

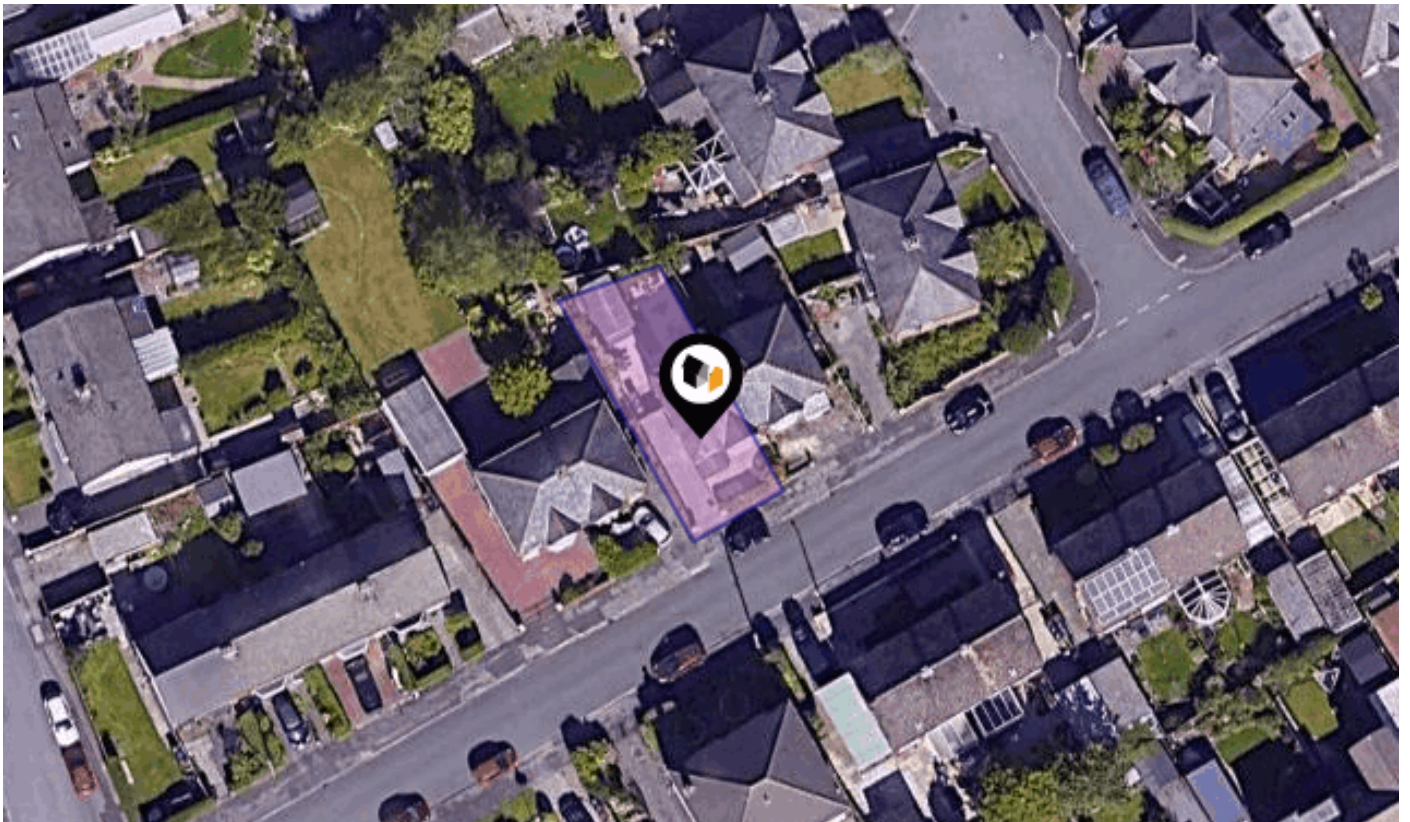


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd July 2024



GILLER DRIVE, PENWORTHAM, PRESTON, PR1

Lawrence Rooney Estate Agents

3 Oak Gardens, Longton, Preston, PR4 5XP

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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.04 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£1,993
Title Number:	LAN151601

