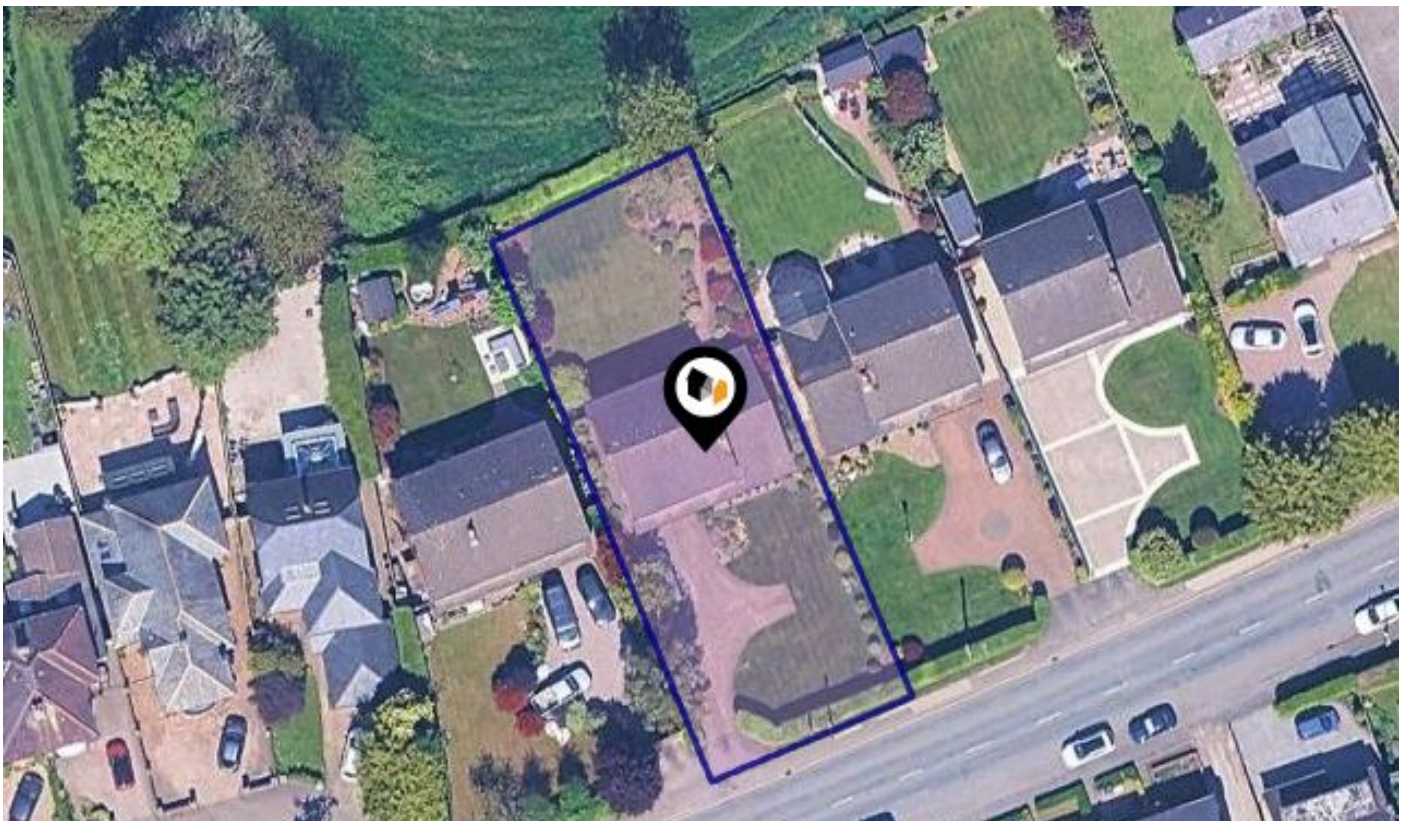




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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Monday 08th June 2026**



**LIVERPOOL ROAD, HUTTON, PRESTON, PR4**

## Roberts & Co

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

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www.roberts-estates.co.uk



\* Exceptional Four Double Bedroom Detached Family Home \* Double Garage with Electric Garage Doors \* Stunning Open Field Views

Occupying a generous plot in a highly sought-after location, this impressive four-bedroom detached family home offers beautifully presented accommodation throughout, spacious room proportions, and stunning views across open fields to the rear. Immaculately maintained by the current owners, the property combines stylish modern living with excellent outdoor space, making it an ideal family home. The property enjoys superb kerb appeal, with a beautifully landscaped front garden, extensive imprinted concrete driveway providing ample off-road parking, and a detached double garage fitted with electric garage doors. Upon entering, a welcoming entrance hall provides access to the ground floor accommodation and a convenient downstairs WC. The spacious living room is a superb reception space, featuring a striking box bay window that fills the room with natural light, a contemporary wall-mounted gas fire, and double doors opening into the formal dining room. The dining room offers an excellent space for entertaining and family gatherings, with sliding patio doors leading directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The stylish kitchen has been fitted with an attractive range of high-gloss white units complemented by contrasting black work surfaces, and benefits from a Quooker tap alongside integrated appliances including double electric ovens, hob, wine fridge, dishwasher, and fridge freezer, providing both practicality and a sleek modern finish. Adjacent to the kitchen is a useful utility room with space and plumbing for a washing machine, tumble dryer and additional appliances. The utility also benefits from external access to the rear garden and internal access to the double garage. To the first floor, the property offers four generously proportioned double bedrooms, ideal for growing families. The principal bedroom benefits from an extensive range of fitted bedroom furniture together with a private en-suite shower room. Bedroom two also features fitted furniture, while bedroom four benefits from fitted wardrobes, providing excellent storage solutions throughout the home. Completing the first floor accommodation is a beautifully appointed and contemporary shower room, fitted with a large shower enclosure, wall-hung vanity unit with inset wash basin, and WC. Externally, the rear garden is a true highlight of the property. Beautifully established and thoughtfully maintained, it enjoys a high degree of privacy and delightful views over surrounding fields. The garden features a well-kept lawn, mature shrubs and planting, a generous patio seating area ideal for outdoor entertaining, and a charming summer house, creating the perfect space to relax and enjoy the peaceful surroundings.

