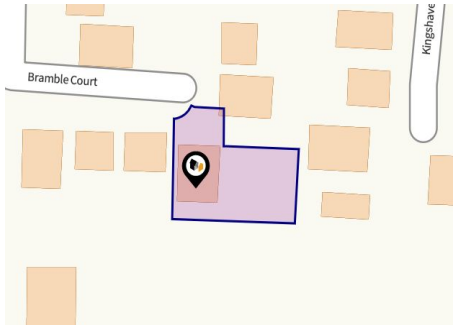


We are excited to present this truly exceptional family home. Situated on a deceptively large corner plot on a quiet cul-de-sac in Penwortham. Beautifully presented throughout and field views to the rear.

The accommodation offers open plan modern living and briefly comprises; porch, welcoming entrance hall, large spacious lounge with media wall, fitted dining kitchen, family room, with views of the garden, utility room and downstairs WC.

To the first floor, 4 GOOD SIZED BEDROOMS, two with fitted wardrobes, and a four piece family bathroom.




The property continues to impress outside, with the rear garden wrapping around the house, offering complete privacy. A recent addition to the property is the garden room, complete with electricity and finished to a high standard, this could easily be used as a home office, gym, or quiet reading room. In addition there is an integral garage and ample off road parking.

















Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,323 ft ² / 123 m ²		
Plot Area:	0.15 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,242		
Title Number:	LA611124		

Local Area

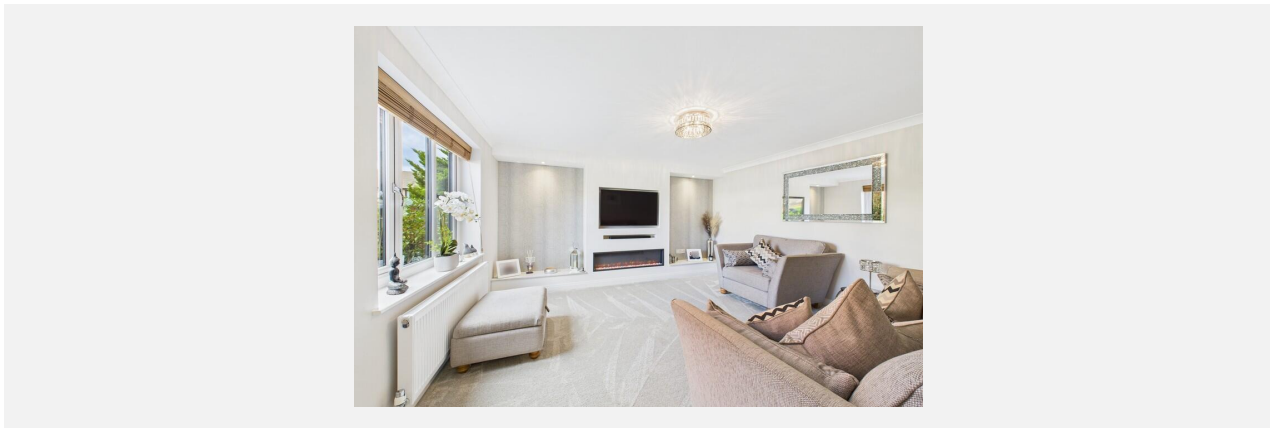
Local Authority:	South ribble	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	8 mb/s	70 mb/s	- mb/s
• Surface Water	Low			

Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		
						
						

