

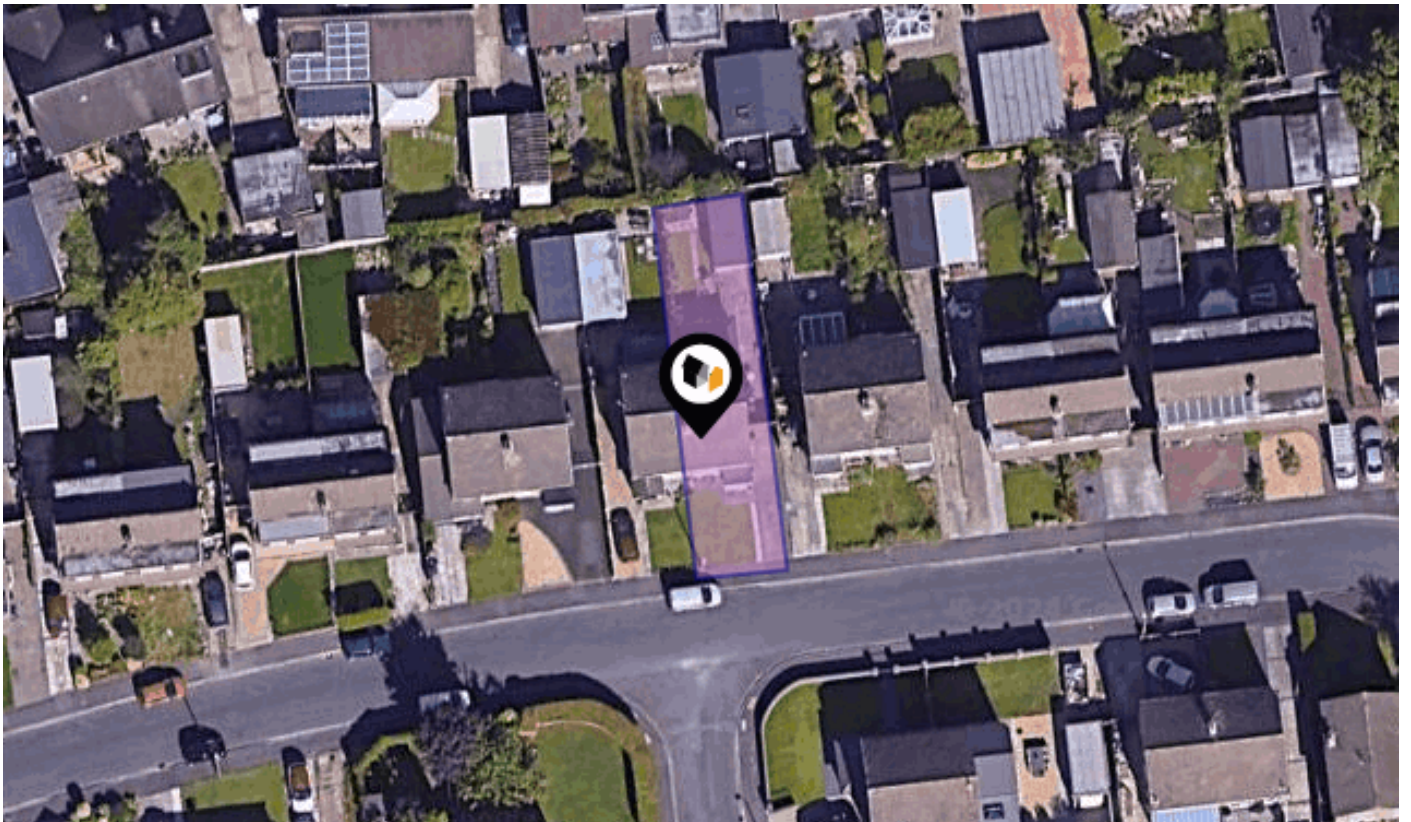


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11th October 2024



OAKLANDS DRIVE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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www.roberts-estates.co.uk



Property Overview

Situated in the highly desirable neighborhood of Higher Penwortham, this charming three-bedroom semi-detached home enjoys a quiet position on the street. The property is offered with no onward chain, making it an excellent opportunity for a quick and smooth move.

