

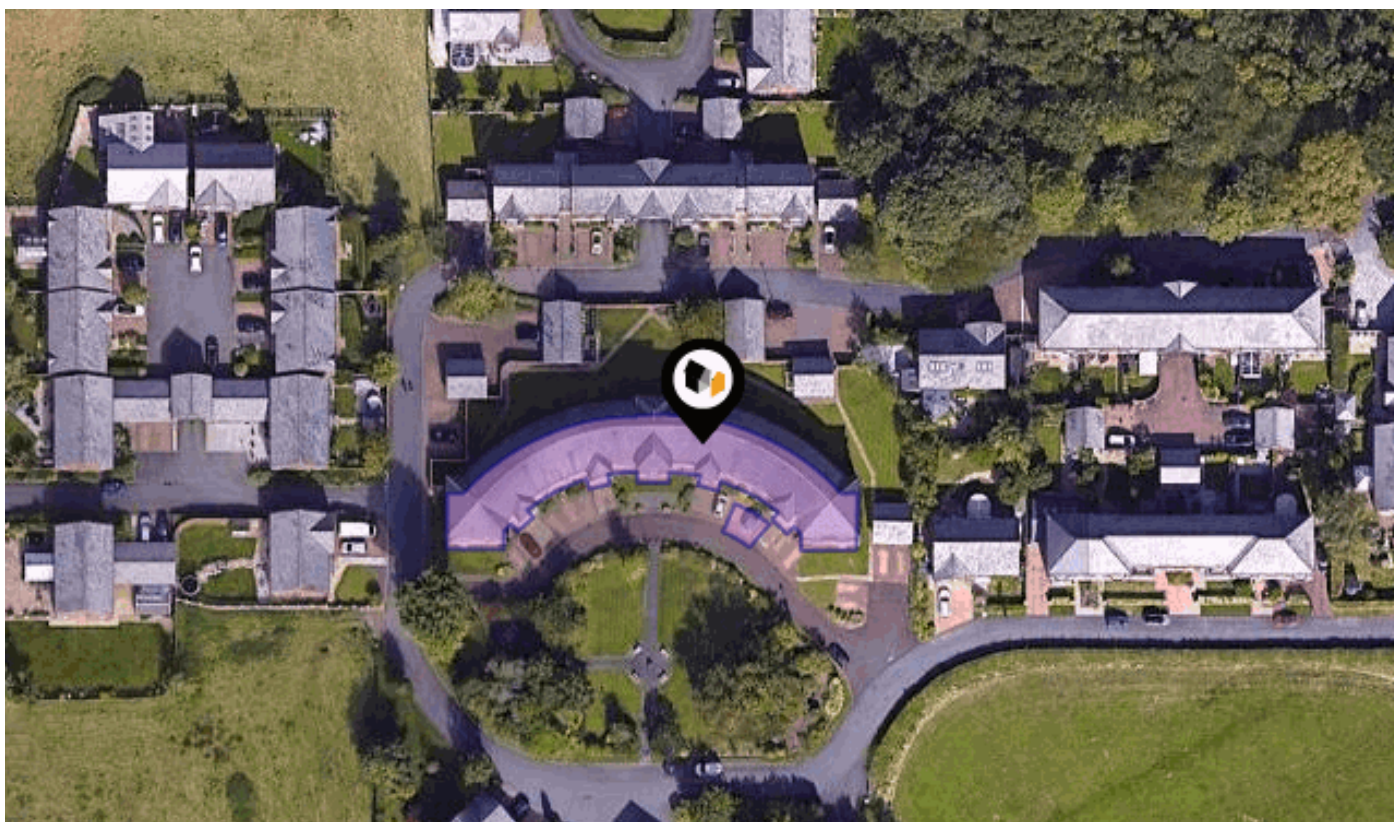


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd June 2025



HALLIWELL CRESCENT, HUTTON, PRESTON, PR4

Roberts & Co

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This beautifully presented first-floor apartment is located within the sought-after Thornton Grange development, nestled in the charming village of Hutton. Offering the perfect blend of peaceful village living and convenient access to transport links, the property is ideally situated for commuters, with the M6 motorway and Preston city centre just a short drive away. Local village shops, leisure facilities, and everyday amenities are also easily accessible, making this an exceptionally well-positioned home.