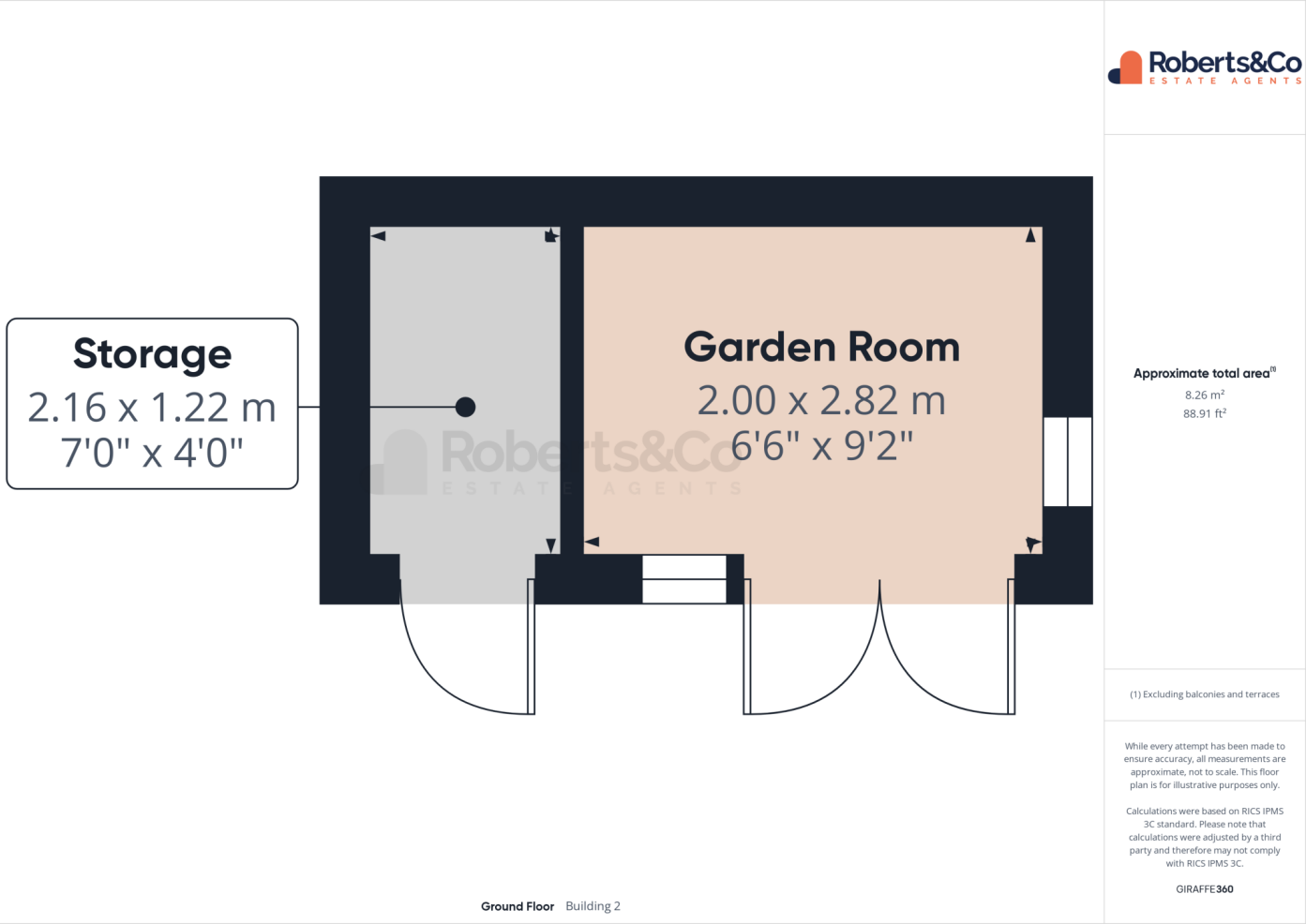




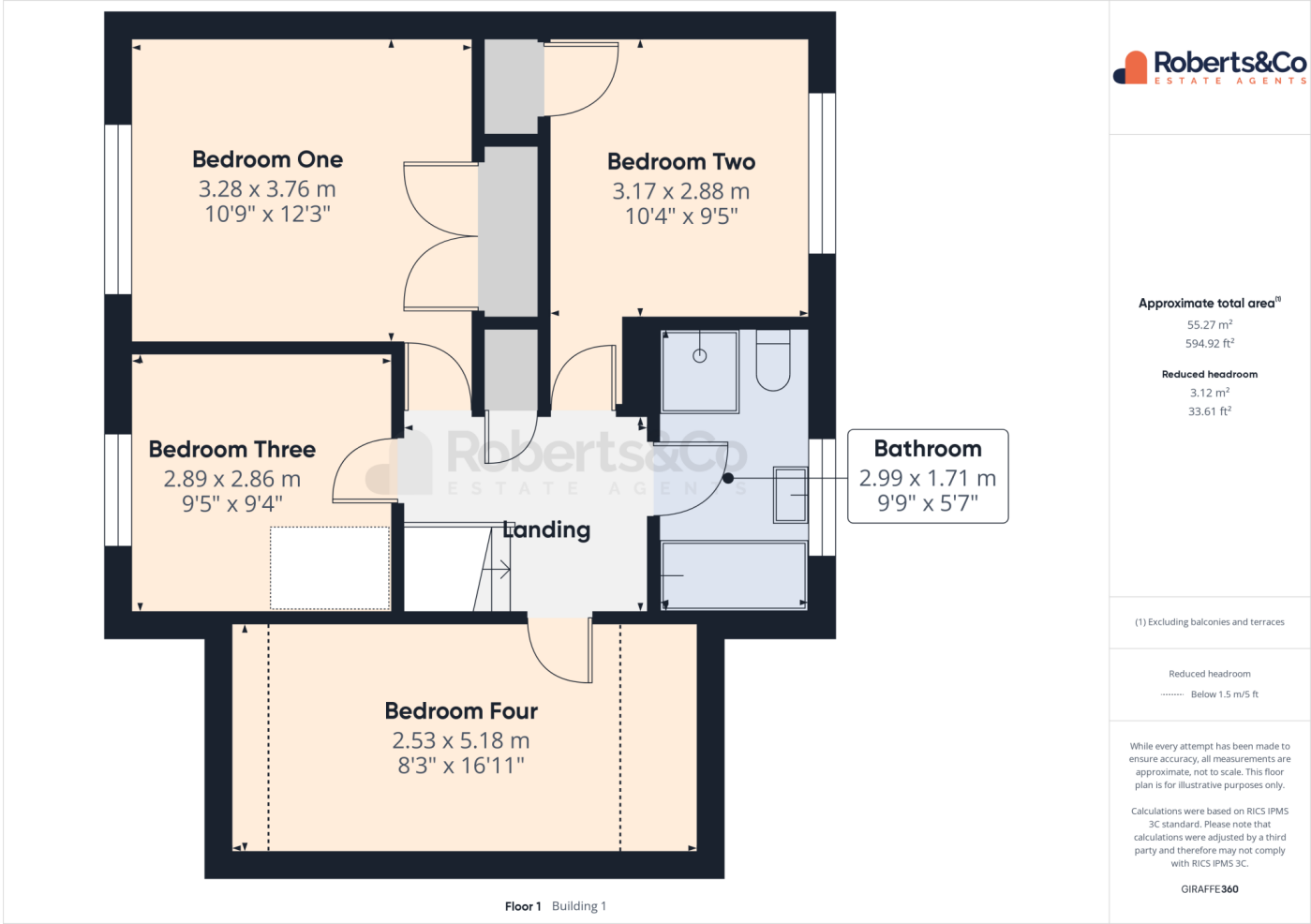




