

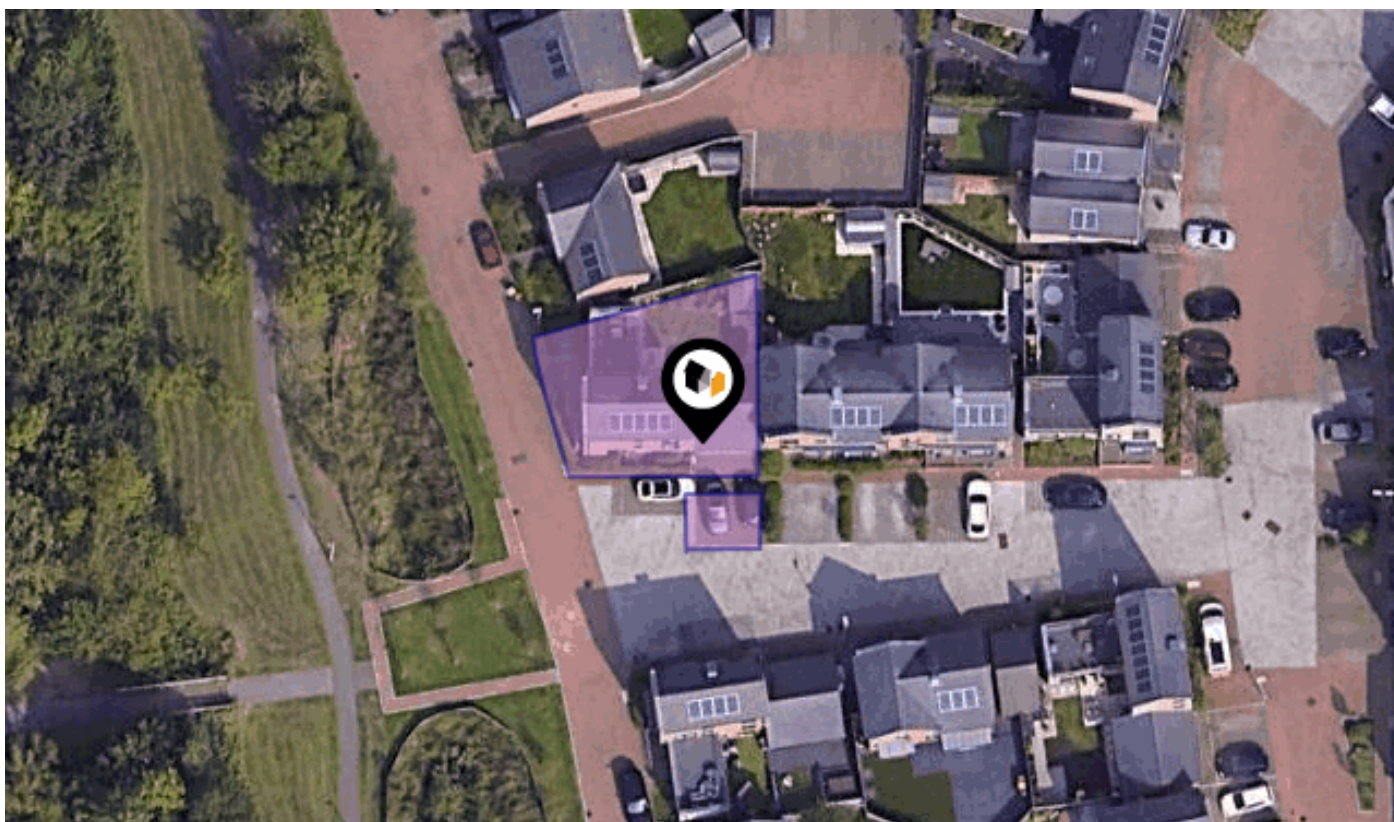


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 07<sup>th</sup> April 2025**



**GREENFINCH AVENUE, COTTAM, PRESTON, PR4**

## Roberts & Co

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

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### Property Overview

This stunning 4-bedroom detached property, spread across three floors, is located in a highly sought-after development that has won a prestigious design award. The development features charming cobbled streets and plenty of green space, creating an attractive and serene environment.