street-view-image



## Property

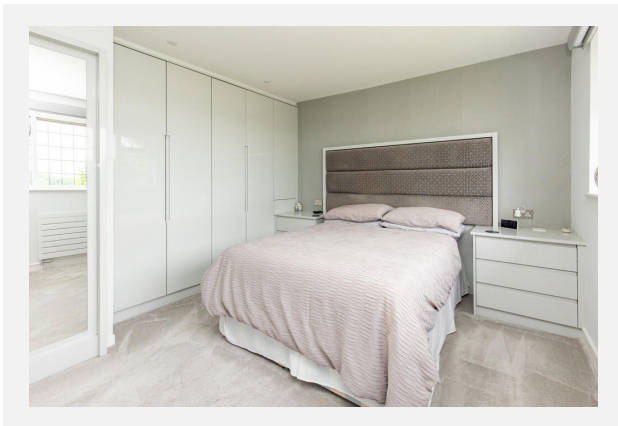
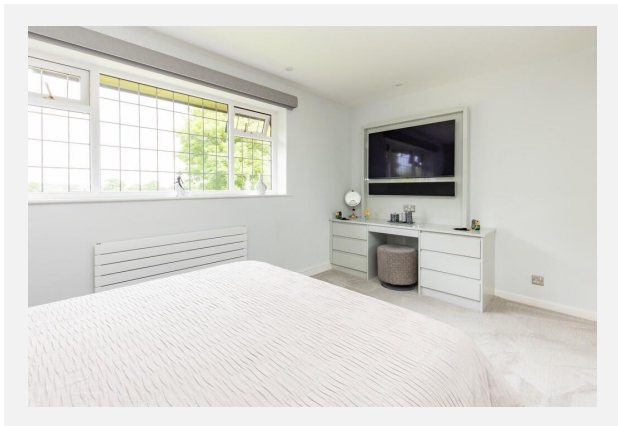
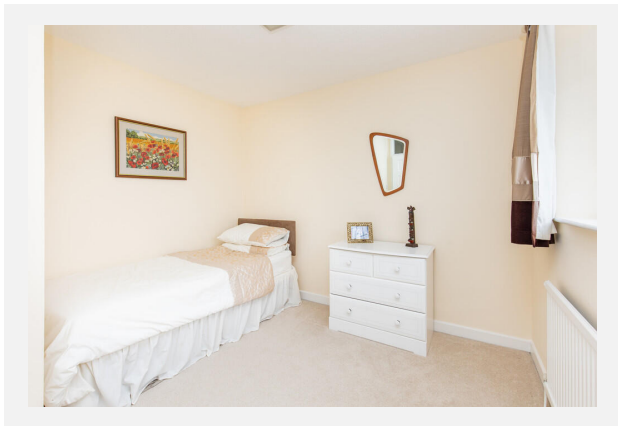
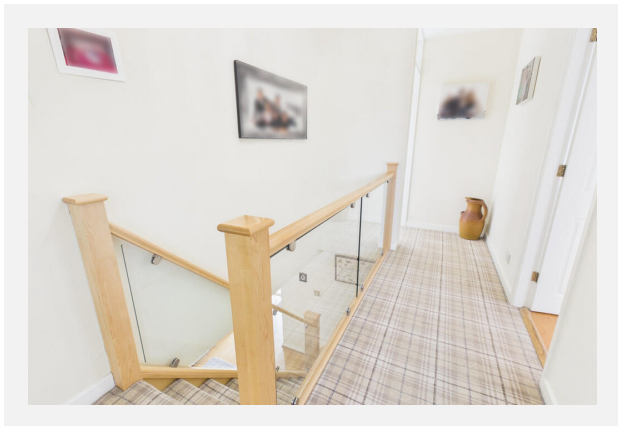
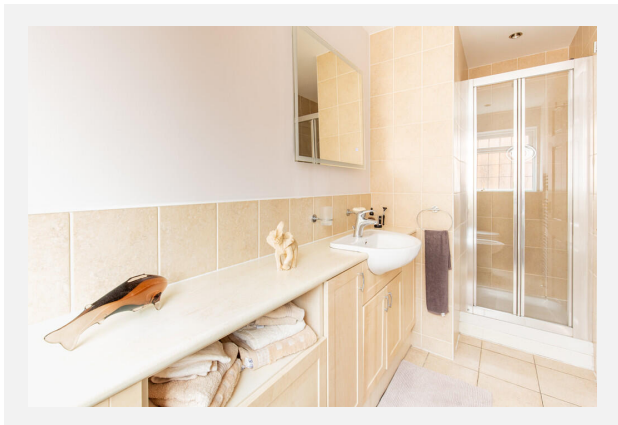
|                         |  |                |          |
|-------------------------|--|----------------|----------|
| <b>Type:</b>            | Detached                                   | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 4  |                |          |
| <b>Floor Area:</b>      | 1,614 ft <sup>2</sup> / 150 m <sup>2</sup> |                |          |
| <b>Plot Area:</b>       | 0.21 acres                                 |                |          |
| <b>Council Tax :</b>    | Band F                                     |                |          |
| <b>Annual Estimate:</b> | £3,528                                     |                |          |
| <b>Title Number:</b>    | LA451991                                   |                |          |

