

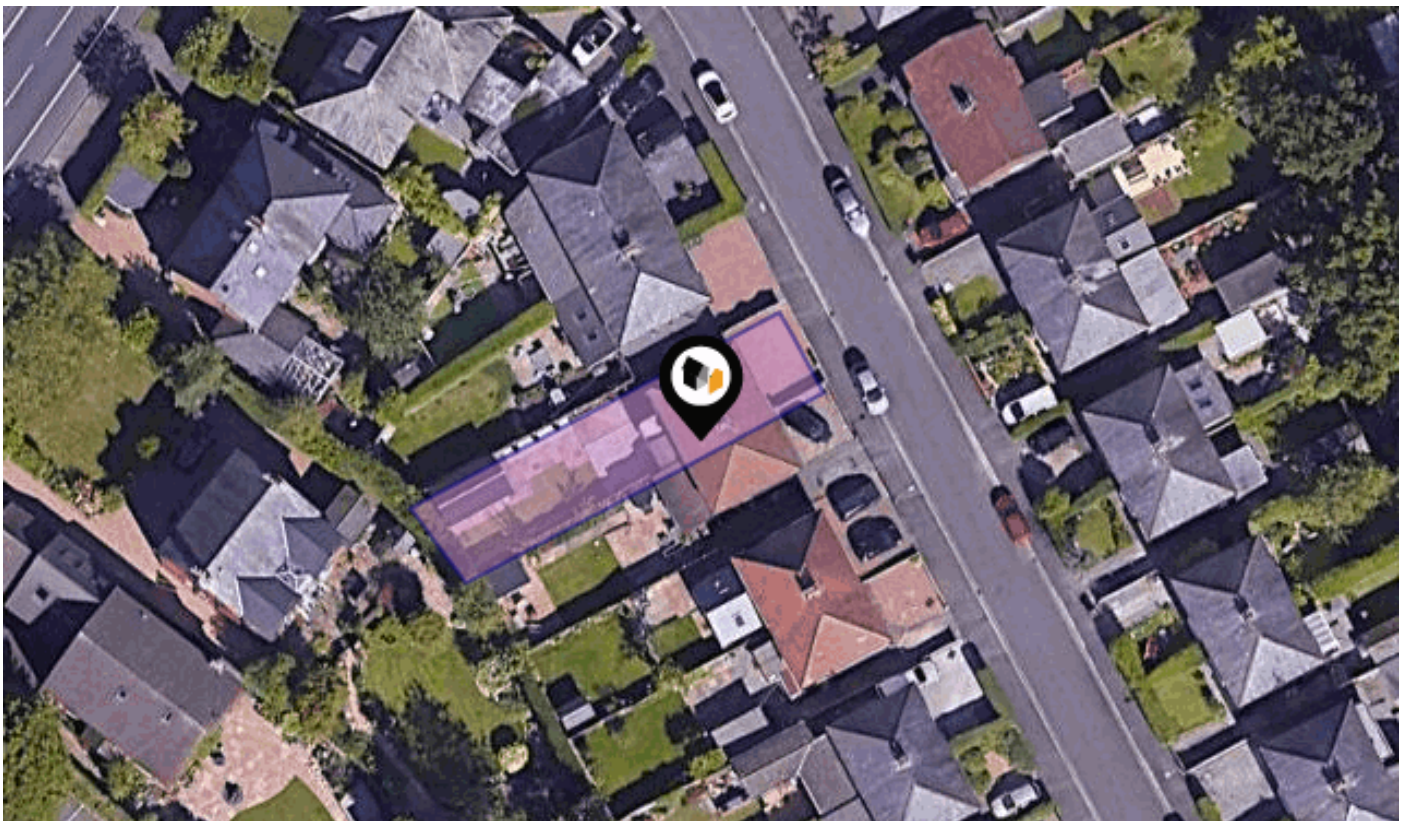


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07th April 2025



CLOVELLY DRIVE, PENWORTHAM, PRESTON, PR1

Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Property Overview

This well-presented 3-bedroom semi-detached house is located in the highly desirable area of Higher Penwortham, offering a fantastic opportunity for buyers seeking a comfortable and spacious home. With the added benefit of no chain delay, it's ready for you to move straight in. The property boasts a bright living room, a stylish dining kitchen, and a generous West-facing garden complete with a detached outbuilding, which has plumbing and electricity, making it an ideal space for conversion into a garden office, studio, or gym.

Upon entering, the welcoming entrance hall leads to a well-appointed living room with a sleek built-in wall TV unit adding a sleek and practical touch. The room is filled with natural light, creating a warm and inviting atmosphere.

