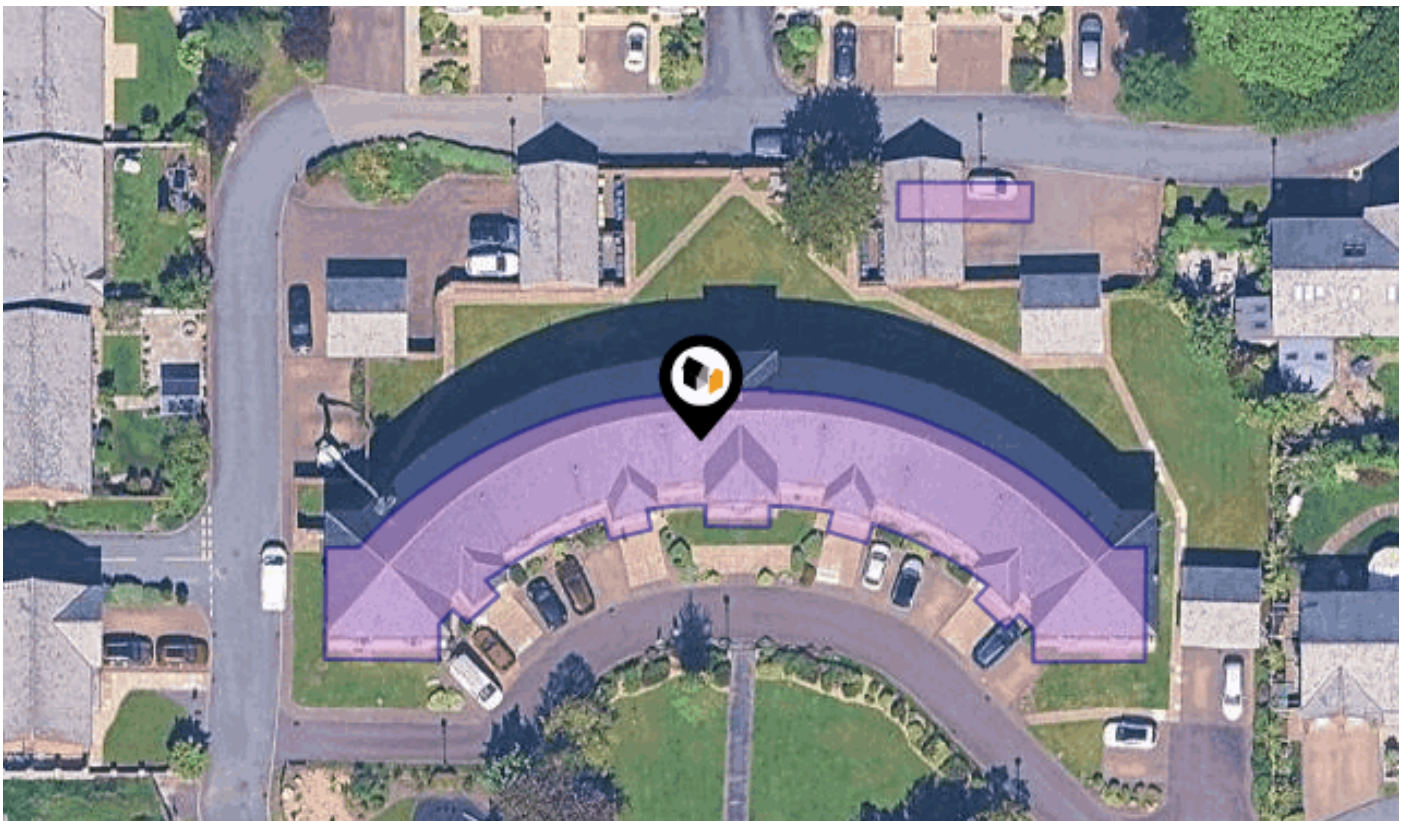




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 13th February 2026



HALLIWELL CRESCENT, HUTTON, PRESTON, PR4

Roberts & Co

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www.roberts-estates.co.uk

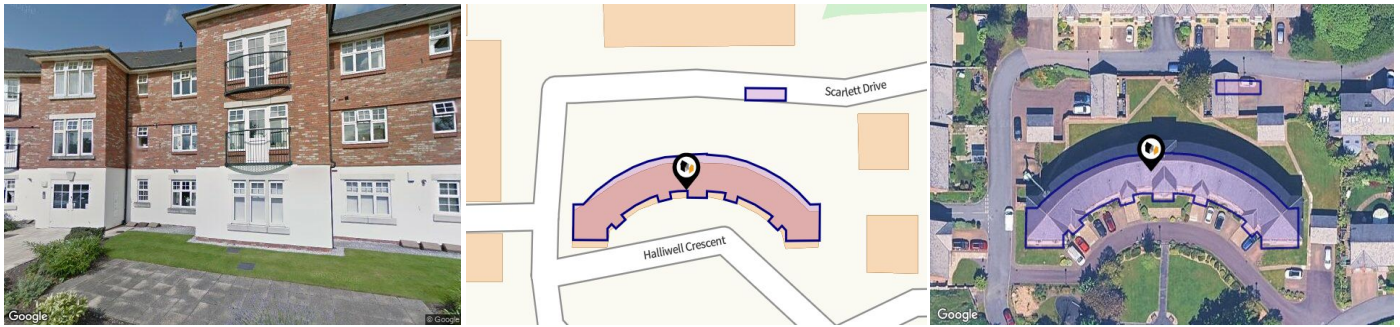


Introduction

Our Comments

- Immaculately Presented Two-Bedroom Second-Floor Apartment • Garage and Allocated Parking • Highly Desirable Thornton Grange Development

Set within the ever-popular Thornton Grange development in the charming village of Hutton, this attractive apartment offers the ideal balance of tranquil village living and excellent commuter convenience. The M6 motorway and Preston city centre are just a short drive away, while local shops, leisure facilities and everyday amenities are all close at hand, making this an exceptionally well-located home. The apartment itself is beautifully maintained and ready to move straight into, featuring a practical and contemporary layout throughout. Accessed via a communal entrance, the property opens into a welcoming private hallway leading to a spacious and light-filled living room. The modern fitted kitchen is finished with white cabinetry and contrasting worktops and includes an integrated fridge freezer, electric oven and hob, along with space and plumbing for a