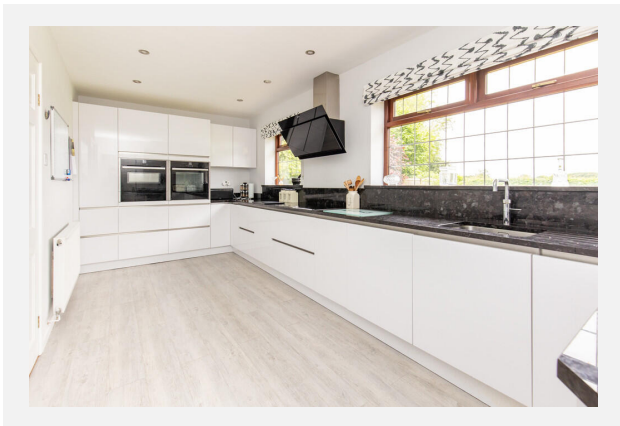
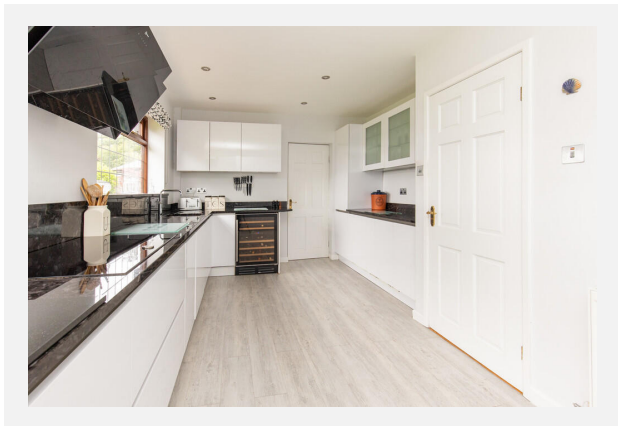
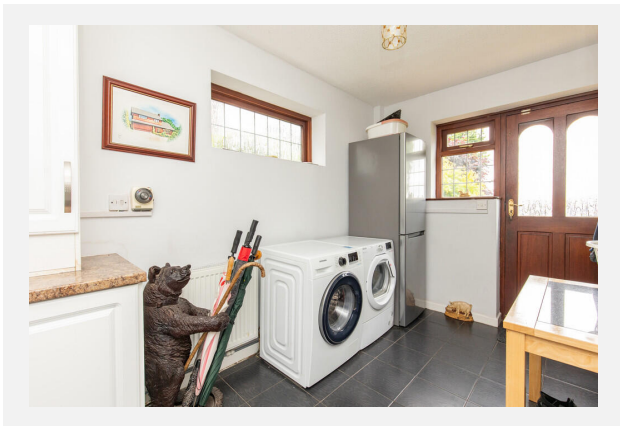
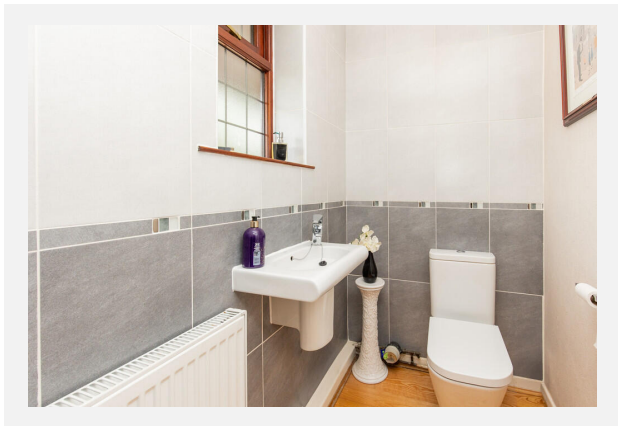
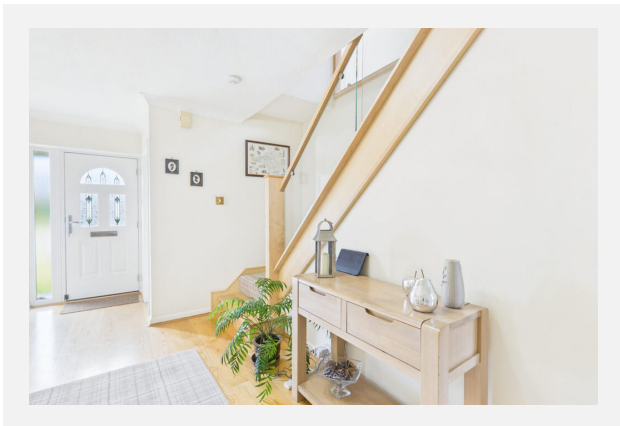
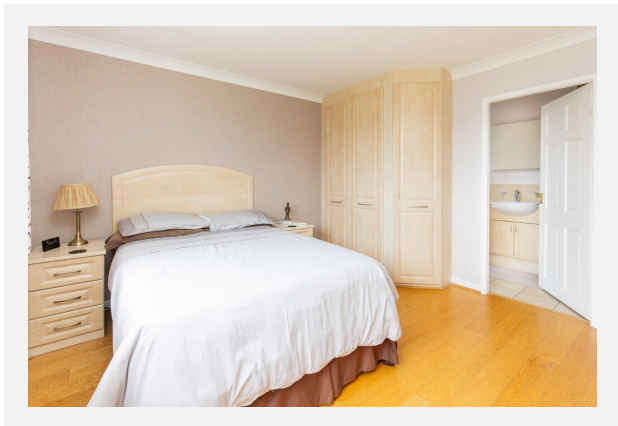
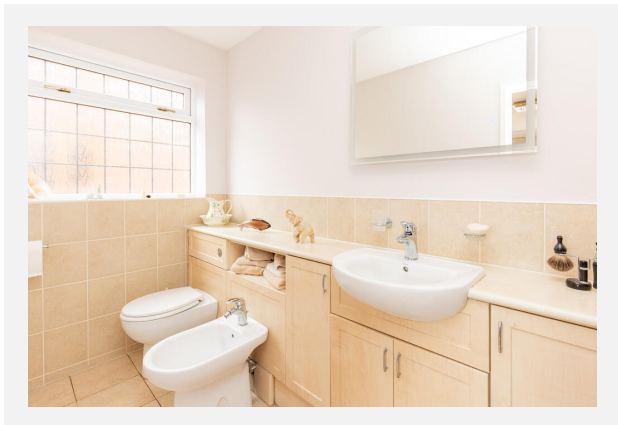
## Local Area

