

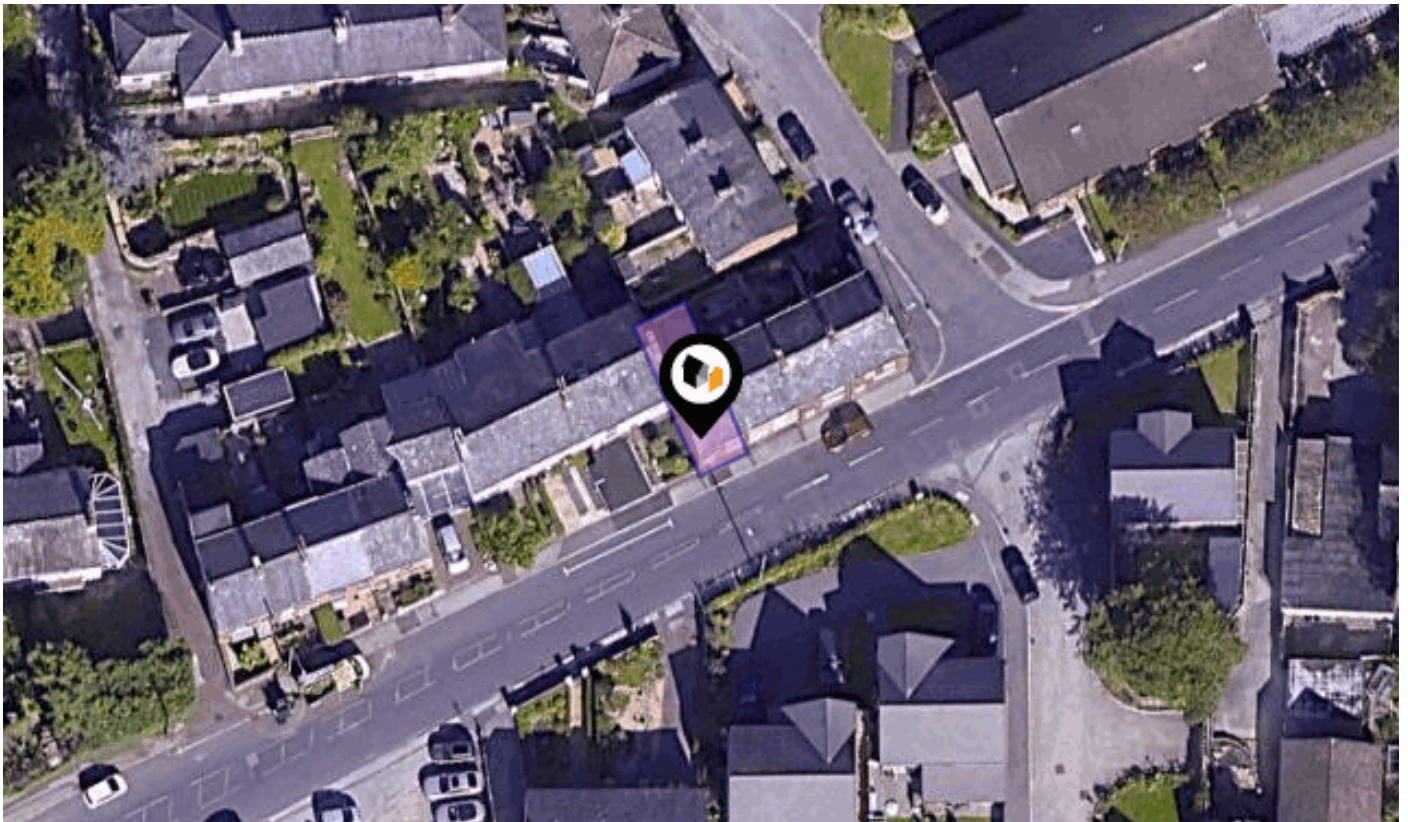


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd July 2024



MARSHALLS BROW, PENWORTHAM, PRESTON, PR1

Lawrence Rooney Estate Agents

3 Oak Gardens, Longton, Preston, PR4 5XP

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	828 ft ² / 77 m ²		
Plot Area:	0.01 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,495		
Title Number:	LA590876		

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	57 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Penwortham, PR1