Upon arrival, you'll notice the well-kept driveway, which provides convenient off-road parking and leads to the attached garage, ensuring easy access and additional storage.

Step through the welcoming porch into a cozy living room at the front of the house, a perfect space for relaxing with family or entertaining guests. The room offers a warm and inviting atmosphere, ideal for everyday living.

The well-equipped kitchen diner features integrated appliances, making meal preparation easy and efficient. There's ample space for a dining table and chairs, creating a comfortable area for family meals or casual dining. Adjoining the kitchen, the conservatory offers additional living space, enhanced by an insulated roof that allows it to be used year-round, making it a versatile and enjoyable room for any season.

Upstairs, you'll find three well-proportioned bedrooms. Two of the rooms are spacious doubles, with the main bedroom featuring fitted furniture for added convenience. The third bedroom is a comfortable single, offering flexibility for a child's room, guest room, or home office. The upper level is completed by a sleek, practical bathroom, designed to meet the needs of everyday routines.

The rear garden offers a private retreat, with a patio area that's ideal for outdoor entertaining or simply enjoying the tranquility of the space.

The property benefits from triple-glazed windows in the main living areas (except for the porch and conservatory), providing excellent insulation and soundproofing. The rear garden offers a private retreat with a patio area perfect for outdoor entertaining or simply enjoying the peaceful surroundings.

This property in Higher Penwortham perfectly combines comfort and convenience, making it an excellent choice for families or those seeking a peaceful home in a highly sought-after location.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	871 ft ² / 81 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band C		
Annual Estimate:	£1,993		
Title Number:	LA373465		

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	73 mb/s	1000 mb/s

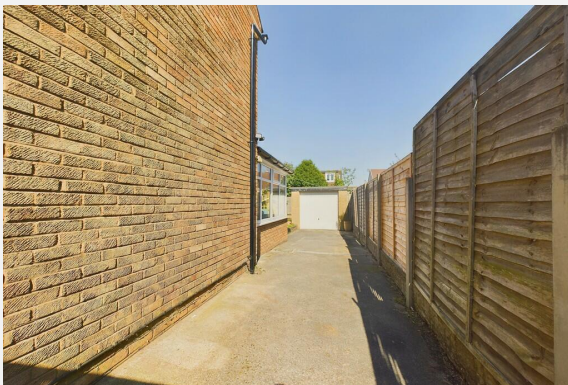
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