Tenure: Freehold

Local Area

Local Authority:	South ribble
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s	66 mb/s	1000 mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Penwortham, PR1

Energy rating

D

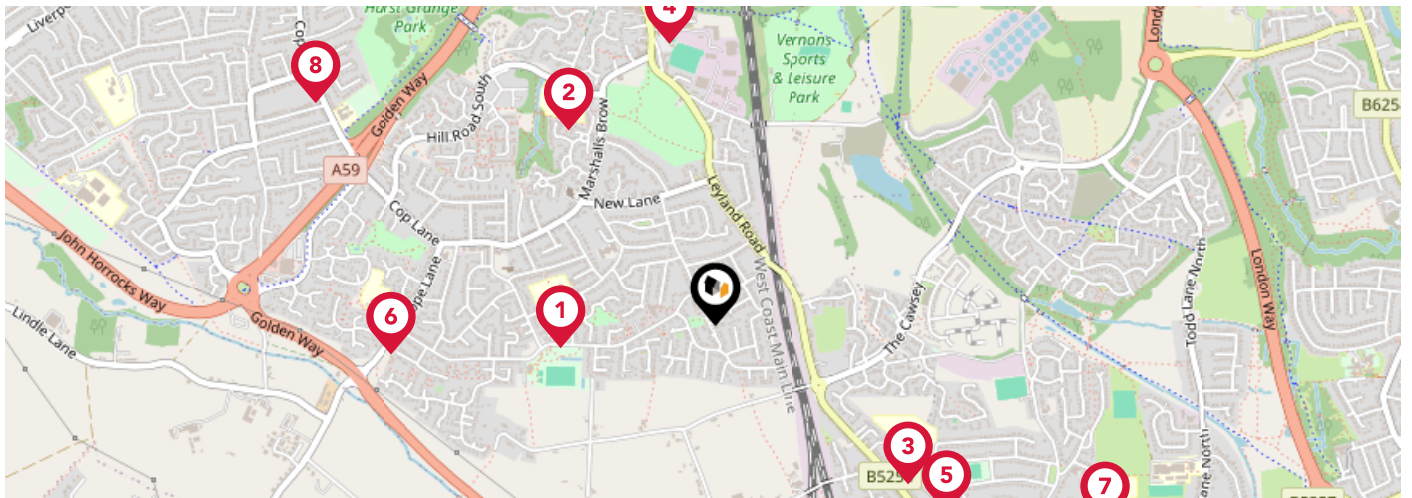
Valid until 17.03.2034









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

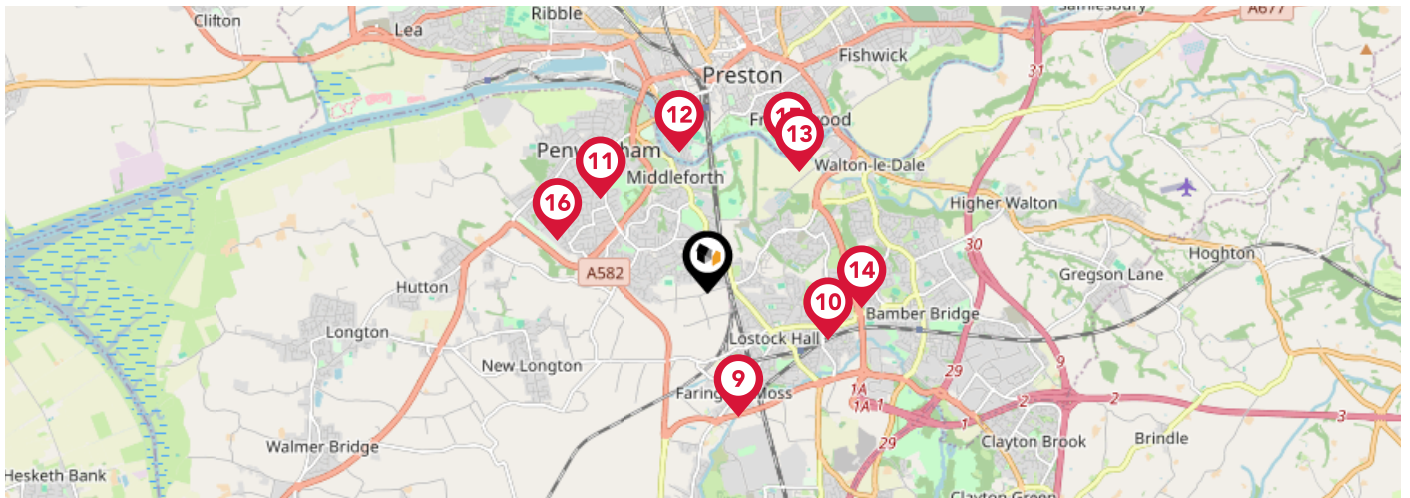
Additional EPC Data









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:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 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 92% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	84 m ²