An added benefit of the development is the private tennis club located on-site, which many residents are proud members of, further enhancing the community feel of this popular location.

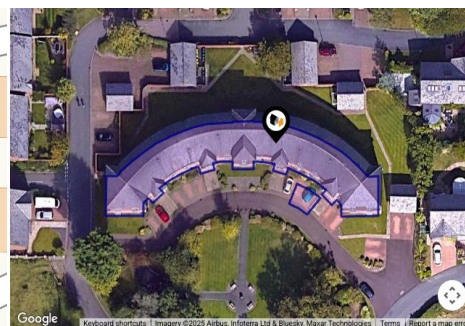
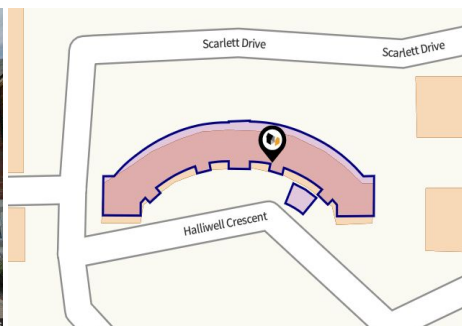
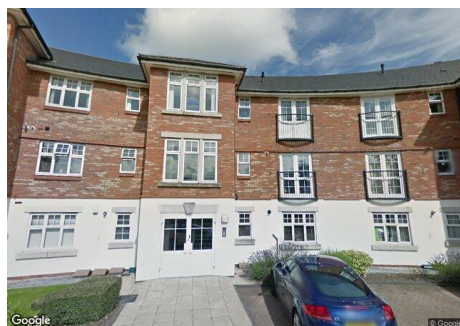
The apartment itself is well-maintained and stylishly presented throughout, offering a practical and modern layout that is ready to move into. Access is via a communal entrance hall leading into a welcoming private hallway. The heart of the home is the spacious open-plan living area, which combines a contemporary fitted kitchen with a comfortable lounge and dining space-ideal for both relaxing and entertaining. The kitchen is well-equipped and thoughtfully designed to maximize both space and functionality.

There are two generous double bedrooms, providing flexibility for couples, sharers, or those working from home. The principal bedroom benefits from a modern en-suite shower room, while the second bedroom is served by a sleek, three-piece bathroom with contemporary fixtures and fittings.

Externally, the property offers two allocated parking spaces to the front, ensuring convenient parking for residents and visitors alike. Residents also have access to the beautifully maintained communal gardens, offering peaceful green space to enjoy without the upkeep.

This apartment presents a fantastic investment opportunity, boasting an excellent rental yield and a strong track record of continuous lets. It would equally suit first-time buyers, professionals, or those looking to downsize to a more manageable and low-maintenance home.

Offered to the market with no chain delay, this is a rare opportunity in a desirable location. Early viewing is highly recommended to fully appreciate everything this superb property and setting have to offer.



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	505 ft ² / 47 m ²
Plot Area:	0.19 acres
Year Built :	2003
Council Tax :	Band B
Annual Estimate:	£1,829
Title Number:	LA949396

Tenure:	Leasehold
Start Date:	20/11/2003
End Date:	01/01/2152
Lease Term:	150 years from 1.1.2002
Term Remaining:	126 years

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)