|  |                               |   |           |          |
|--|-------------------------------|---|-----------|----------|
| <b>Local Authority:</b>  | South ribble                  | <b>Estimated Broadband Speeds</b><br>(Standard - Superfast - Ultrafast) |           |          |
| <b>Conservation Area:</b>  | No                            | <b>15</b>   | <b>80</b> | <b>-</b> |
| <b>Flood Risk:</b>   |                               | mb/s  | mb/s      | mb/s     |
| <ul style="list-style-type: none"> <li>Rivers &amp; Seas</li> <li>Surface Water</li> </ul> | <p>Very low</p> <p>Medium</p> |   |           |          |

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

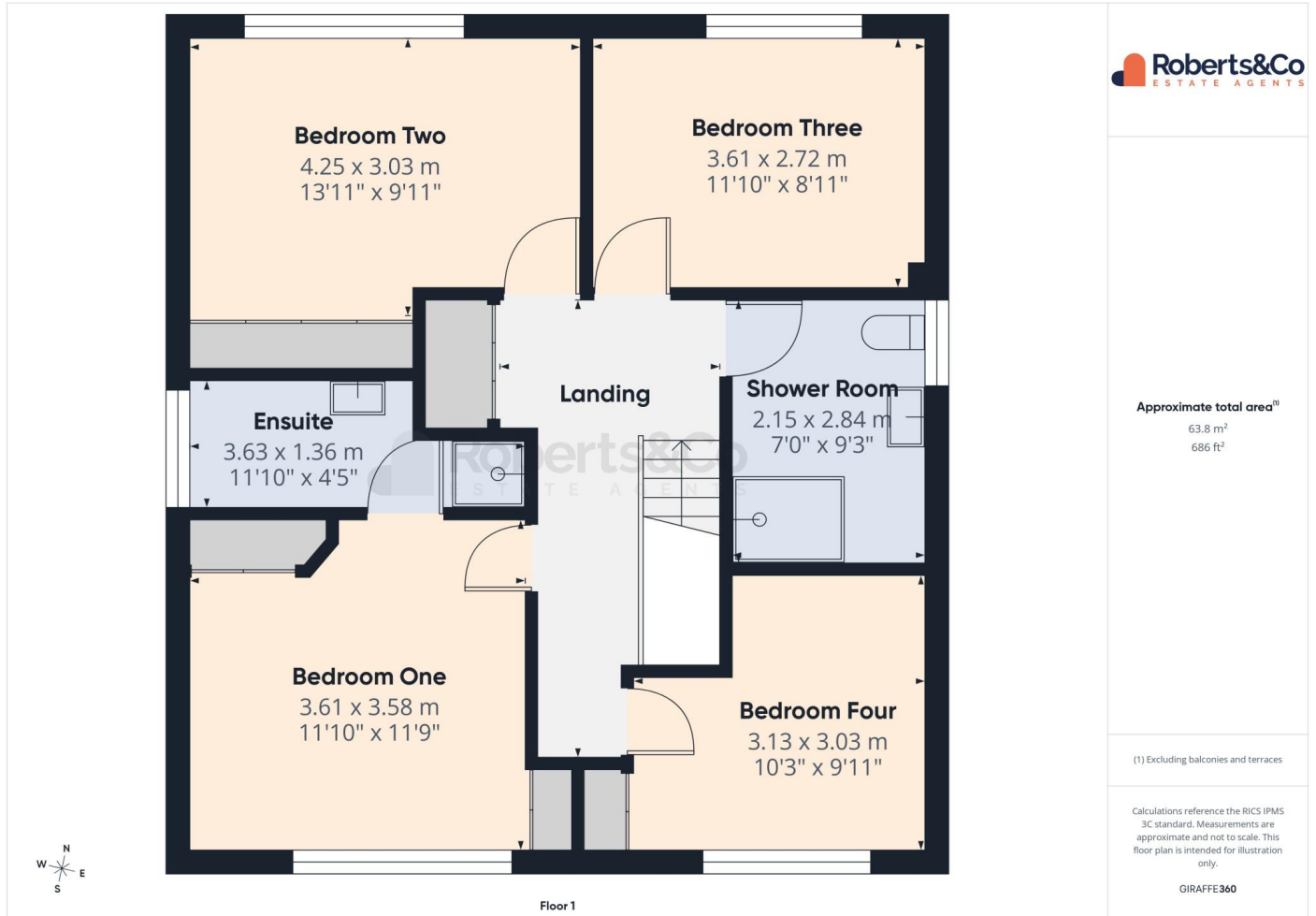
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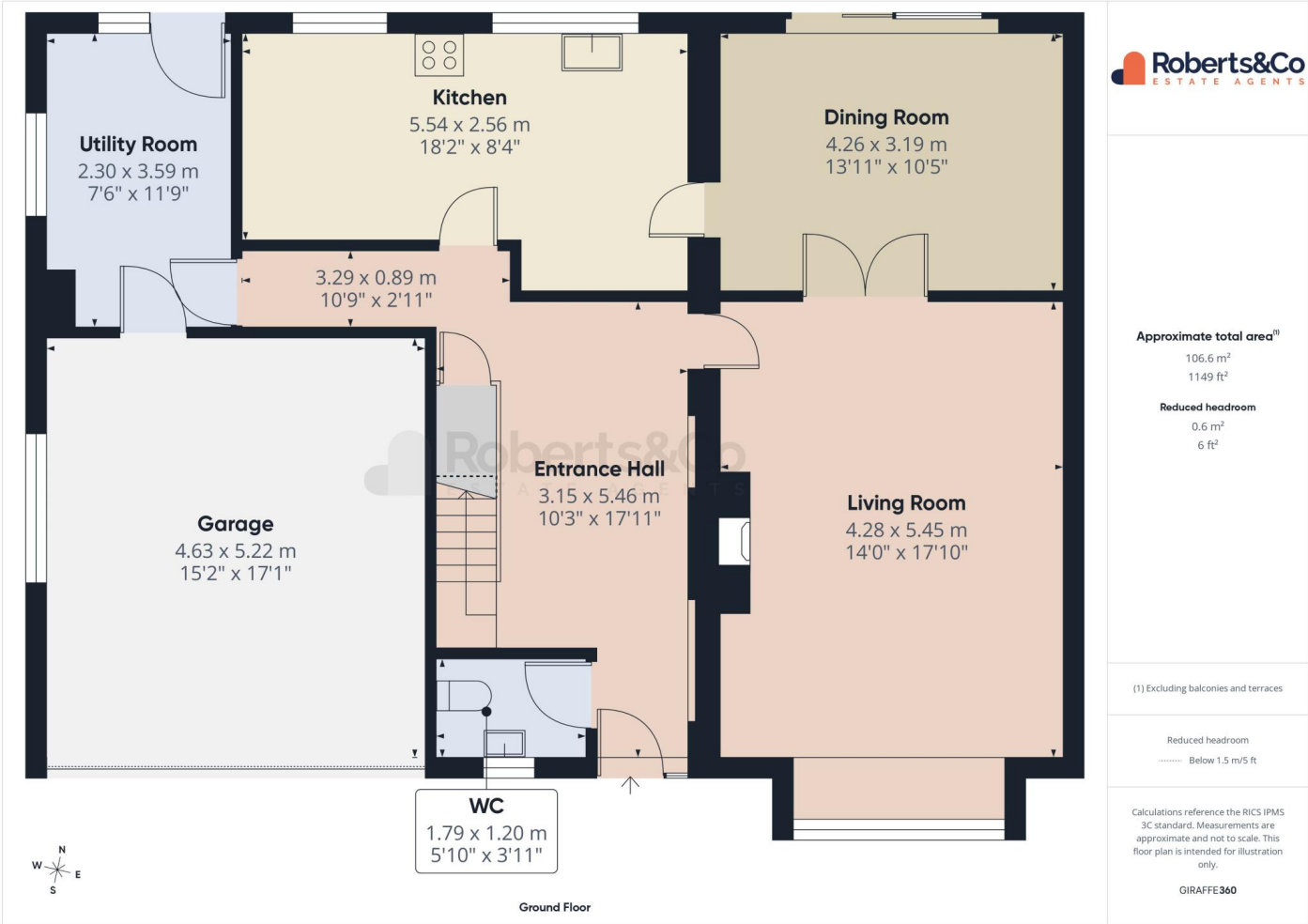