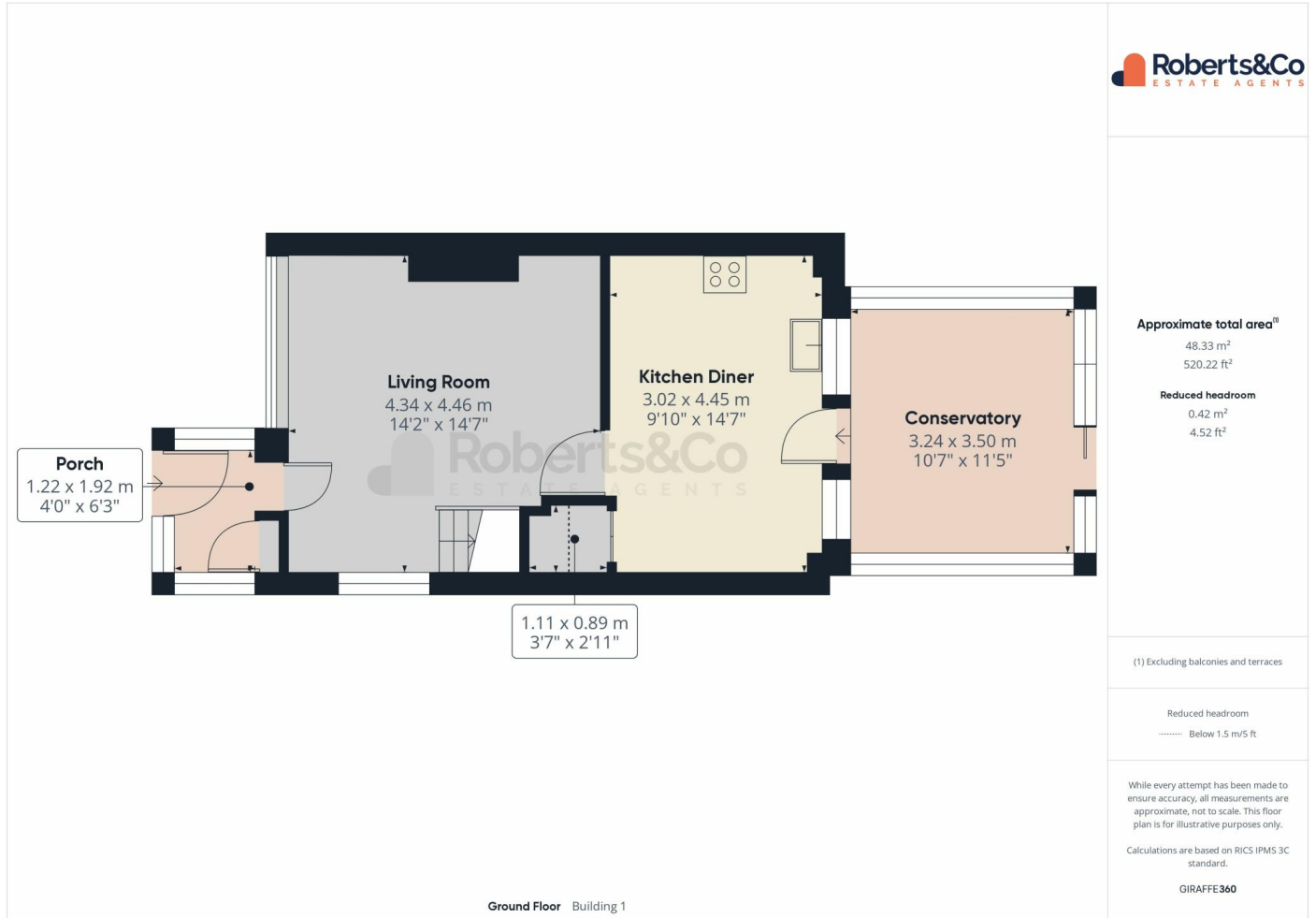




OAKLANDS DRIVE, PENWORTHAM, PRESTON, PR1



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Penwortham, PR1

Energy rating

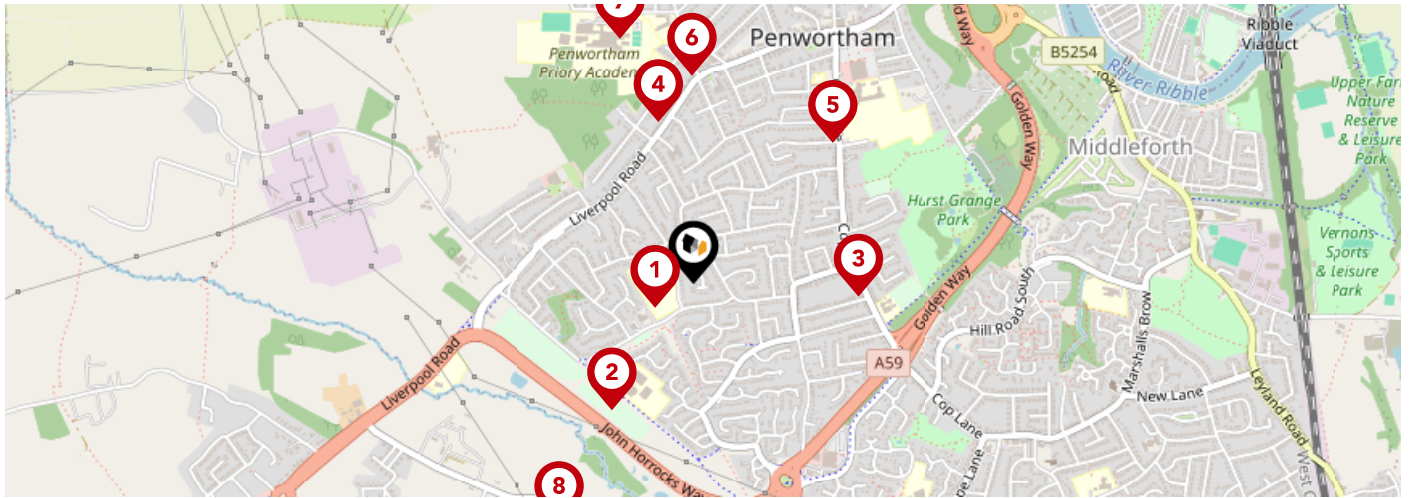
D

Valid until 28.02.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

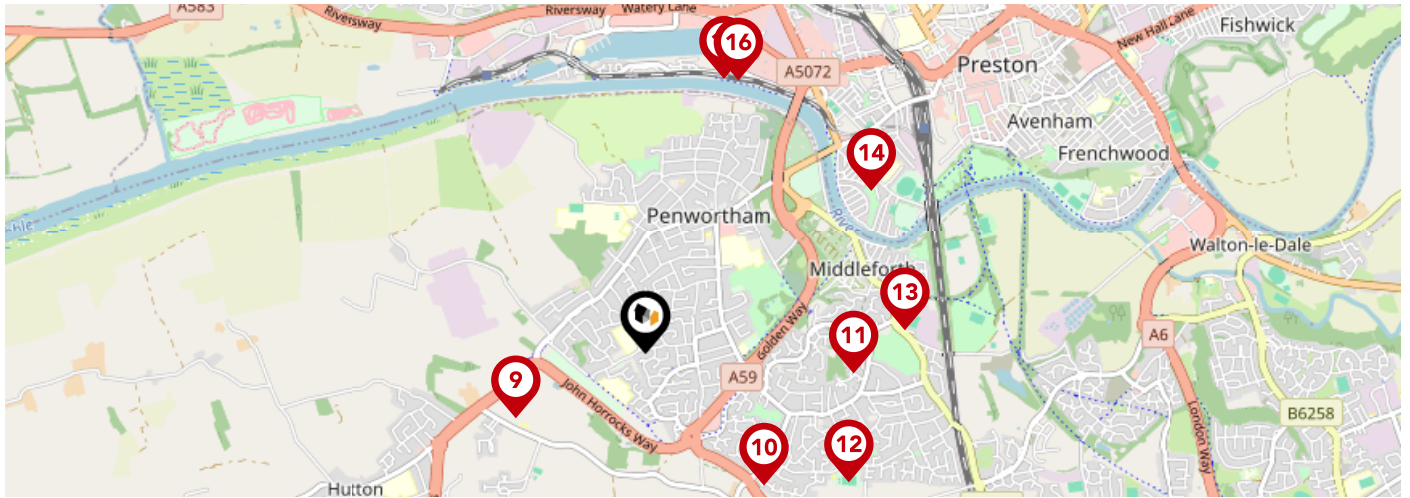
Additional EPC Data

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:	Triple glazing
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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 89% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	81 m ²



		Nursery	Primary	Secondary	College	Private
1	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.36	<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:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

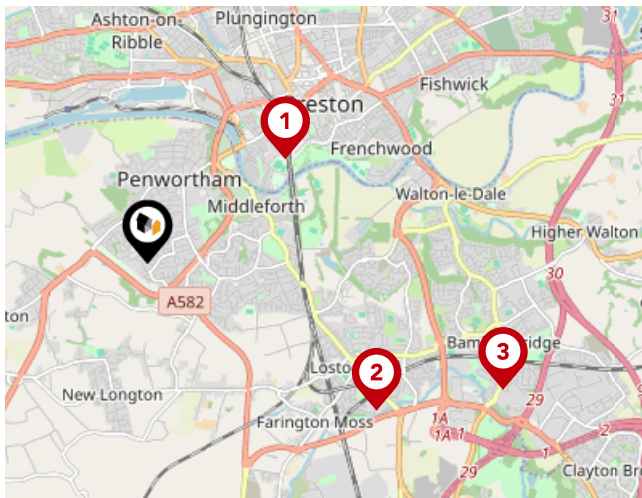
Area Schools



		Nursery	Primary	Secondary	College	Private
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