The open-plan dining kitchen offers a fantastic space for both cooking and entertaining. It is fitted with a gas hob, electric oven, and integrated under-counter fridge and freezer, with additional plumbing for a washing machine. A useful under-stairs cupboard provides extra storage. The layout is perfect for family meals or social gatherings, with space for a dining table and chairs.

Upstairs, the property features two generously sized double bedrooms and a versatile single bedroom, suitable for use as a child's room, guest room, or home office. The three-piece bathroom is fitted with a bath and overhead shower, washbasin, and WC, designed with a modern and neutral aesthetic.

Outside, the West-facing rear garden is a true highlight, offering plenty of space for outdoor living. An Indian stone patio provides the perfect spot for alfresco dining or relaxing in the sunshine, while the lawned area is ideal for children's play or gardening enthusiasts. The detached outbuilding, complete with plumbing and electricity, offers endless possibilities for use.




To the front, a block-paved driveway provides ample off-road parking. With its fantastic location in Higher Penwortham, close to excellent schools, local shops, and transport links, this property is an ideal choice for families or professionals.

















Property

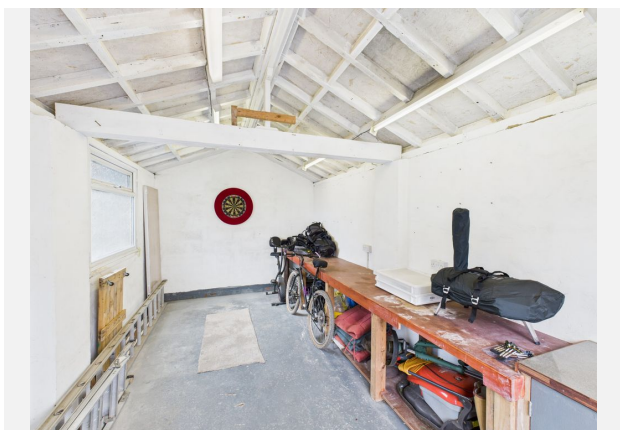
| | | | |
|------------------|---|---------|----------|
| Type: | Semi-Detached | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 796 ft ² / 74 m ² | | |
| Plot Area: | 0.06 acres | | |
| Year Built : | 1930-1949 | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £2,091 | | |
| Title Number: | LA946603 | | |