20
mb/s



1800
mb/s



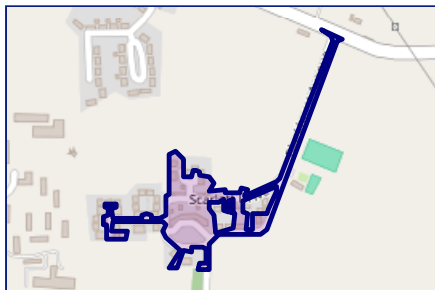
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

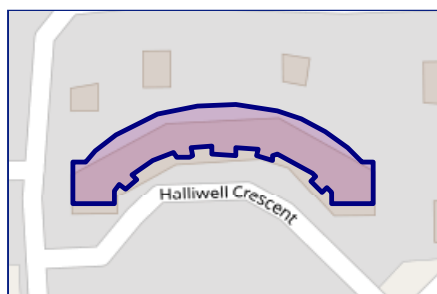


Freehold Title Plan



LA874952

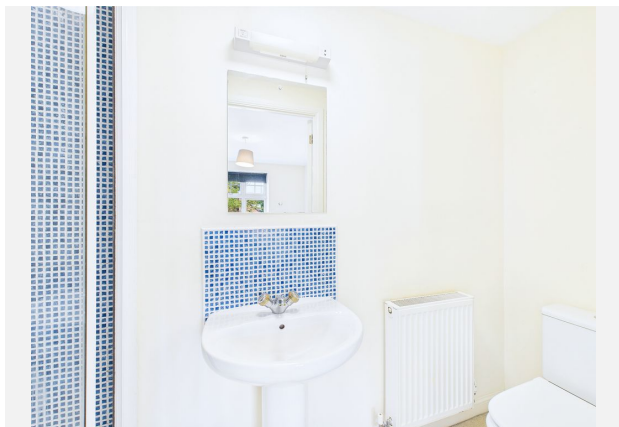
Leasehold Title Plan



LA949396

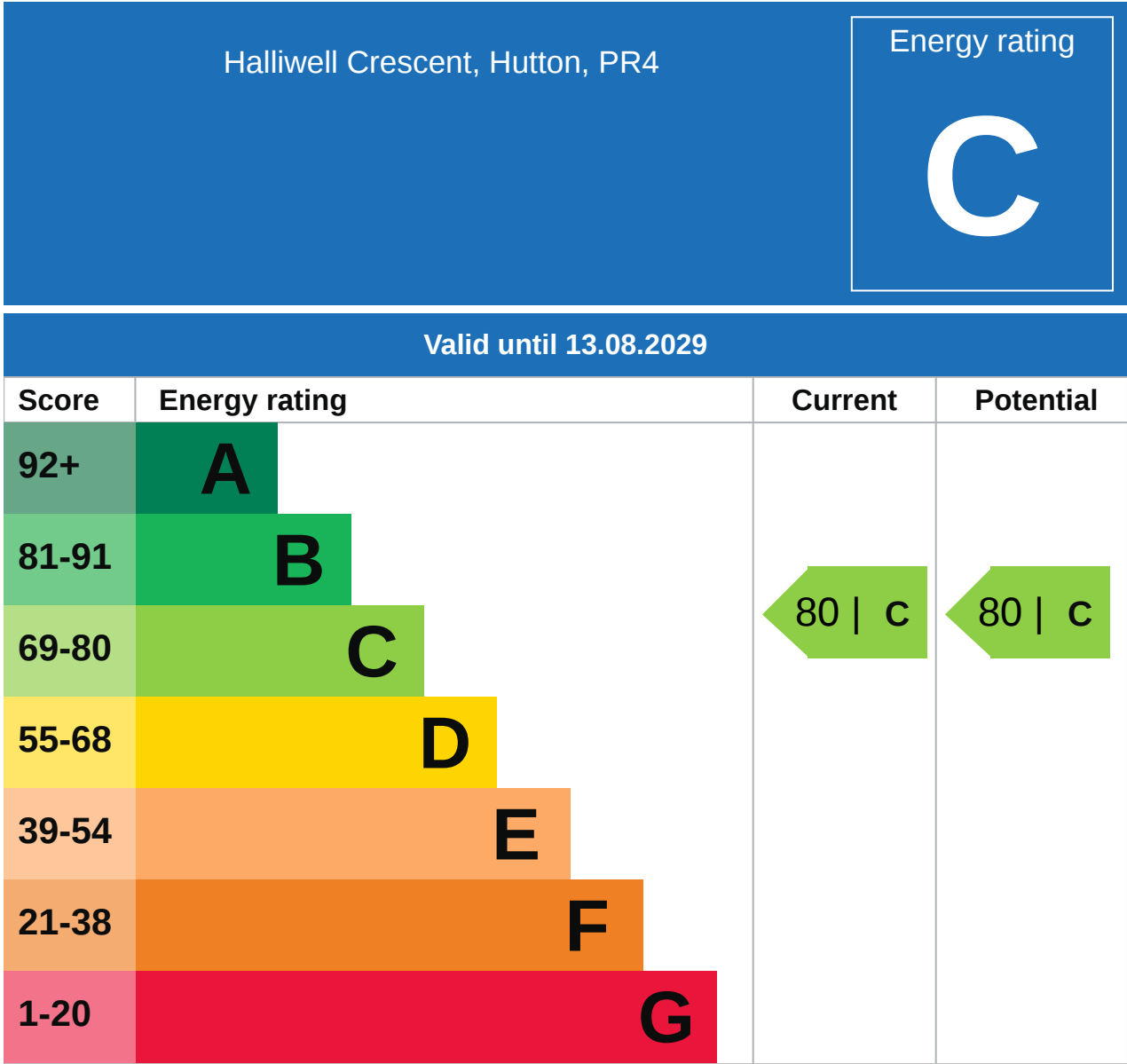
Start Date: 20/11/2003
End Date: 01/01/2152
Lease Term: 150 years from 1.1.2002
Term Remaining: 126 years