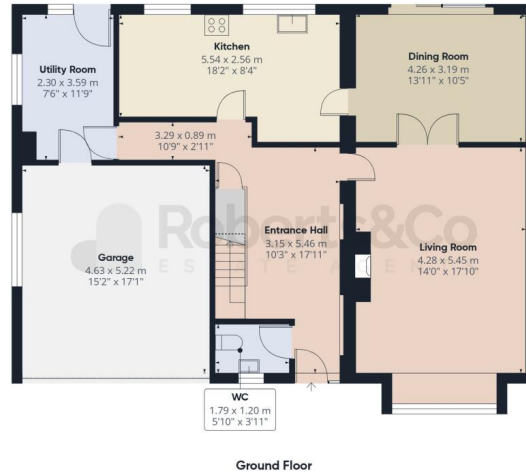
## LIVERPOOL ROAD, HUTTON, PRESTON, PR4



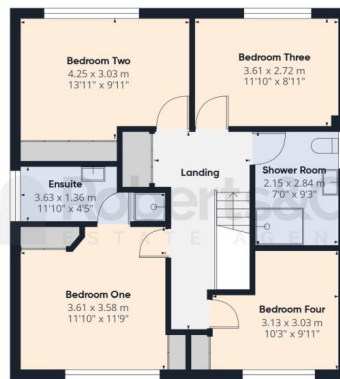
**LIVERPOOL ROAD, HUTTON, PRESTON, PR4**



## LIVERPOOL ROAD, HUTTON, PRESTON, PR4



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

170.4 m<sup>2</sup>  
1835 ft<sup>2</sup>

Reduced headroom

0.6 m<sup>2</sup>  
6 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



# Property EPC - Certificate

Hutton, PR4

Energy rating

**C**

Valid until 23.10.2035

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               | 82   <b>B</b> |
| 69-80 | <b>C</b>      | 72   <b>C</b> |               |
| 55-68 | <b>D</b>      |               |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