Finished to an exceptionally high standard throughout, the property welcomes you with a spacious entrance hall and a convenient storage cupboard. The ground floor offers a downstairs WC, a spacious dining kitchen with sleek granite worktops, and integrated appliances including a dishwasher, microwave, electric oven, fridge freezer, and a gas hob. The separate dining room provides an ideal space for formal meals, while the living room boasts a feature fireplace and doors leading out to the beautifully landscaped garden. A utility room is also conveniently located on the ground floor, ensuring plenty of functional space.

On the first floor, the principal bedroom offers a luxurious en-suite shower room and fitted wardrobes. This room opens onto a private Juliette balcony with access to a generously-sized roof terrace, perfect for relaxing and enjoying the outdoors. The first floor also features a modern bathroom and a well-sized single bedroom.

The second floor is dedicated to further living space, with another en-suite bedroom and an additional double bedroom, providing plenty of room for family or guests.

Externally, the property benefits from a beautifully landscaped garden, a large double garage, and two parking spaces, ensuring ample room for vehicles and storage. There is also an electric vehicle charging point on the ground floor.

One of the unique features of this property is the ability to convert it for disabled access, with space to install a lift in the center of the house. The abundance of windows throughout ensures the home is filled with natural light, creating a bright and airy atmosphere.

The property enjoys a lovely outlook to the green space at the front, providing a peaceful and picturesque setting. Its location is perfect for those who enjoy outdoor activities, with direct access to the Guild Wheel and an extensive amount of green space for walking, cycling, and leisure.

Offered with no chain delay, this is a rare opportunity to acquire a beautifully finished, versatile, and well-located home.

Tenure: Freehold

Council Tax: F



## Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,345 ft <sup>2</sup> / 125 m <sup>2</sup>
Plot Area:	0.07 acres
Council Tax :	Band E
Annual Estimate:	£3,028
Title Number:	LAN180071

**Tenure:** Freehold

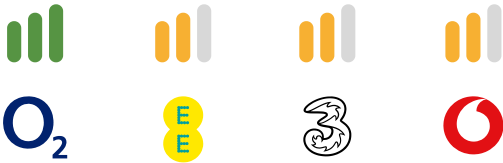
## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

<b>5</b> mb/s	<b>60</b> mb/s	<b>10000</b> mb/s

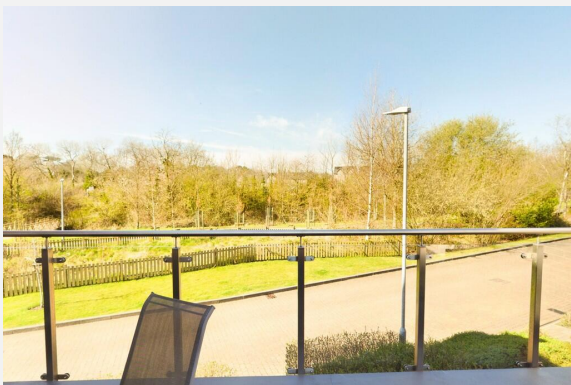
**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**









GREENFINCH AVENUE, COTTAM, PRESTON, PR4





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Ground Floor



Floor 1



Floor 2

Approximate total area<sup>®</sup>  
150.46 m<sup>2</sup>  
1619.53 ft<sup>2</sup>