washing machine and a dedicated dining area. There are two well-proportioned bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room. The second bedroom is served by a sleek three-piece bathroom fitted with modern fixtures and finishes. Externally, the property enjoys an allocated parking space as well as a garage, providing excellent parking options for both residents and visitors. Residents can also take advantage of the beautifully maintained communal gardens, offering peaceful green spaces without the responsibility of upkeep. This apartment represents an excellent investment opportunity, with a strong history of continuous lets and attractive rental yield. It would also appeal to first-time buyers, professionals, or those seeking to downsize to a low-maintenance home in a desirable location. Offered to the market with no chain delay, this is a rare opportunity not to be missed. Early viewing is highly recommended to fully appreciate both the property and its superb setting.



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Plot Area:	0.19 acres		
Year Built :	2003		
Council Tax :	Band C		
Annual Estimate:	£2,091		
Title Number:	LAN246342		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

23 mb/s	1800 mb/s

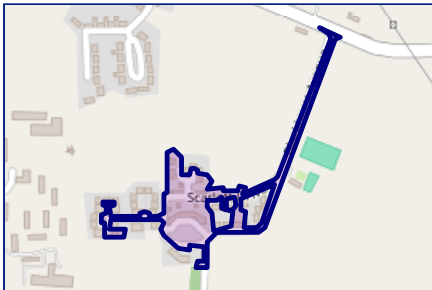
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