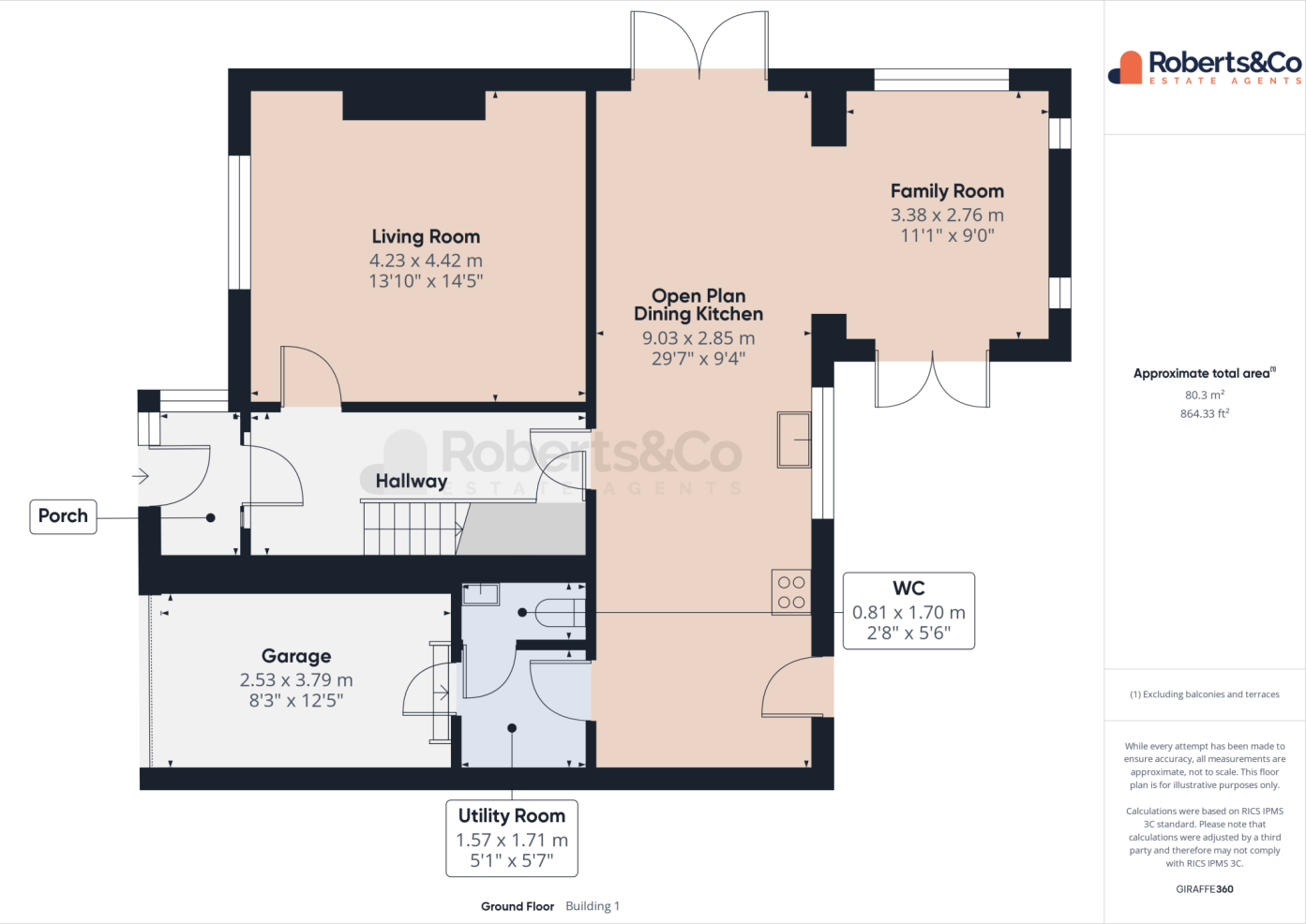
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