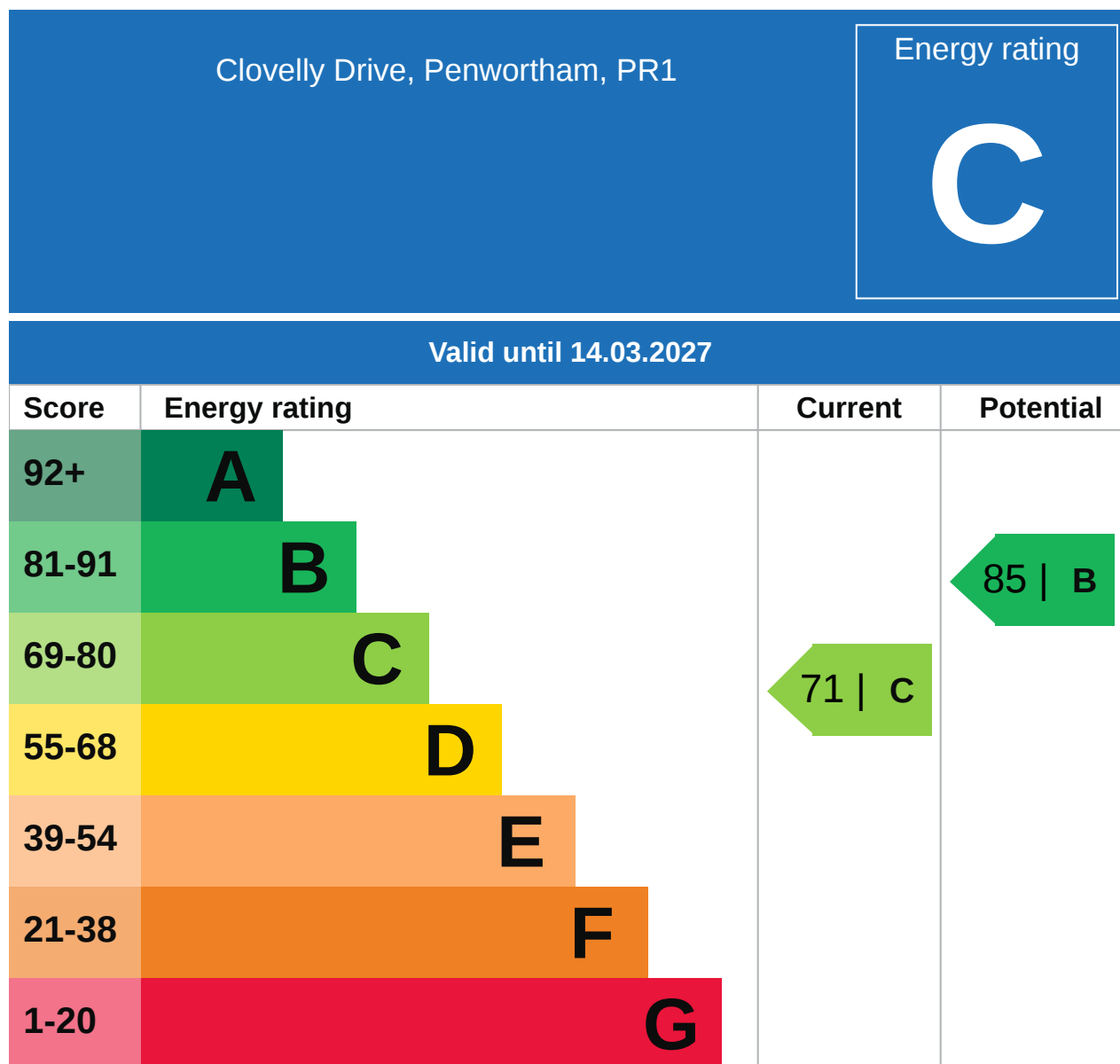
Local Area

| | | | | |
|--------------------|------------|---|---|---|
| Local Authority: | Lancashire | Estimated Broadband Speeds (Standard - Superfast - Ultrafast) | | |
| Conservation Area: | No | | | |
| Flood Risk: | | | | |
| • Rivers & Seas | Very low | 16 mb/s | 80 mb/s | 1000 mb/s |
| • Surface Water | Very low |  |  |  |

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







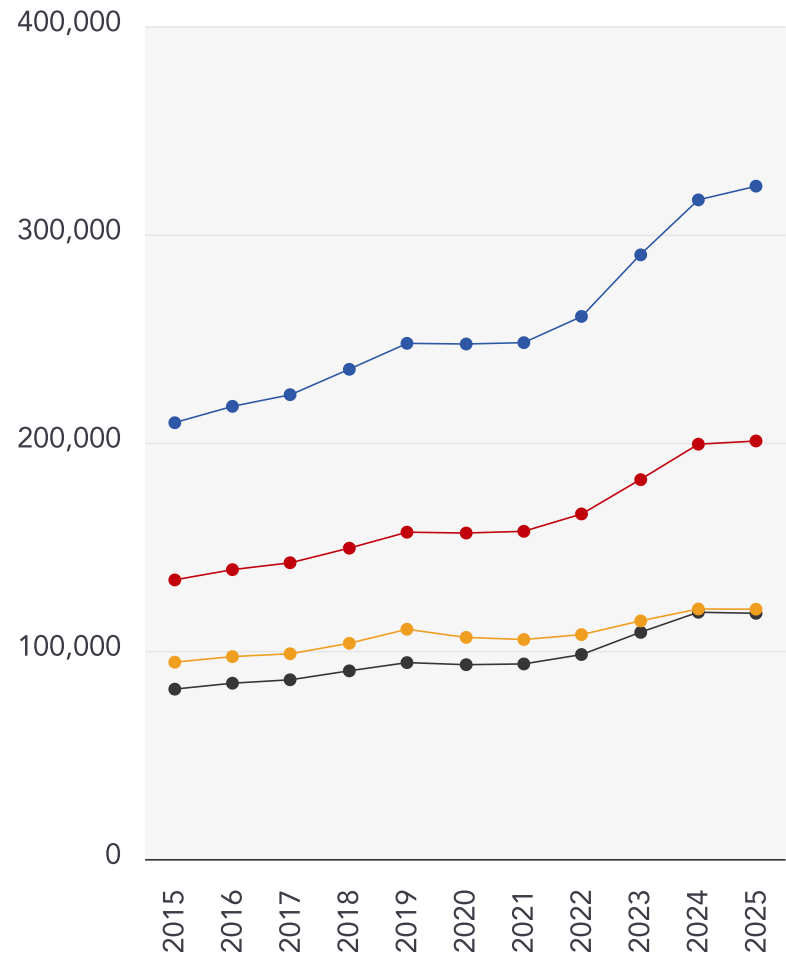
Additional EPC Data

| | |
|-------------------------------------|---|
| 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 installed during or after 2002 |
| Previous Extension: | 1 |
| 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 79% of fixed outlets |
| 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 PR1