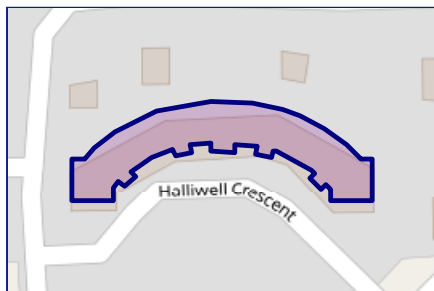


Freehold Title Plan



LA874952

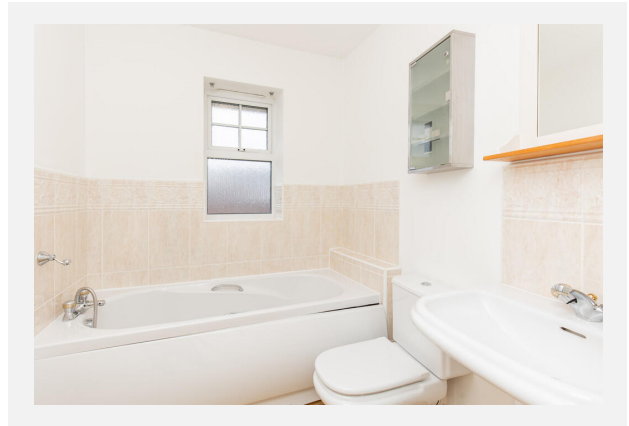
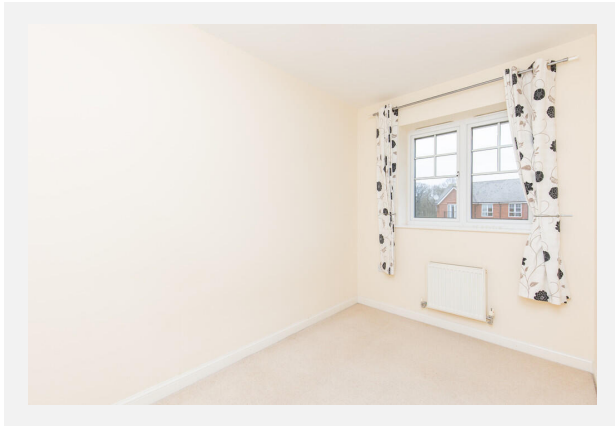
Leasehold Title Plan



LAN246342

Start Date: 17/04/2021
End Date: 01/01/3001
Lease Term: 999 years from 1 January 2002
Term Remaining: 975 years





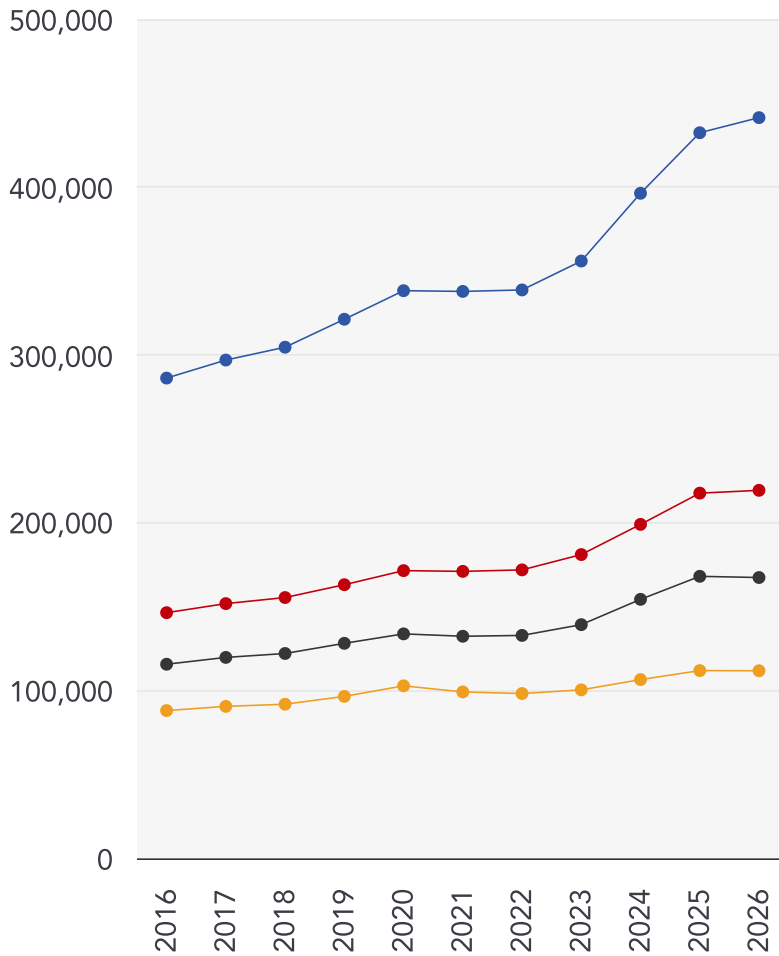
HALLIWELL CRESCENT, HUTTON, PRESTON, PR4



Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

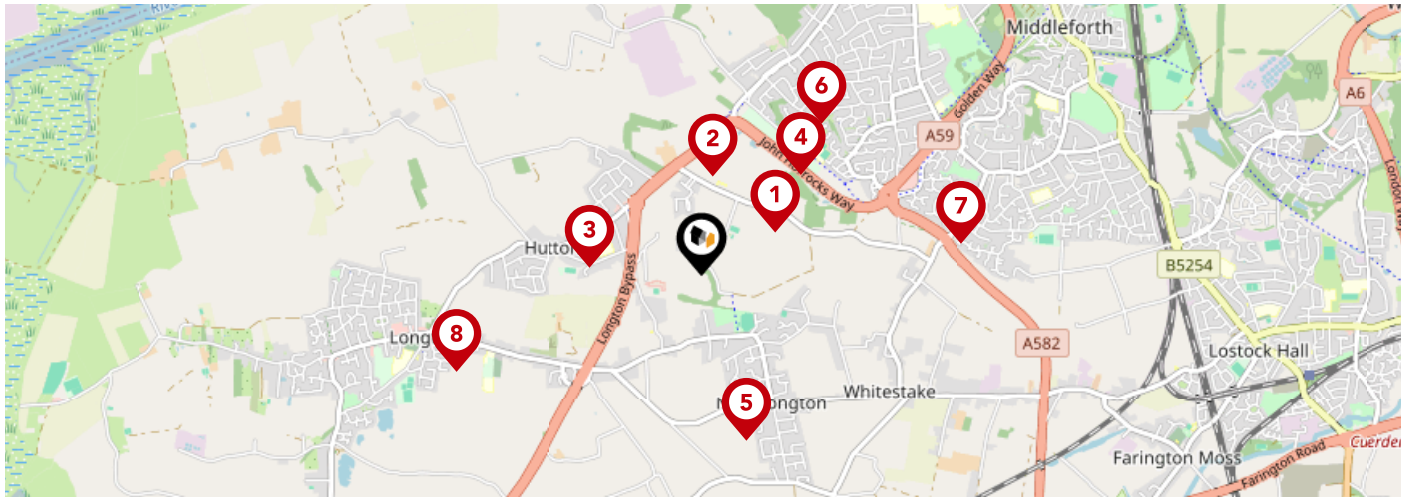
+49.8%

Terraced

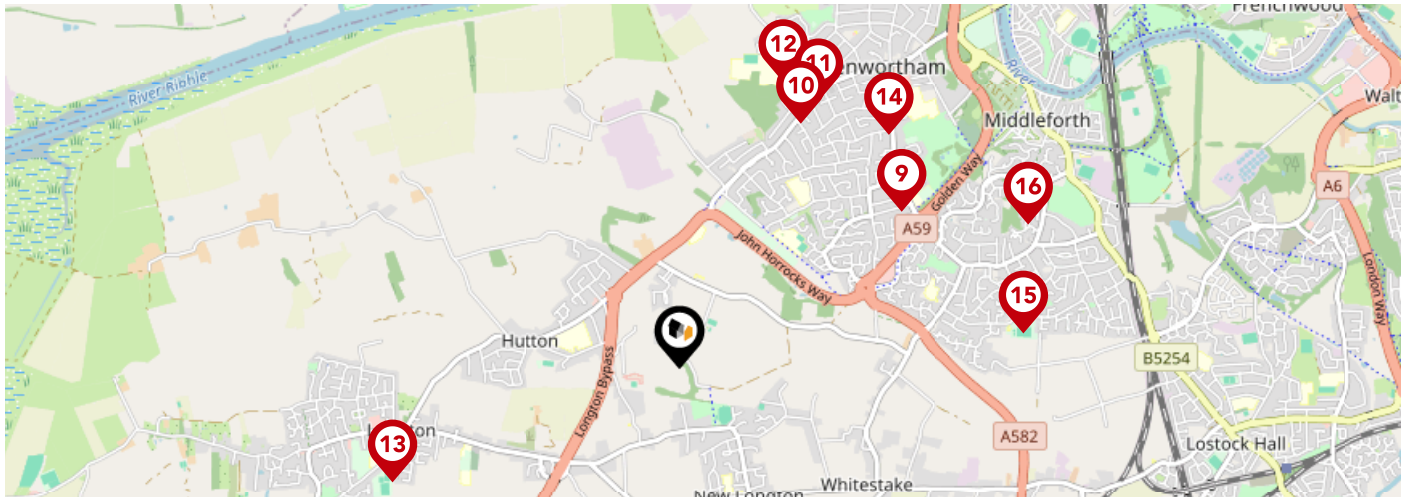
+44.66%

Flat

+26.94%



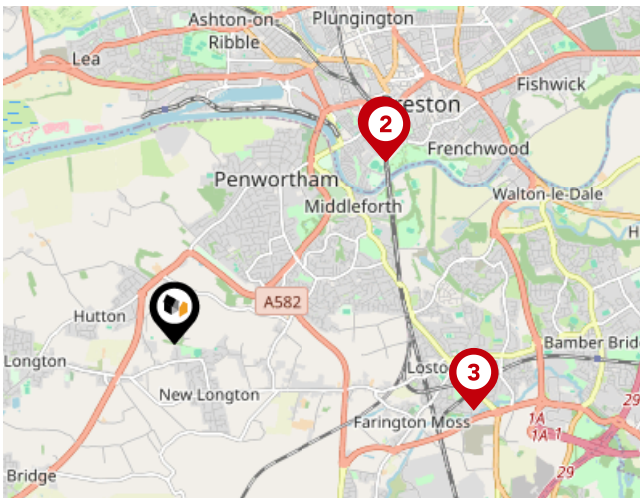
		Nursery	Primary	Secondary	College	Private
1	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Howick Church Endowed Primary School Ofsted 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:0.49	<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:0.62	<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:1.15	<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:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
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"/>
Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

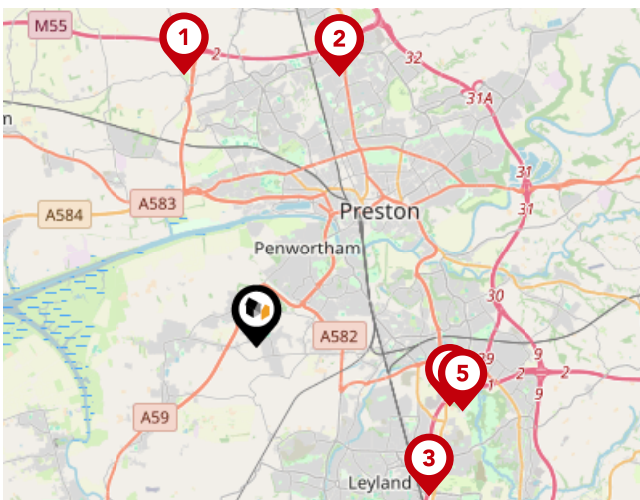
Area

Transport (National)