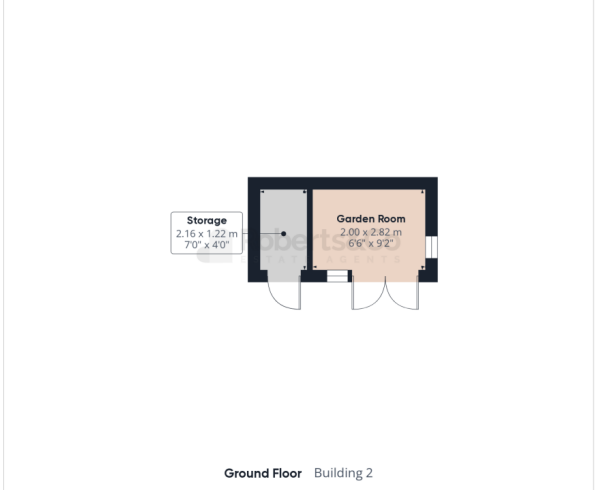
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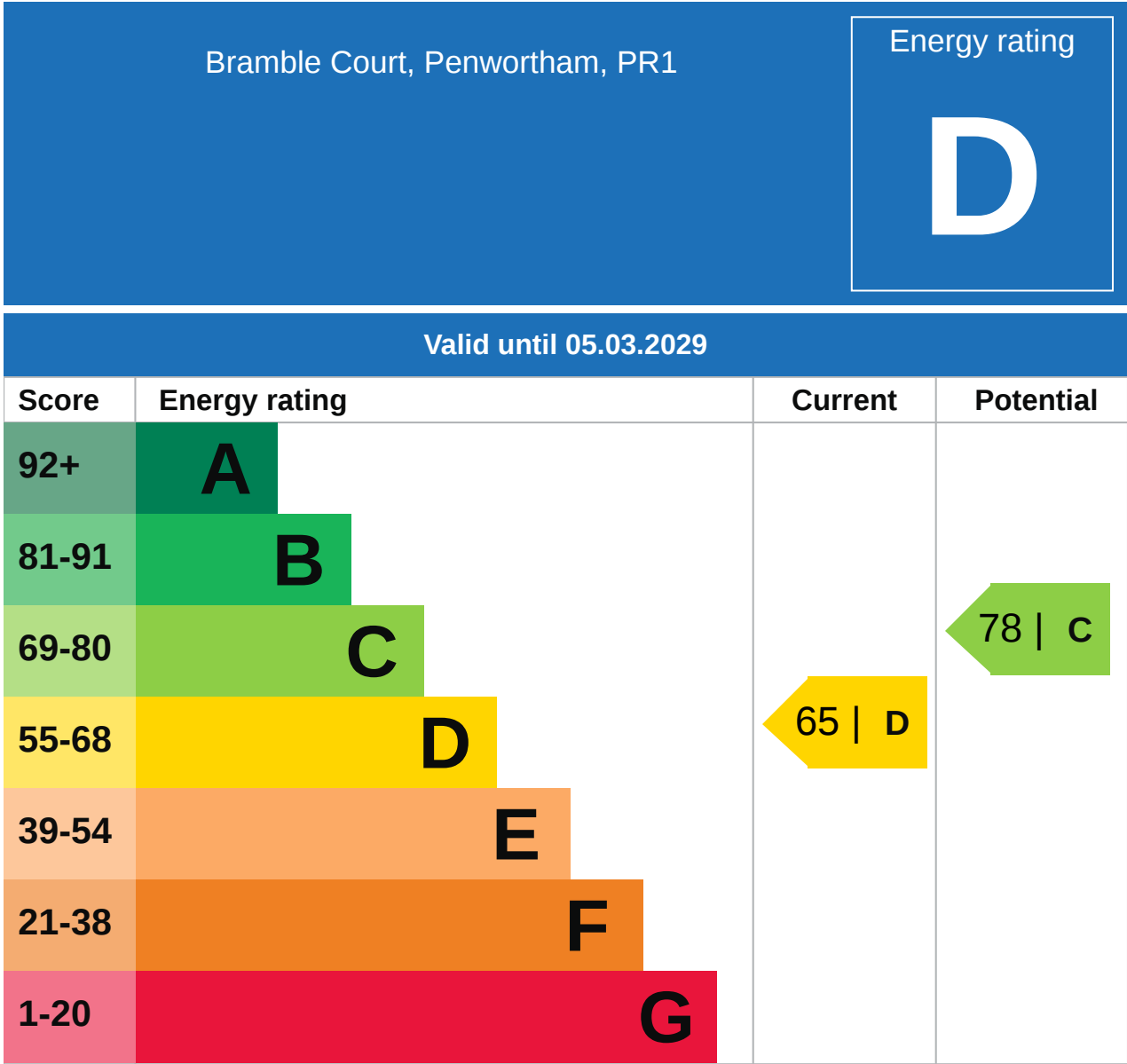
BRAMBLE COURT, PENWORTHAM, PRESTON, PR1