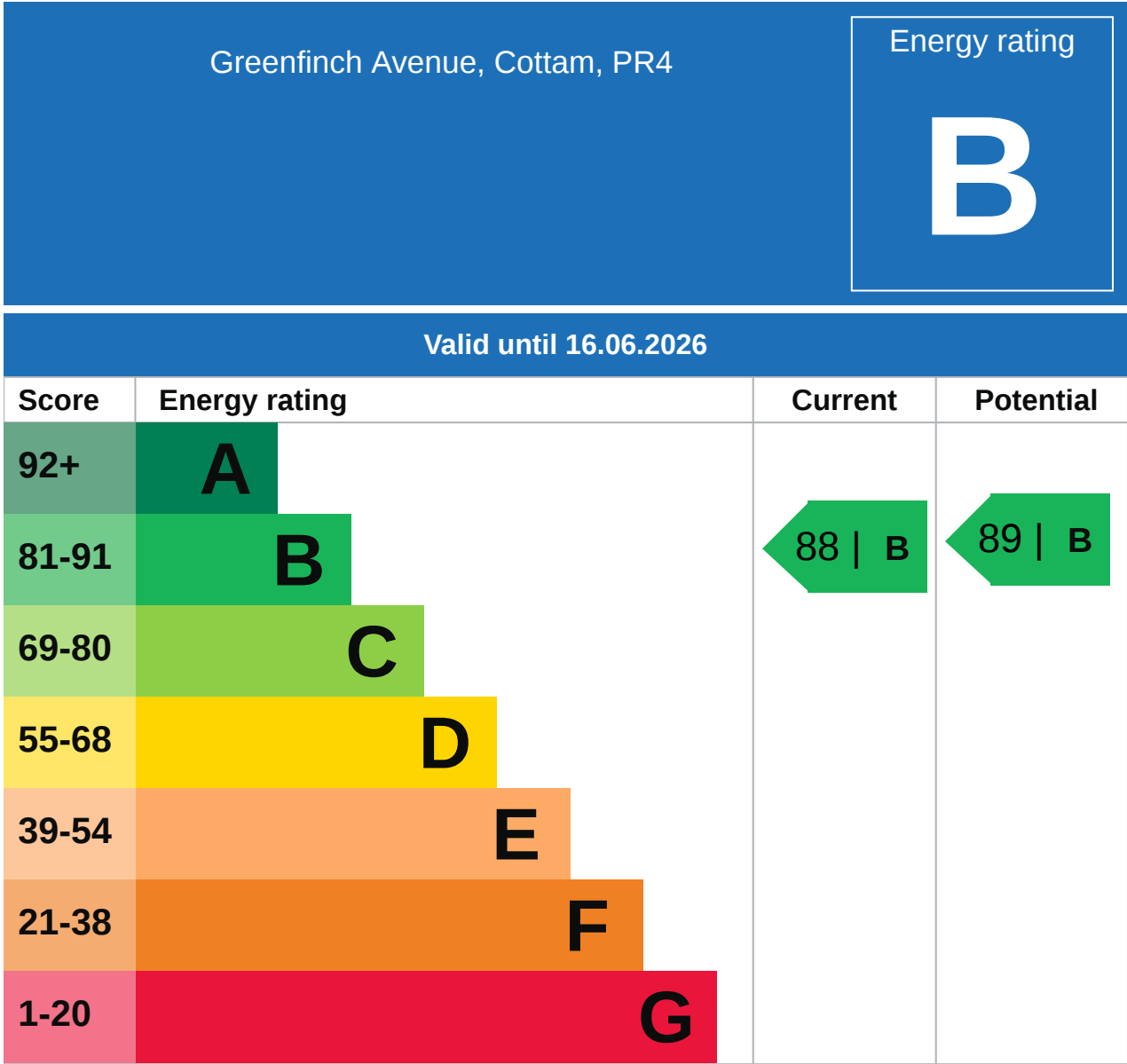
Balconies and terraces  
24.68 m<sup>2</sup>  
265.65 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



### Additional EPC Data

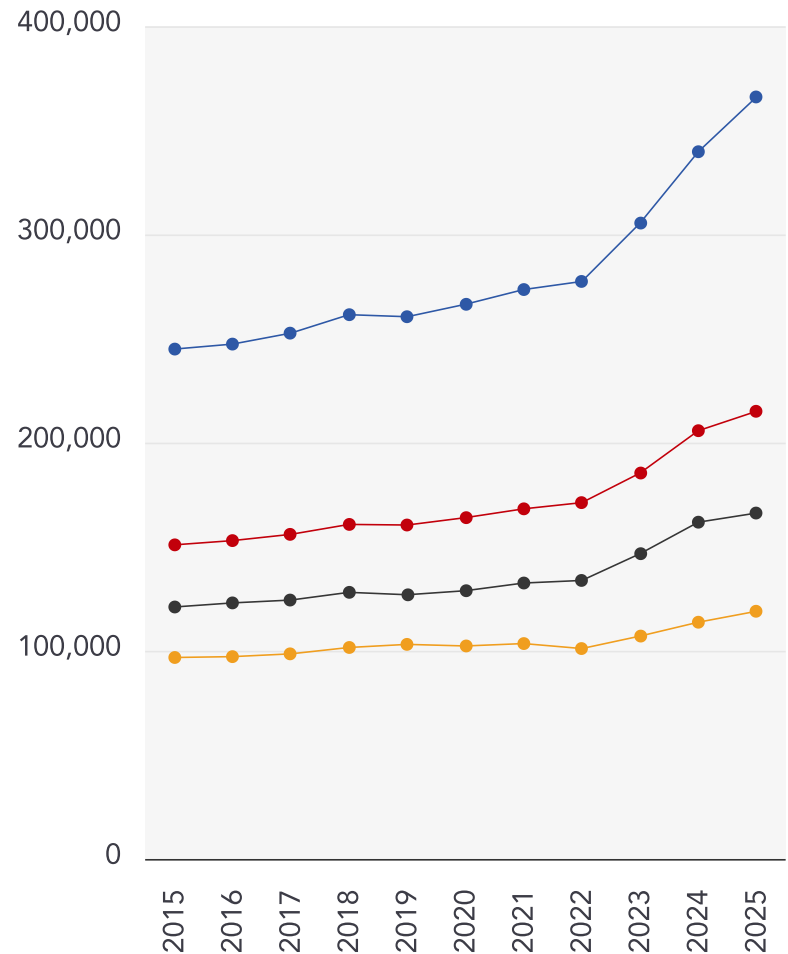
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<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.27 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.12 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.11 W/m-Â°K
<b>Total Floor Area:</b>	125 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+49.45%**