Area Schools



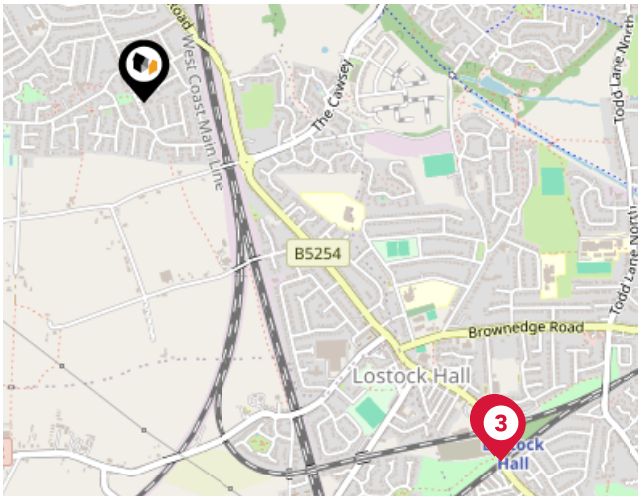
	Nursery	Primary	Secondary	College	Private
 Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:0.65	<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: 187 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Good Pupils: 340 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frenchwood Community Primary School Ofsted Rating: Good Pupils: 341 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

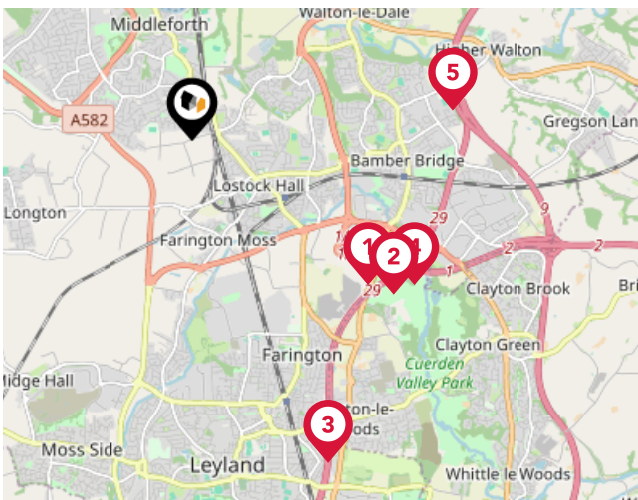
Area

Transport (National)