### Additional EPC Data

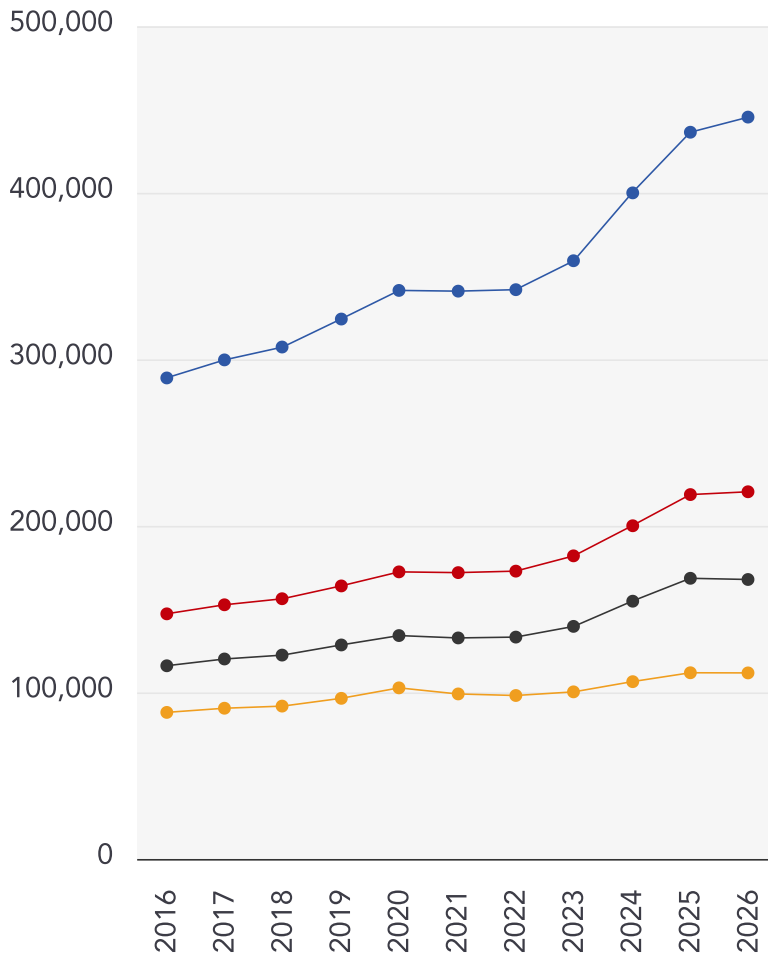
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|                                     |                                      |
|-------------------------------------|--------------------------------------|
| <b>Property Type:</b>               | House                                |
| <b>Build Form:</b>                  | Detached                             |
| <b>Transaction Type:</b>            | Marketed sale                        |
| <b>Energy Tariff:</b>               | Unknown                              |
| <b>Main Fuel:</b>                   | Mains gas (not community)            |
| <b>Main Gas:</b>                    | Yes                                  |
| <b>Previous Extension:</b>          | 2                                    |
| <b>Open Fireplace:</b>              | 0                                    |
| <b>Walls:</b>                       | Cavity wall, filled cavity           |
| <b>Walls Energy:</b>                | Good                                 |
| <b>Roof:</b>                        | Pitched, 270 mm loft insulation      |
| <b>Roof Energy:</b>                 | Very Good                            |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas      |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs |
| <b>Hot Water System:</b>            | From main system                     |
| <b>Hot Water Energy Efficiency:</b> | Good                                 |
| <b>Lighting:</b>                    | Excellent lighting efficiency        |
| <b>Floors:</b>                      | Solid, no insulation (assumed)       |
| <b>Total Floor Area:</b>            | 150 m <sup>2</sup>                   |