Semi-Detached

**+42.52%**

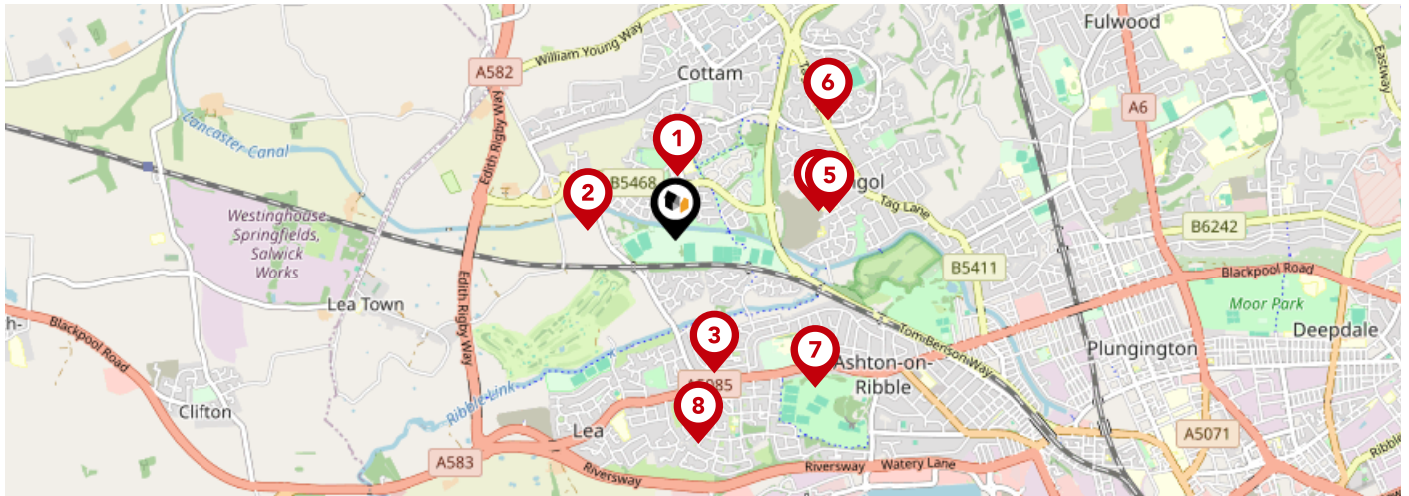
Terraced

**+37.28%**

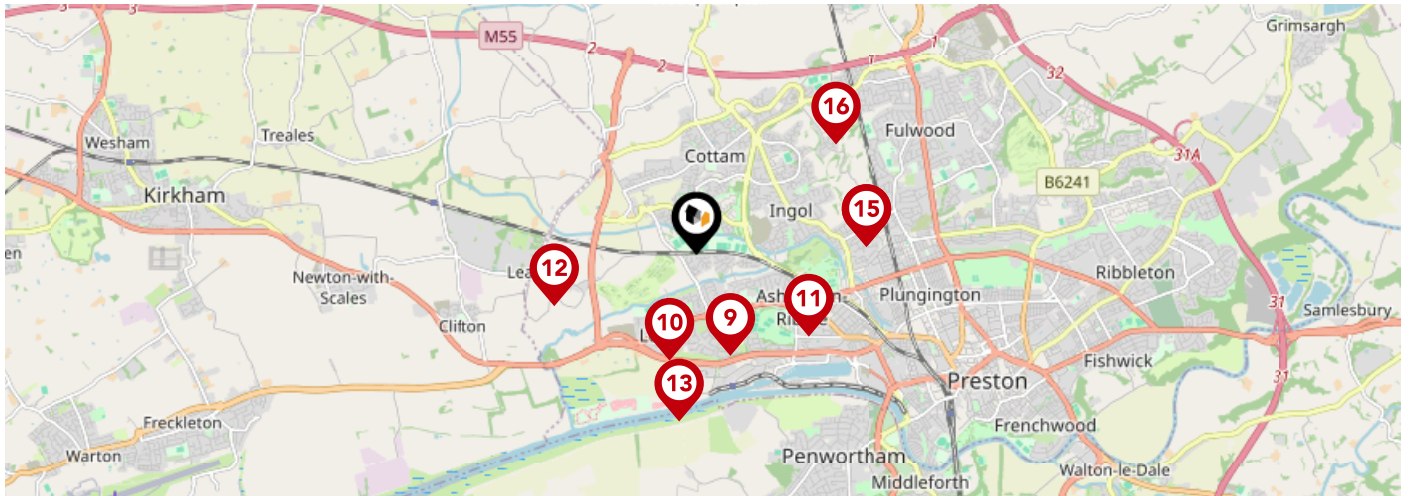
Flat

**+22.94%**





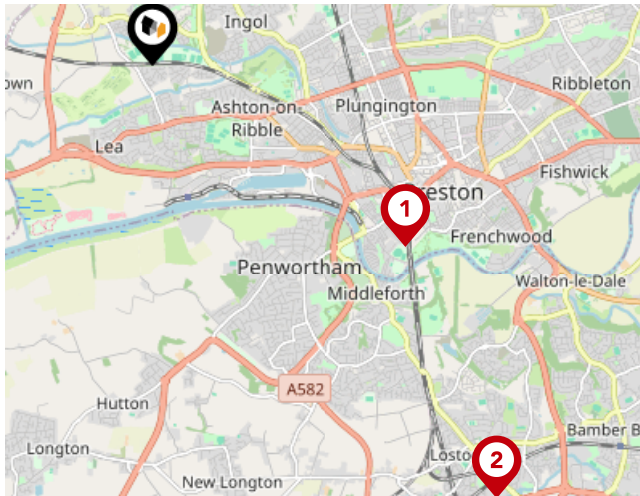
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cottam Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lea Neeld's Endowed Church of England Primary School</b> Ofsted Rating: Good   Pupils: 141   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ashton Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Holy Family Catholic Primary School, Ingol, Preston</b> Ofsted Rating: Good   Pupils: 203   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Ingol Community Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Pool House Community Primary School</b> Ofsted Rating: Good   Pupils: 179   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ashton Community Science College</b> Ofsted Rating: Good   Pupils: 854   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lea Community Primary School</b> Ofsted Rating: Good   Pupils: 253   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Royal Cross Primary School</b> Ofsted Rating: Outstanding   Pupils: 26   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>St Bernard's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 235   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Ashton-on-Ribble St Andrew's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 425   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Pioneer TEC</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St Anthony's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 319   Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Our Lady's Catholic High School</b> Ofsted Rating: Good   Pupils: 895   Distance:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Harris Primary School</b> Ofsted Rating: Good   Pupils: 247   Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