Detached

+54.23%

Semi-Detached

+49.8%

Flat

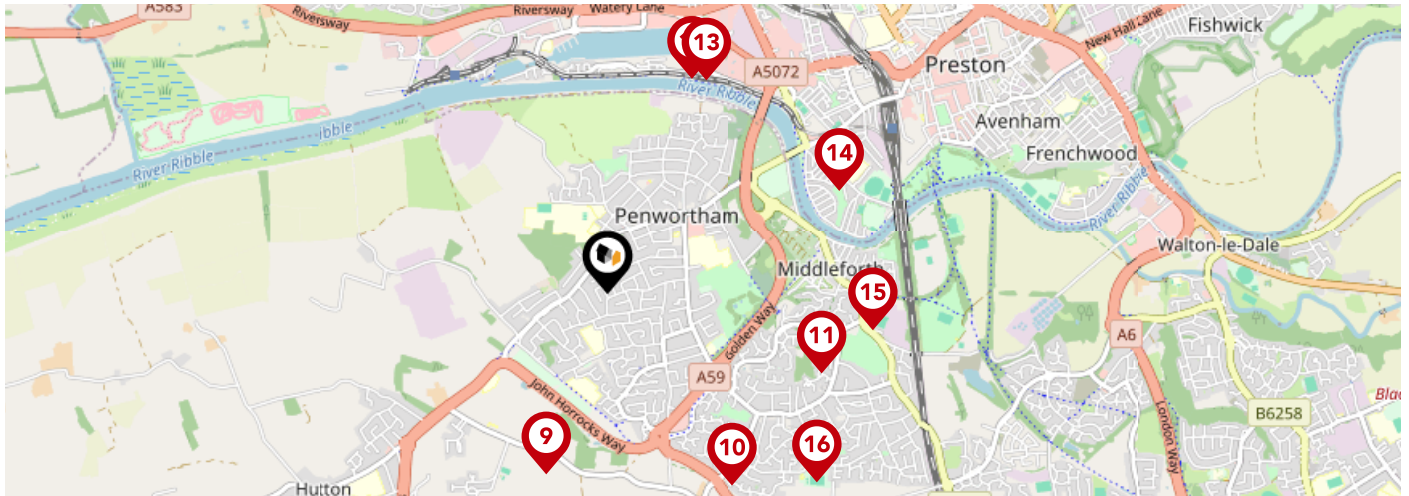
+26.94%

Terraced

+44.66%



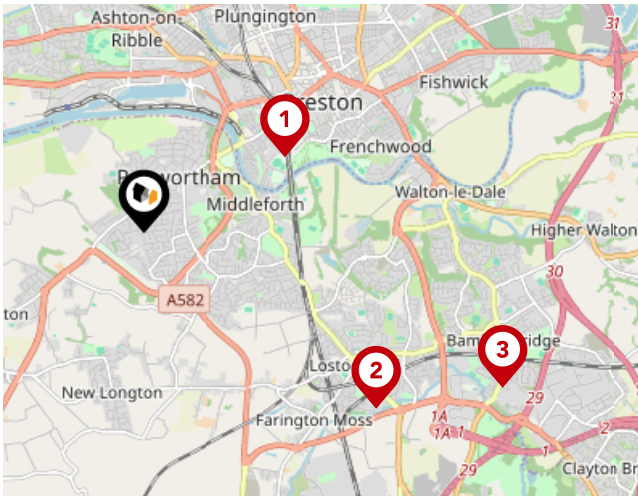
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.31 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.33 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.49 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.56 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.77 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|-----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.83 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.01 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:1.03 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.18 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

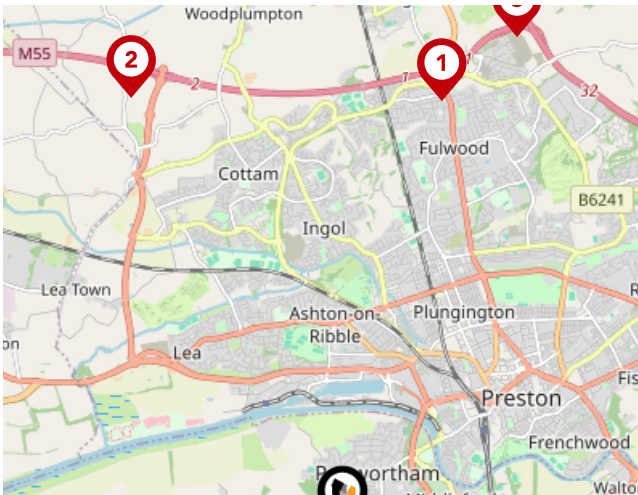
Area

Transport (National)