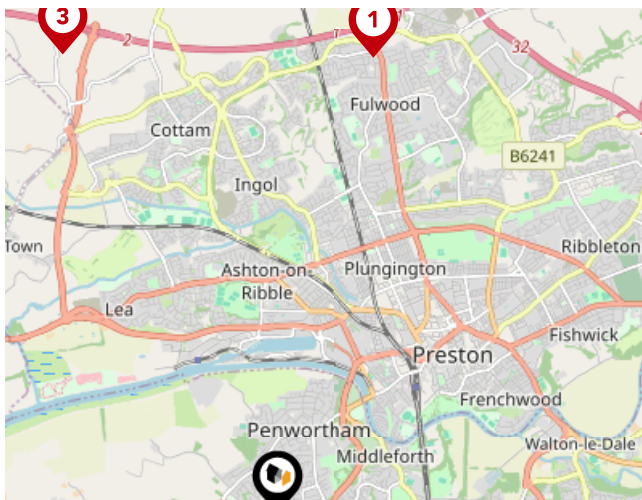
Area

Transport (National)



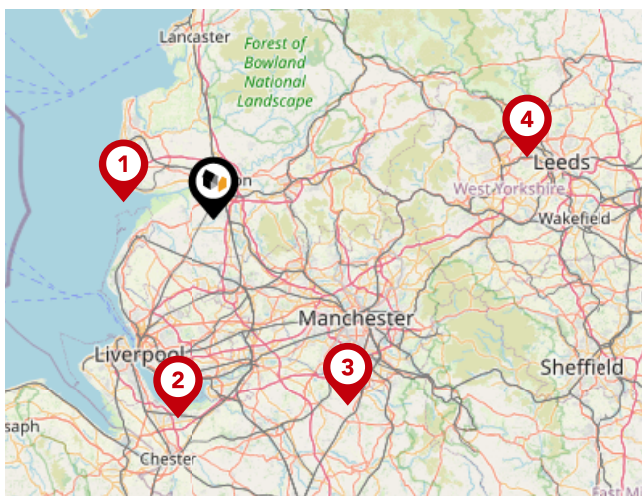
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.52 miles
2	Lostock Hall Rail Station	2.39 miles
3	Bamber Bridge Rail Station	3.32 miles



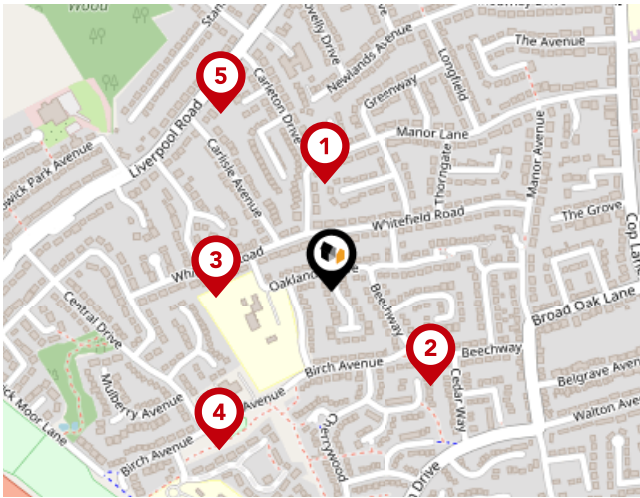
Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	4.1 miles
2	M65 J1A	3.31 miles
3	M55 J2	4.45 miles
4	M6 J28	4.13 miles
5	M65 J1	3.54 miles