# Market

## House Price Statistics

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



Detached

**+54.23%**

Semi-Detached

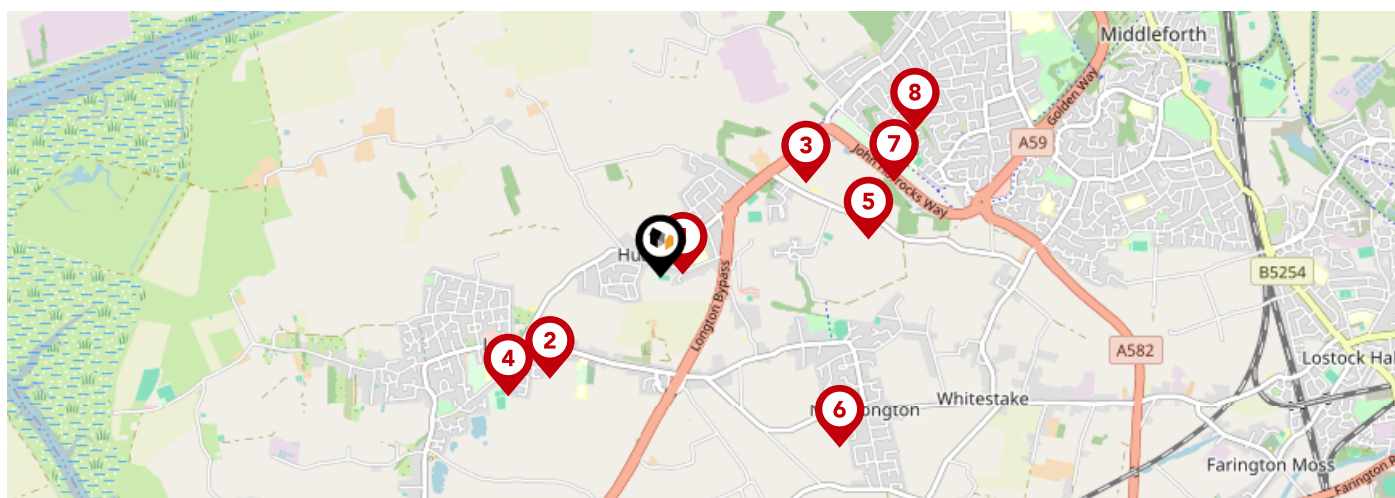
**+49.8%**

Terraced

**+44.66%**

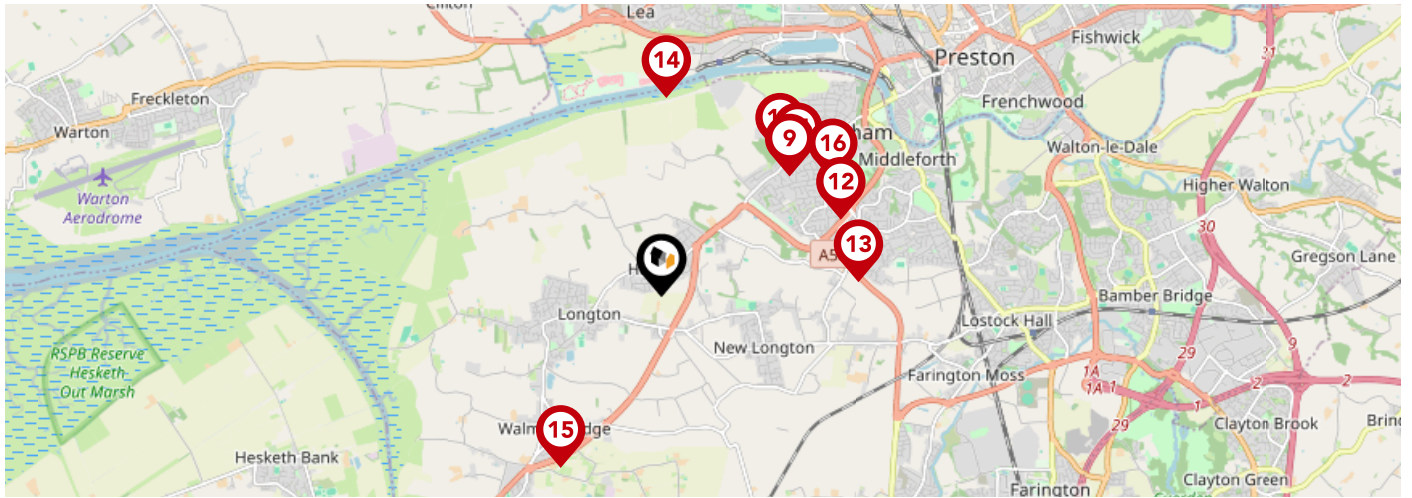
Flat

**+26.94%**



|  |                          | Nursery                             | Primary                             | Secondary                | College                  | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---------|
| <b>Hutton Church of England Grammar School</b><br>Ofsted Rating: Good   Pupils: 857   Distance:0.1       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |         |
| <b>St Oswald's Catholic Primary School, Longton</b><br>Ofsted Rating: Good   Pupils: 246   Distance:0.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |         |
| <b>Howick Church Endowed Primary School</b><br>Ofsted Rating: Good   Pupils: 107   Distance:0.76         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |         |
| <b>Longton Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 211   Distance:0.85                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |         |
| <b>Ashbridge Independent School</b><br>Ofsted Rating: Not Rated   Pupils: 551   Distance:0.93            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |         |
| <b>New Longton All Saints CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 216   Distance:1.09   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |         |
| <b>All Hallows Catholic High School</b><br>Ofsted Rating: Outstanding   Pupils: 912   Distance:1.11      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |         |
| <b>Whitefield Primary School</b><br>Ofsted Rating: Good   Pupils: 370   Distance:1.3                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |         |

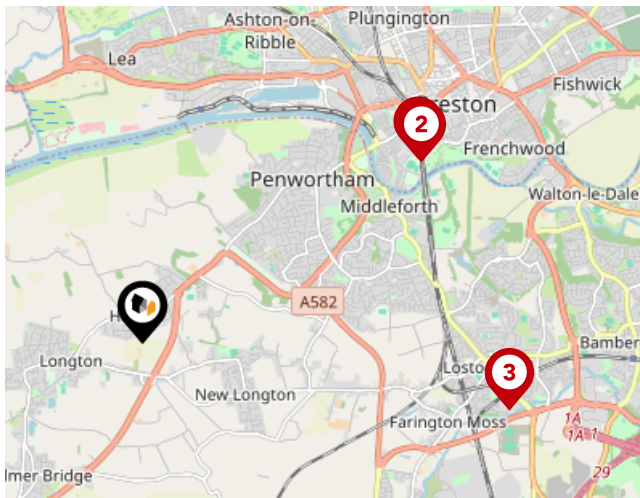
# Area Schools



|  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>Penwortham, St Teresa's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 275   Distance:1.54              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Penwortham Priory Academy</b><br>Ofsted Rating: Good   Pupils: 762   Distance:1.62                                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Penwortham Primary School</b><br>Ofsted Rating: Good   Pupils: 201   Distance:1.67                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Cop Lane Church of England Primary School, Penwortham</b><br>Ofsted Rating: Outstanding   Pupils: 208   Distance:1.71 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Penwortham Broad Oak Primary School</b><br>Ofsted Rating: Good   Pupils: 201   Distance:1.74                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Pioneer TEC</b><br>Ofsted Rating: Requires improvement   Pupils:0   Distance:1.74                                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Little Hoole Primary School</b><br>Ofsted Rating: Good   Pupils: 197   Distance:1.74                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Penwortham Girls' High School</b><br>Ofsted Rating: Outstanding   Pupils: 801   Distance:1.82                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