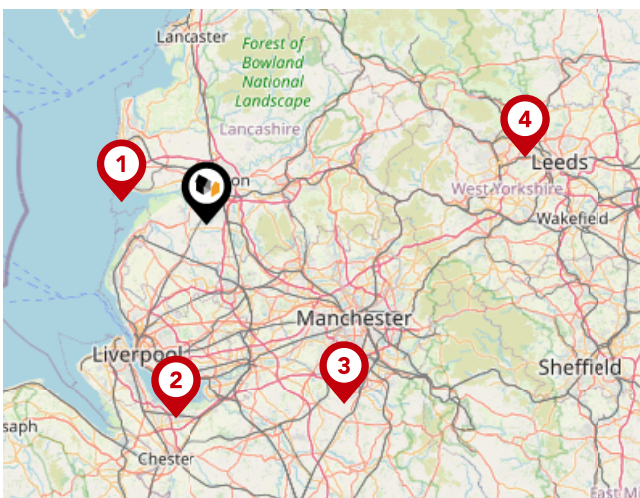
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.46 miles
2	Preston Rail Station	2.46 miles
3	Lostock Hall Rail Station	2.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	4.91 miles
2	M55 J1	4.95 miles
3	M6 J28	4.02 miles
4	M65 J1A	3.57 miles
5	M65 J1	3.8 miles

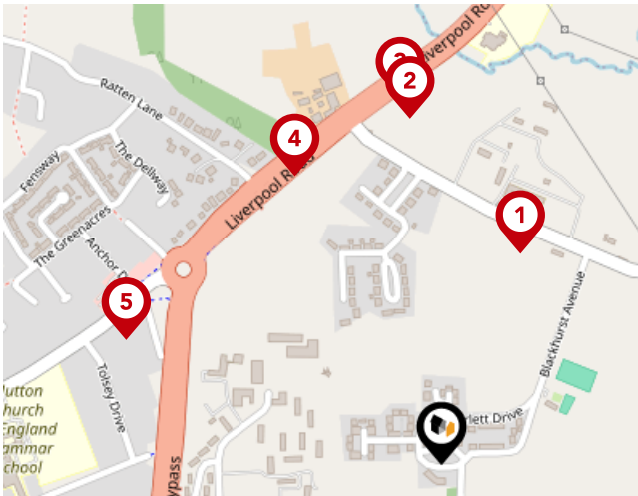


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.25 miles
2	Speke	27.64 miles
3	Manchester Airport	31.85 miles
4	Leeds Bradford Airport	45.6 miles

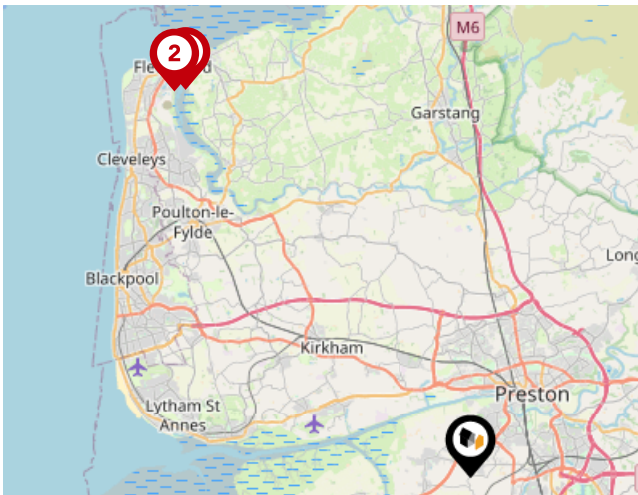
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Agricultural College	0.25 miles
2	Howick CEPS	0.38 miles
3	Howick CEPS	0.4 miles
4	Lindle Lane	0.35 miles
5	Anchor Drive	0.37 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.83 miles
2	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 for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

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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