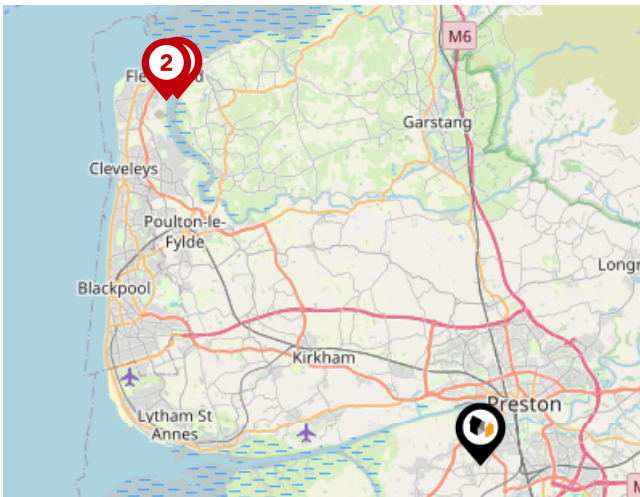
Airports/HELIPADS

Pin	Name	Distance
1	Highfield	12.69 miles
2	Speke	28.45 miles
3	Manchester Airport	32.49 miles
4	Leeds Bradford Airport	44.84 miles



Bus Stops/Stations

Pin	Name	Distance
1	Manor Lane	0.12 miles
2	Birch Avenue	0.15 miles
3	Parklands Avenue	0.13 miles
4	Sainsburys	0.21 miles
5	Carleton Drive	0.23 miles



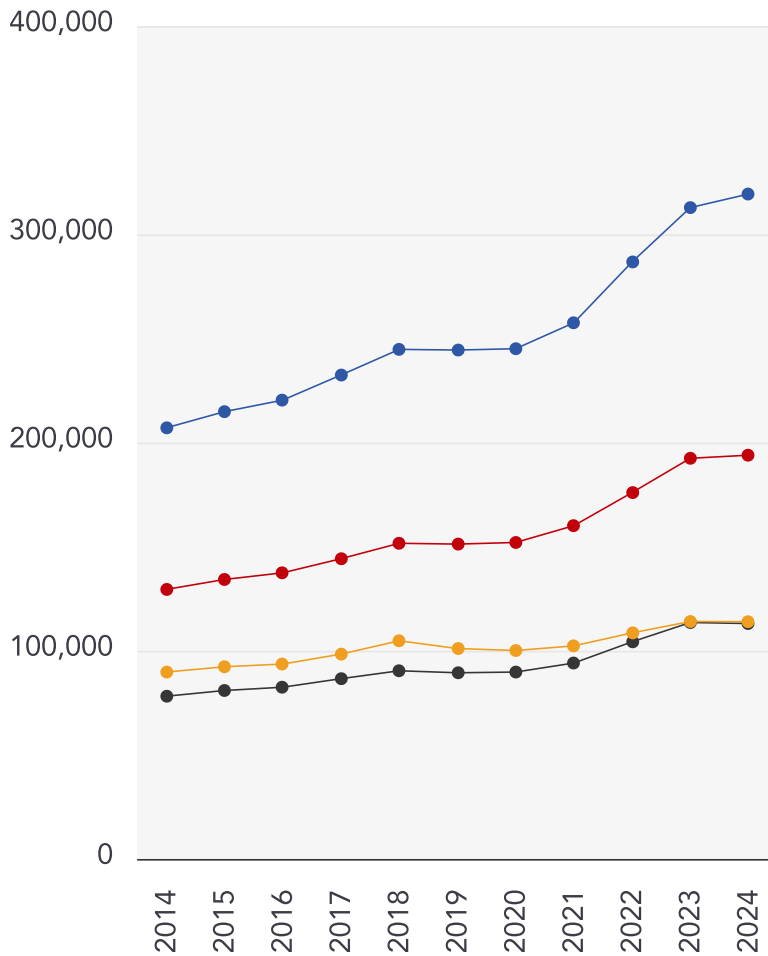
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.65 miles
2	Fleetwood for Knott End Ferry Landing	16.84 miles

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%



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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