HALLIWELL CRESCENT, HUTTON, PRESTON, PR4





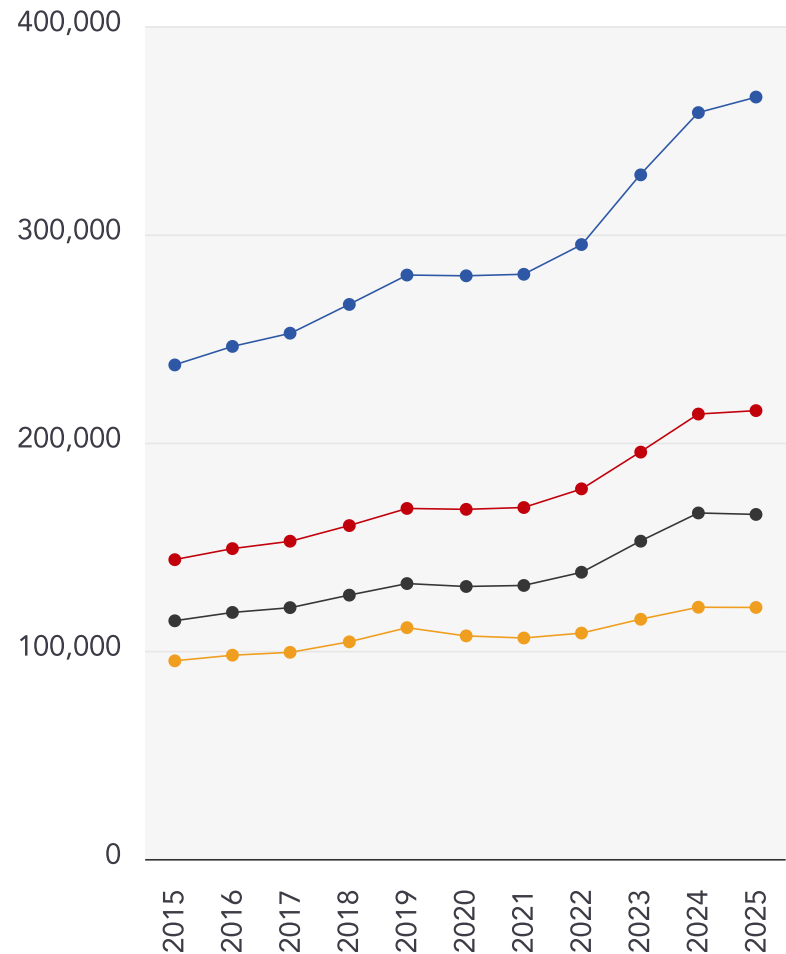
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
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:	(another dwelling above)
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 all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	47 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