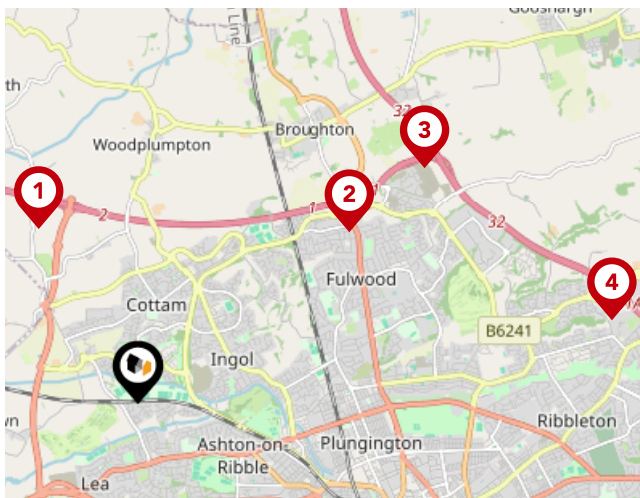
# Area

## Transport (National)



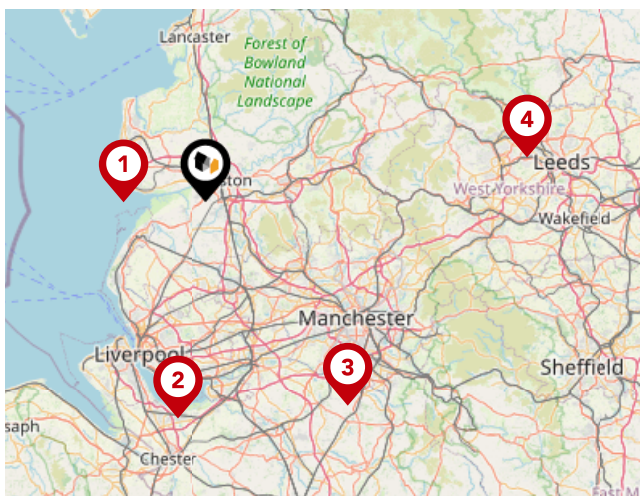
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Preston Rail Station	2.72 miles
<b>2</b>	Lostock Hall Rail Station	4.84 miles
<b>3</b>	Kirkham & Wesham Rail Station	5.01 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M55 J2	1.76 miles
<b>2</b>	M55 J1	2.39 miles
<b>3</b>	M6 J32	3.24 miles
<b>4</b>	M6 J31A	4.21 miles
<b>5</b>	M65 J1A	5.71 miles



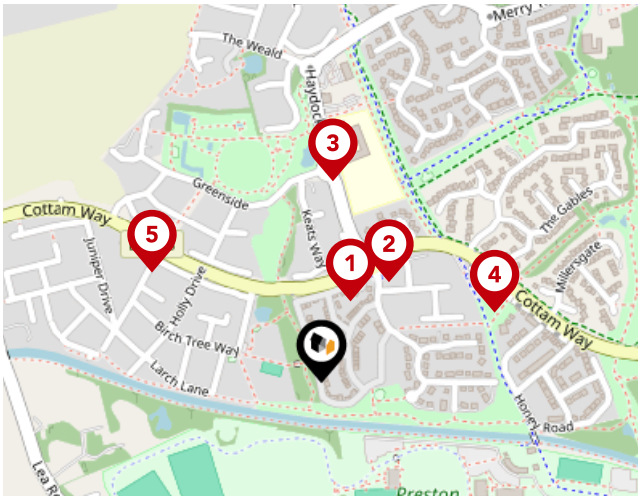
### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Highfield	11.45 miles
<b>2</b>	Speke	30.77 miles
<b>3</b>	Manchester Airport	35.11 miles
<b>4</b>	Leeds Bradford Airport	45.4 miles



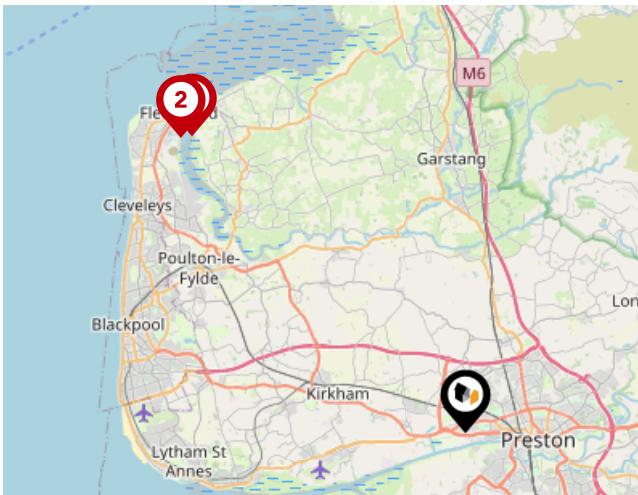
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Keats Way	0.1 miles
2	Coleridge Close	0.13 miles
3	Primary School	0.22 miles
4	Valentines Meadow	0.21 miles
5	Bampton Drive	0.22 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	14.11 miles
2	Fleetwood for Knott End Ferry Landing	14.32 miles





### 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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