BRAMBLE COURT, PENWORTHAM, PRESTON, PR1



Approximate total area⁽¹⁾	
143.83 m ²	
1548.16 ft ²	
Reduced headroom	
3.12 m ²	
33.61 ft ²	
(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	



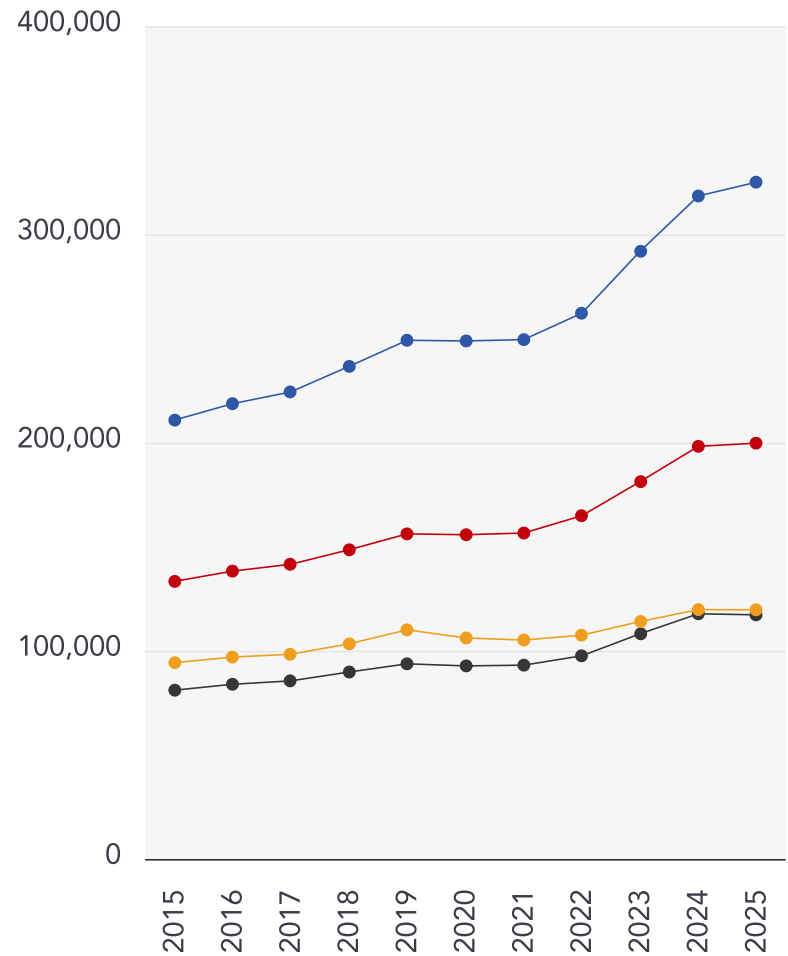
Additional EPC Data

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 installed before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
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 53% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	123 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