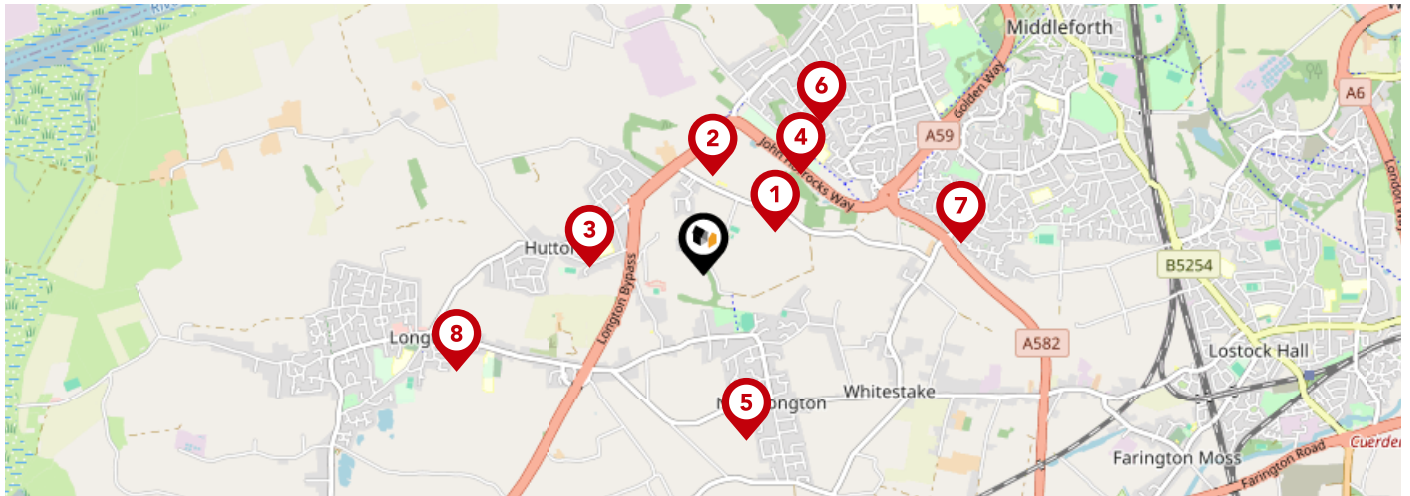
+49.8%

Terraced

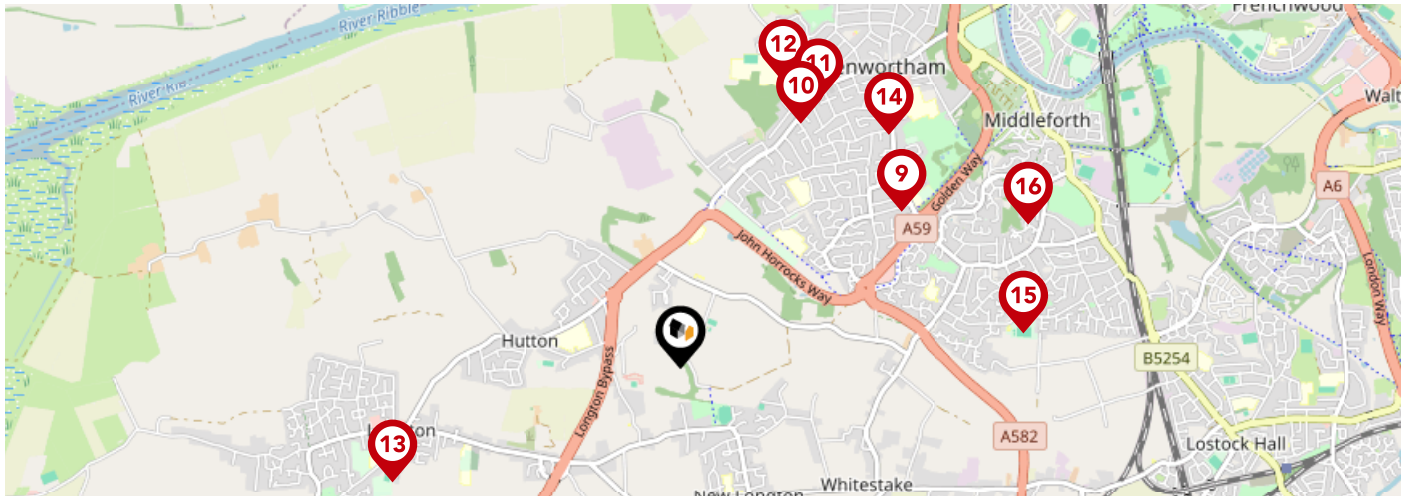
+44.66%

Flat

+26.94%



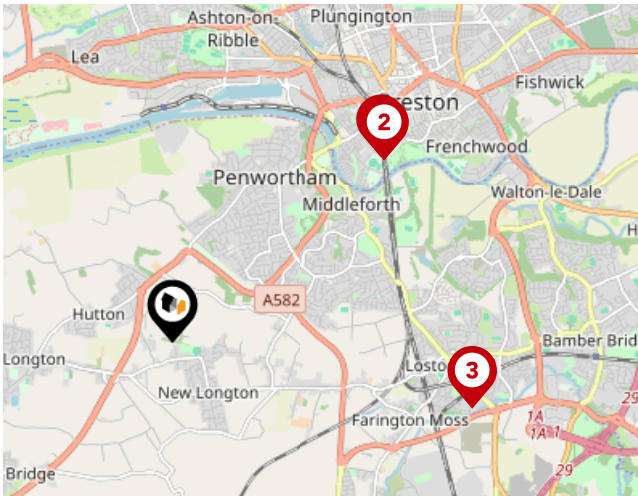
		Nursery	Primary	Secondary	College	Private
1	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 246 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

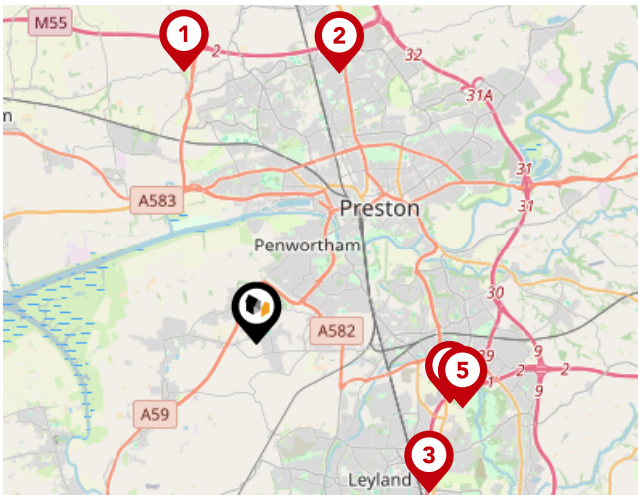
Area

Transport (National)