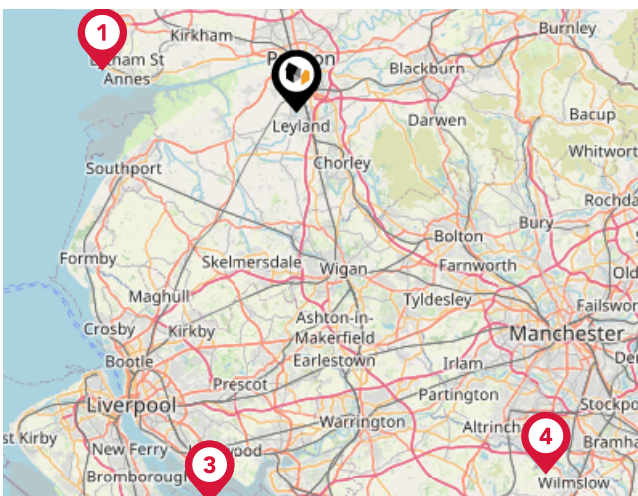
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	1.09 miles
2	Rail Station	1.1 miles
3	Rail Station	1.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2 miles
2	M65 J1	2.22 miles
3	M6 J28	3.06 miles
4	M6 J29	2.33 miles
5	M6 J30	2.31 miles

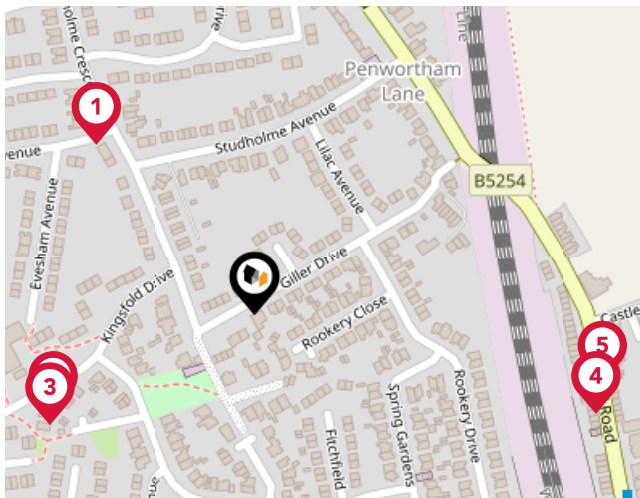


Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	14.01 miles
2	Liverpool John Lennon Airport	28.18 miles
3	Liverpool John Lennon Airport	28.19 miles
4	Terminal Two Access	30.92 miles

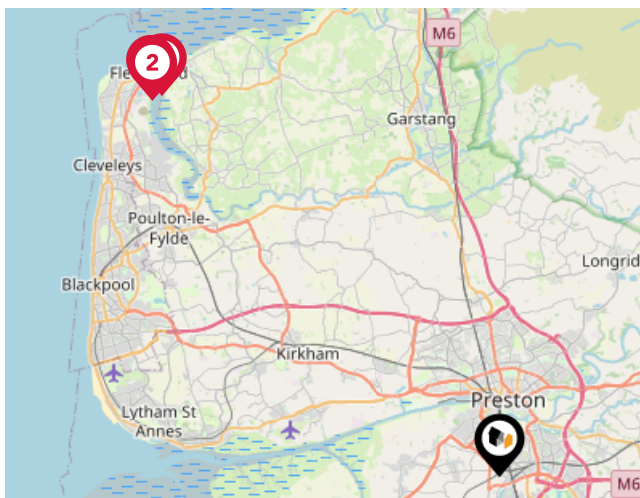
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Charnock Avenue	0.13 miles
2	Tuson House	0.12 miles
3	School Stop	0.13 miles
4	Sumpter Horse	0.19 miles
5	Sumpter Horse	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.85 miles
2	Fleetwood for Ireland Ferry Terminal	17.92 miles
3	Fleetwood for Knott End Ferry Landing	18.05 miles