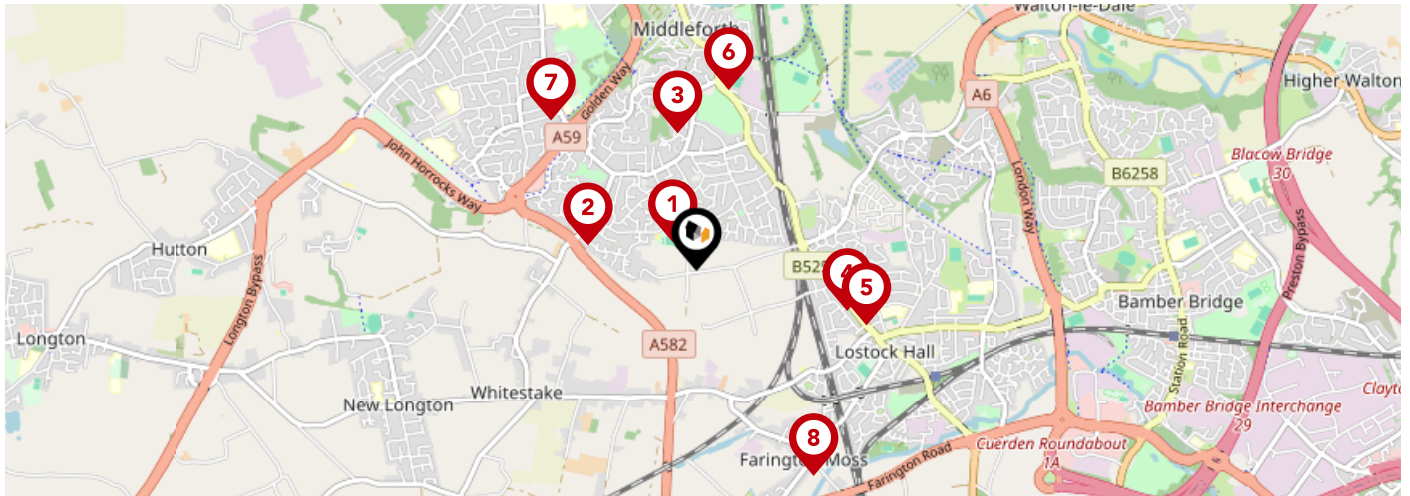
+49.8%

Flat

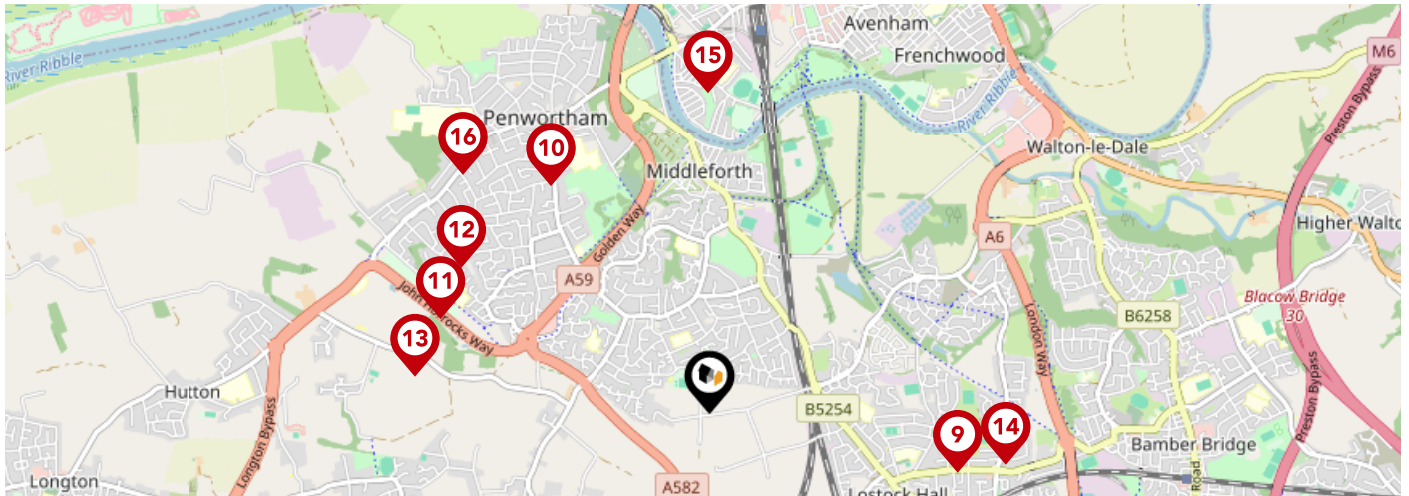
+26.94%

Terraced

+44.66%



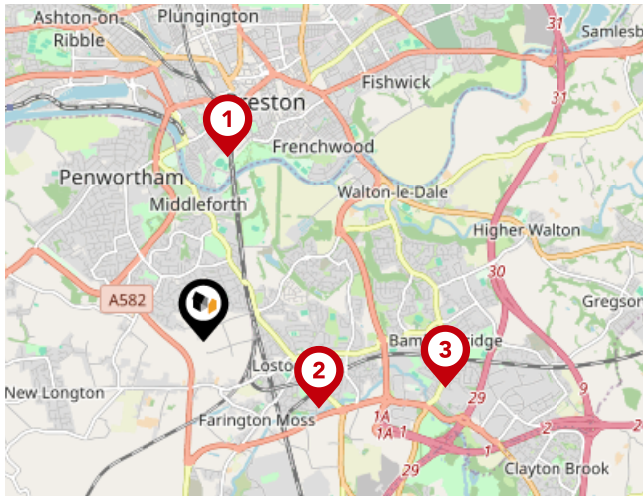
		Nursery	Primary	Secondary	College	Private
1	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.49	<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:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






		Nursery	Primary	Secondary	College	Private
9	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance: 1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance: 1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance: 1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance: 1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance: 1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance: 1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance: 1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