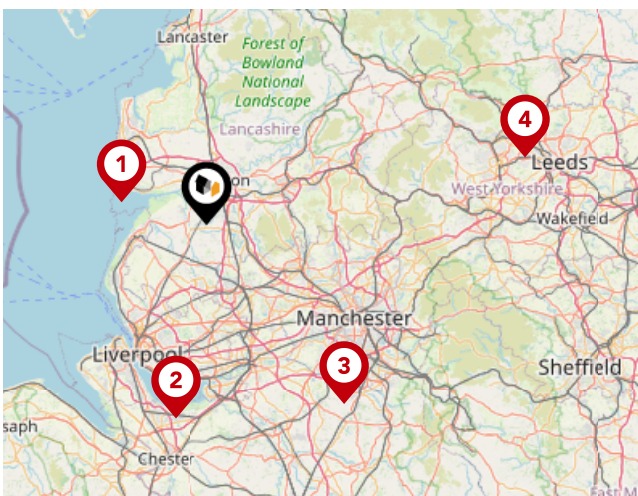
National Rail Stations

Pin	Name	Distance
	Preston Rail Station	2.45 miles
	Preston Rail Station	2.46 miles
	Lostock Hall Rail Station	2.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M55 J2	4.91 miles
	M55 J1	4.95 miles
	M6 J28	4.02 miles
	M65 J1A	3.56 miles
	M65 J1	3.8 miles

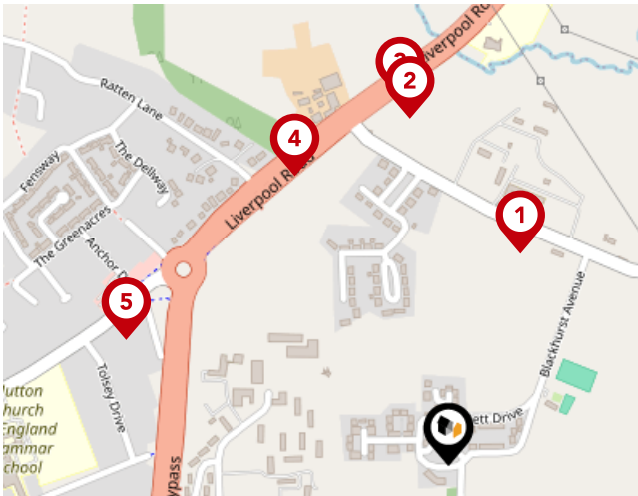


Airports/Helipads

Pin	Name	Distance
	Highfield	12.26 miles
	Speke	27.64 miles
	Manchester Airport	31.85 miles
	Leeds Bradford Airport	45.59 miles

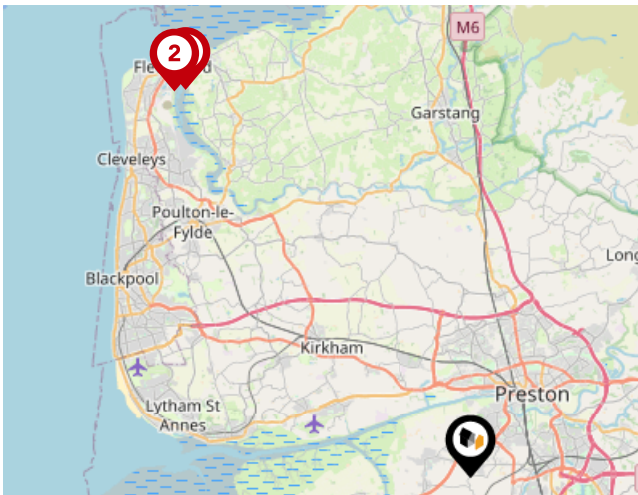
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Agricultural College	0.25 miles
	Howick CEPS	0.38 miles
	Howick CEPS	0.41 miles
	Lindle Lane	0.36 miles
	Anchor Drive	0.38 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	16.84 miles
	Fleetwood for Knott End Ferry Landing	17.01 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.



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