Market Sold in Street

1a, Giller Drive, Preston, PR1 9LT							Semi-detached House		
Last Sold Date:	07/12/2023	28/03/2019							
Last Sold Price:	£275,000	£205,000							
28, Giller Drive, Preston, PR1 9LT							Terraced House		
Last Sold Date:	12/11/2021								
Last Sold Price:	£128,800								
39, Giller Drive, Preston, PR1 9LT							Terraced House		
Last Sold Date:	23/07/2021	14/06/2010	13/01/2006						
Last Sold Price:	£135,000	£110,000	£110,000						
37, Giller Drive, Preston, PR1 9LT							Terraced House		
Last Sold Date:	26/08/2020								
Last Sold Price:	£100,000								
2, Giller Drive, Preston, PR1 9LT							other House		
Last Sold Date:	07/11/2019								
Last Sold Price:	£300,000								
18, Giller Drive, Preston, PR1 9LT							Semi-detached House		
Last Sold Date:	07/12/2018	02/05/2014							
Last Sold Price:	£142,500	£120,000							
1b, Giller Drive, Preston, PR1 9LT							Detached House		
Last Sold Date:	23/08/2018								
Last Sold Price:	£205,000								
1, Giller Drive, Preston, PR1 9LT							Detached House		
Last Sold Date:	01/08/2018	20/06/2016	24/03/2016	10/10/2011	20/06/2007	10/01/2003			
Last Sold Price:	£290,000	£157,776	£155,000	£130,000	£249,950	£165,000			
16, Giller Drive, Preston, PR1 9LT							Semi-detached House		
Last Sold Date:	24/11/2017	03/10/2003							
Last Sold Price:	£142,000	£91,000							
14, Giller Drive, Preston, PR1 9LT							Semi-detached House		
Last Sold Date:	03/07/2017	30/05/2014	13/12/2011	25/06/2004	19/08/1996				
Last Sold Price:	£147,000	£130,000	£125,000	£128,750	£53,500				
35, Giller Drive, Preston, PR1 9LT							Terraced House		
Last Sold Date:	07/07/2016								
Last Sold Price:	£130,000								
17, Giller Drive, Preston, PR1 9LT							Semi-detached House		
Last Sold Date:	19/09/2014	24/11/2000	07/03/1997						
Last Sold Price:	£129,000	£59,950	£50,000						

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street

33, Giller Drive, Preston, PR1 9LT		Terraced House	
Last Sold Date:	26/07/2013	18/01/2008	
Last Sold Price:	£134,950	£160,000	
27, Giller Drive, Preston, PR1 9LT		Detached House	
Last Sold Date:	25/05/2007	07/08/1995	
Last Sold Price:	£175,000	£82,500	
30, Giller Drive, Preston, PR1 9LT		Semi-detached House	
Last Sold Date:	10/07/2006		
Last Sold Price:	£110,000		
29, Giller Drive, Preston, PR1 9LT		Semi-detached House	
Last Sold Date:	25/07/2005		
Last Sold Price:	£169,950		
6, Giller Drive, Preston, PR1 9LT		Semi-detached House	
Last Sold Date:	24/03/2005	11/11/1997	27/06/1997
Last Sold Price:	£137,995	£47,000	£46,500
12, Giller Drive, Preston, PR1 9LT		Semi-detached House	
Last Sold Date:	30/04/2003	24/05/2002	
Last Sold Price:	£94,000	£70,000	
20, Giller Drive, Preston, PR1 9LT		Semi-detached House	
Last Sold Date:	23/08/2002		
Last Sold Price:	£82,000		
31, Giller Drive, Preston, PR1 9LT		Semi-detached House	
Last Sold Date:	05/07/2002		
Last Sold Price:	£89,000		