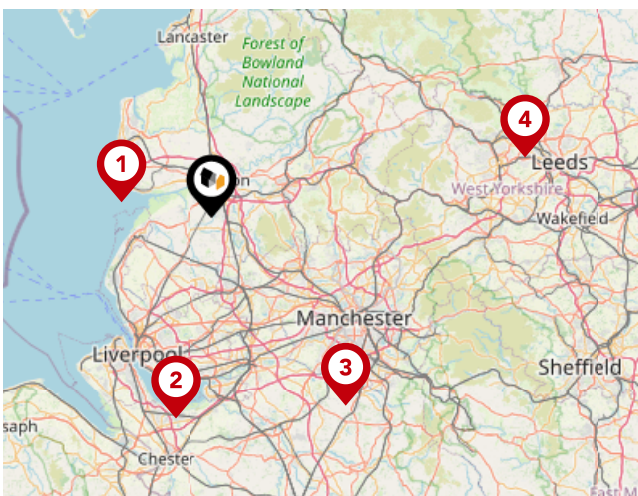
National Rail Stations

| Pin | Name | Distance |
|----------|----------------------------|------------|
| 1 | Preston Rail Station | 1.41 miles |
| 2 | Lostock Hall Rail Station | 2.56 miles |
| 3 | Bamber Bridge Rail Station | 3.44 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|----------|---------|------------|
| 1 | M55 J1 | 3.85 miles |
| 2 | M55 J2 | 4.2 miles |
| 3 | M6 J32 | 4.56 miles |
| 4 | M65 J1A | 3.48 miles |
| 5 | M6 J28 | 4.36 miles |

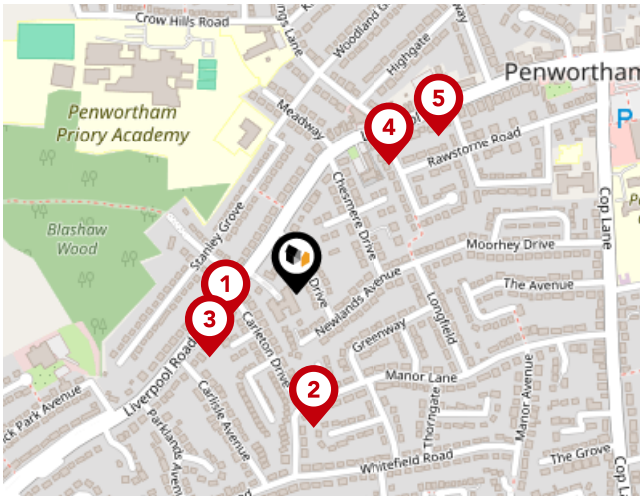


Airports/Helipads

| Pin | Name | Distance |
|----------|------------------------|-------------|
| 1 | Highfield | 12.62 miles |
| 2 | Speke | 28.7 miles |
| 3 | Manchester Airport | 32.72 miles |
| 4 | Leeds Bradford Airport | 44.82 miles |

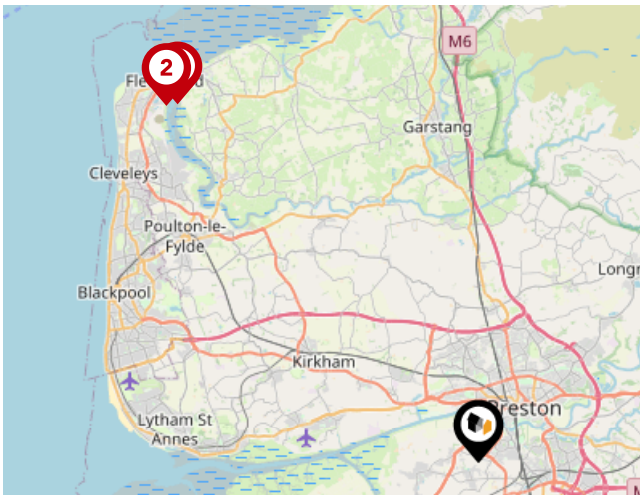
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | Blashaw Lane | 0.08 miles |
| 2 | Manor Lane | 0.15 miles |
| 3 | Carleton Drive | 0.12 miles |
| 4 | Crookings Lane | 0.18 miles |
| 5 | Crookings Lane | 0.23 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------------------------|-------------|
| 1 | Knott End-On-Sea Ferry Landing | 16.43 miles |
| 2 | Fleetwood for Knott End Ferry Landing | 16.62 miles |



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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Roberts & Co

Branch address 36E Liverpool Road,
Penwortham, Preston, PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