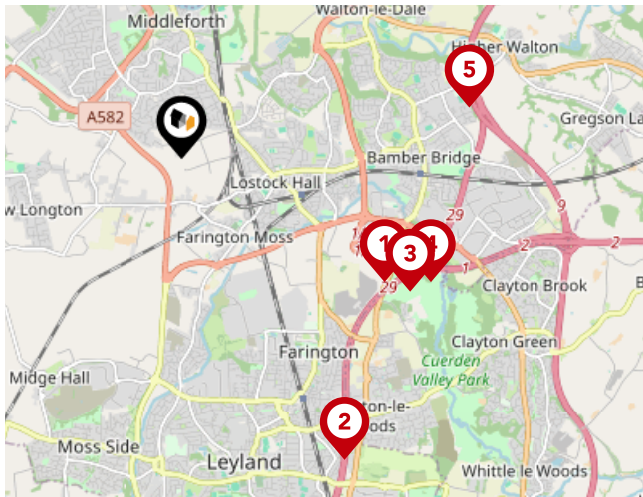
Area

Transport (National)








National Rail Stations

Pin	Name	Distance
	Preston Rail Station	1.63 miles
	Lostock Hall Rail Station	1.17 miles
	Bamber Bridge Rail Station	2.17 miles

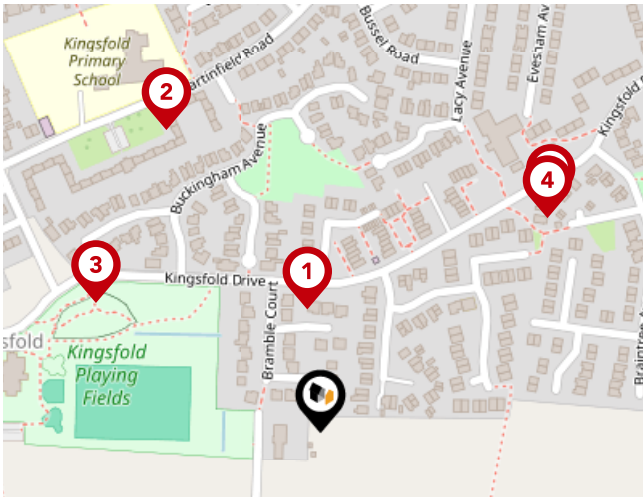


Trunk Roads/Motorways

Pin	Name	Distance
	M65 J1A	2.09 miles
	M6 J28	3.01 miles
	M65 J1	2.32 miles
	M6 J29	2.44 miles
	M6 J30	2.57 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Meadowfield	0.07 miles
2	Martinfield Road	0.19 miles
3	Hawkesbury Drive	0.14 miles
4	School Stop	0.17 miles
5	Tuson House	0.18 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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