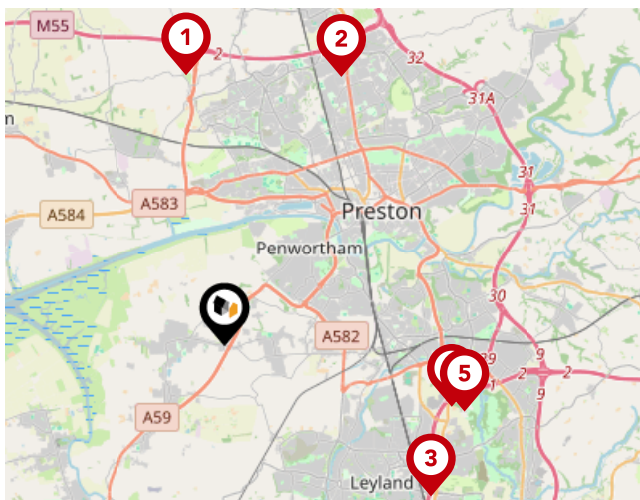
# Area

## Transport (National)



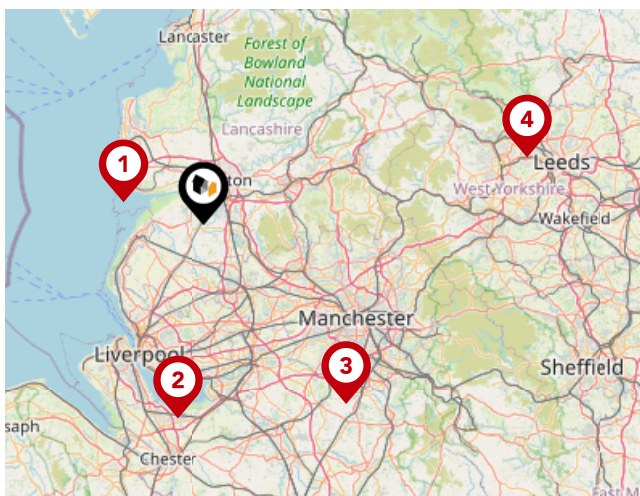
### National Rail Stations

| Pin | Name                      | Distance   |
|-----|---------------------------|------------|
| 1   | Preston Rail Station      | 2.91 miles |
| 2   | Preston Rail Station      | 2.93 miles |
| 3   | Lostock Hall Rail Station | 3.27 miles |



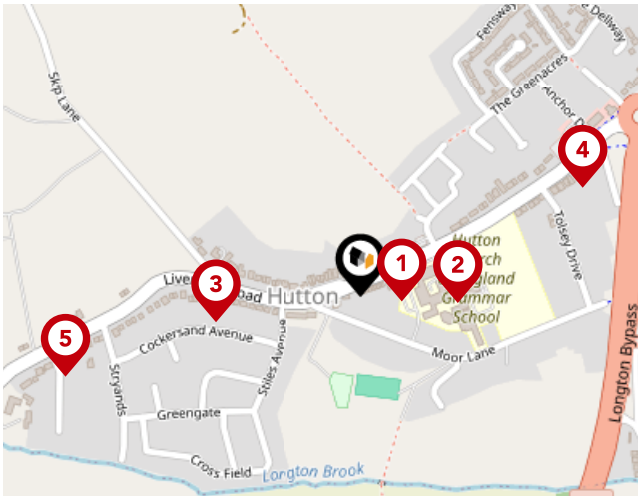
### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M55 J2  | 4.78 miles |
| 2   | M55 J1  | 5.14 miles |
| 3   | M6 J28  | 4.5 miles  |
| 4   | M65 J1A | 4.14 miles |
| 5   | M65 J1  | 4.37 miles |



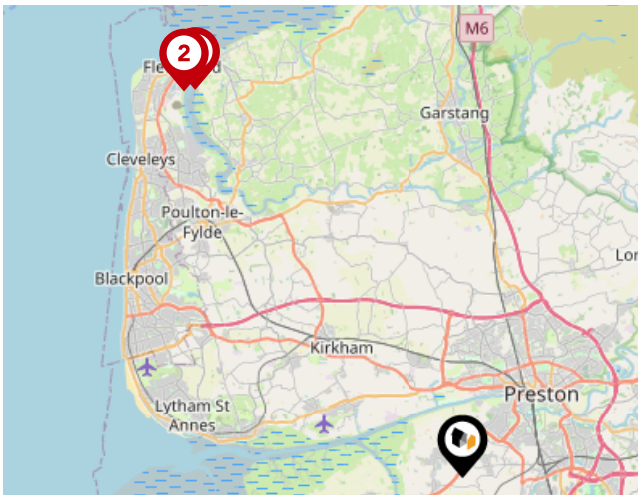
### Airports/Helipads

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Highfield              | 11.68 miles |
| 2   | Speke                  | 27.58 miles |
| 3   | Manchester Airport     | 32.23 miles |
| 4   | Leeds Bradford Airport | 46.17 miles |



### Bus Stops/Stations

| Pin | Name                   | Distance   |
|-----|------------------------|------------|
| 1   | Grammar School         | 0.05 miles |
| 2   | Grammar School Grounds | 0.11 miles |
| 3   | Skip Lane              | 0.16 miles |
| 4   | Anchor Drive           | 0.27 miles |
| 5   | Birchwood Avenue       | 0.33 miles |



### Ferry Terminals

| Pin | Name                                  | Distance    |
|-----|---------------------------------------|-------------|
| 1   | Knott End-On-Sea Ferry Landing        | 16.48 miles |
| 2   | Fleetwood for Knott End Ferry Landing | 16.64 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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