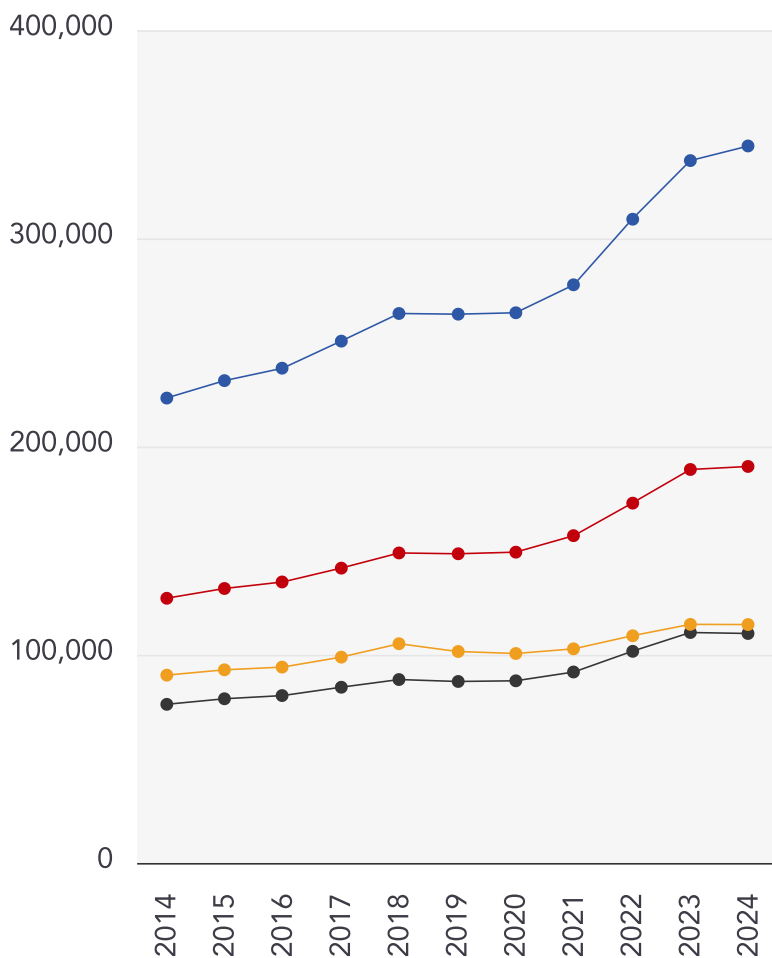
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Market

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%



Lawrence Rooney Estate Agents

At Lawrence Rooney Estate Agents we are a local family business with Lawrence Rooney and Andrea Rooney taking active roles in the day-to-day operation. We opened in December 2006 and have been selling and letting houses across the South Ribble area from the centre of Longton ever since. From the beginning our ethos has been passionate about property, serious about service. We use the most innovative marketing techniques to advertise your property, but at our heart is our proactive and dedicated local team, with a personal touch available seven days a week to help you sell or let your property or to help you find your dream home. We believe at times we are more than just an estate agent we are a friend, an advisor, counsellor to our customer. It is important to us to keep you informed at all times and to hold your hand and guide you through one of the most important milestones in a person's life. We will always do our best to put ourselves in your shoes to provide the support and guidance you need and often go the extra mile to ensure all our clients have the best experience. At Lawrence Rooney Estate Agents whether buying or selling, letting or renting our service always gets excellent results.

Testimonial 1



Excellent service at all times

Testimonial 2



If ever selling or buying a house again then this is my first stop.

Testimonial 3



I think the Service Is amazing with this estate agent they are kind, helpful, and if any faults with the flat itself they get right on it to make sure it's fixed ASAP can't ask for a better estate kind, helpful and there if you need them what more can you ask thank you very much lawrence Rooney for being there and being so helpful

Testimonial 4



Lawrence Rooney's I have used twice for selling properties and Mortgage Services I would highly recommend their services. They dealt with some very tricky negotiations for me going above and beyond my expectations to reach a positive outcome for both parties. Their feedback all the way through the process was always timely and constructive. Their local knowledge is outstanding, would use any of their services without hesitation. Thank you



/LawrenceRooneyEstateAgents



/lawrencerooneyestateagents

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Lawrence Rooney Estate

Agents

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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