Energy rating

D

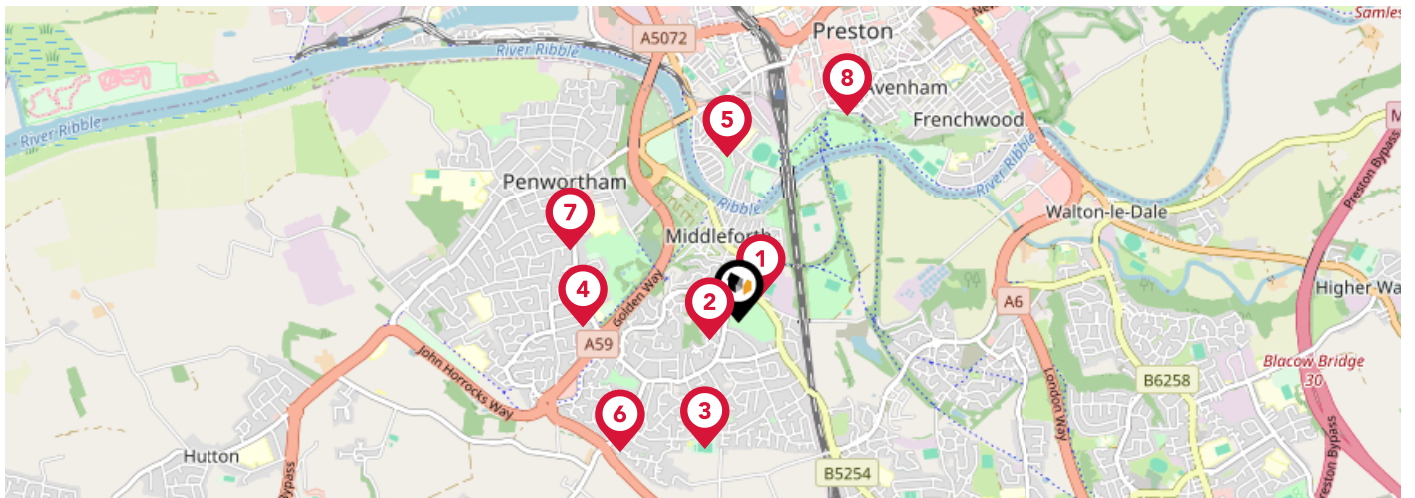
Valid until 22.05.2034









Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

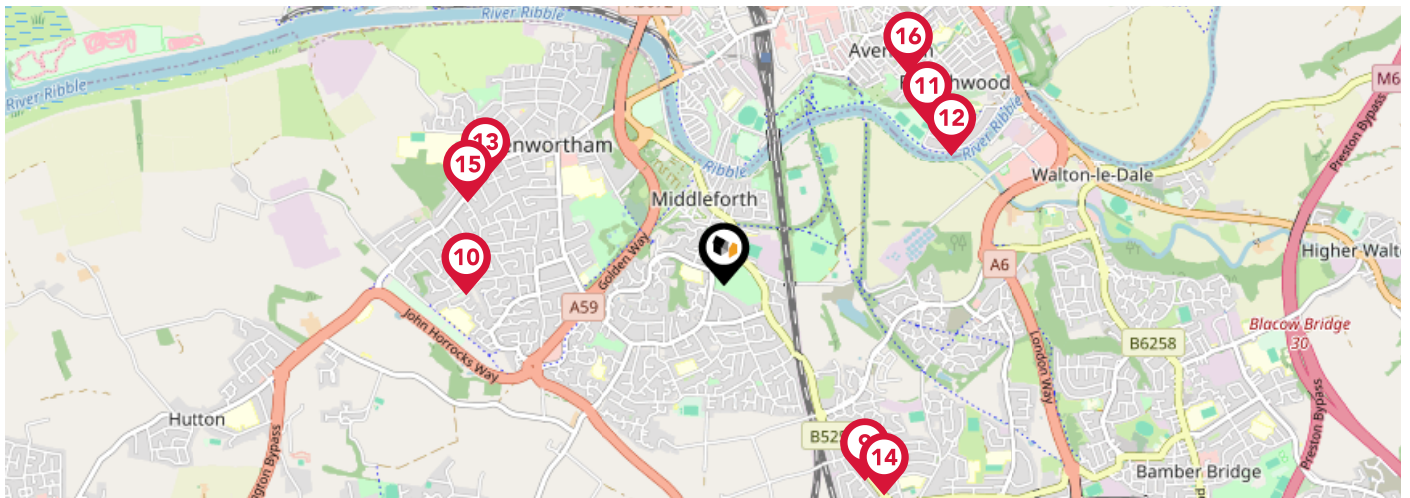
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Room thermostat only
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 78% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	77 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.15	<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:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:0.57	<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:0.68	<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: 296 Distance:0.73	<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:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 67 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

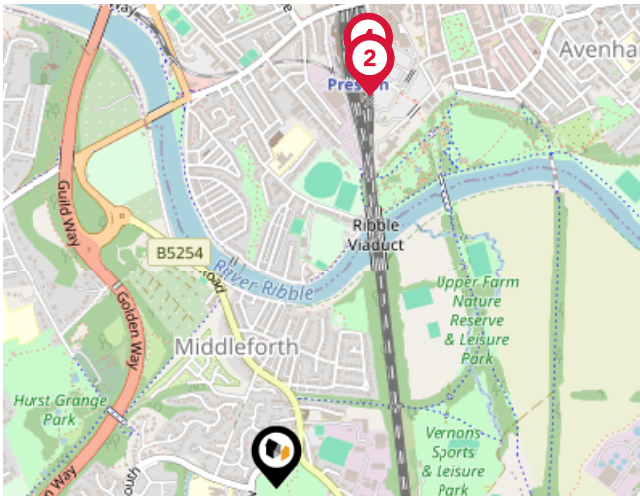
Area Schools



		Nursery	Primary	Secondary	College	Private
	Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance: 1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance: 1.13	<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: 1.14	<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: 1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance: 1.15	<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: 1.15	<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: 277 Distance: 1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 251 Distance: 1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

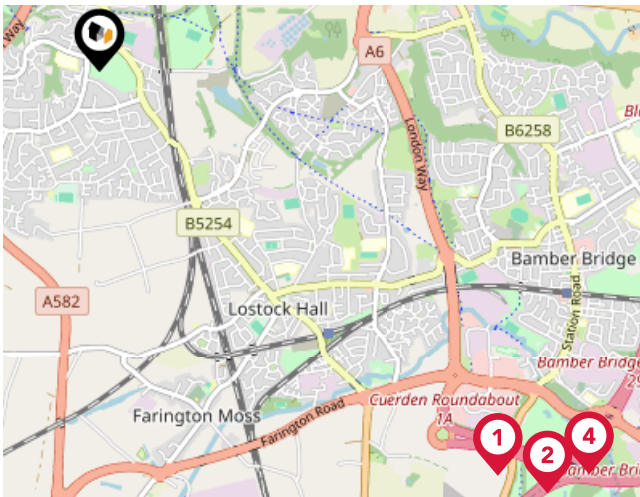
Area

Transport (National)



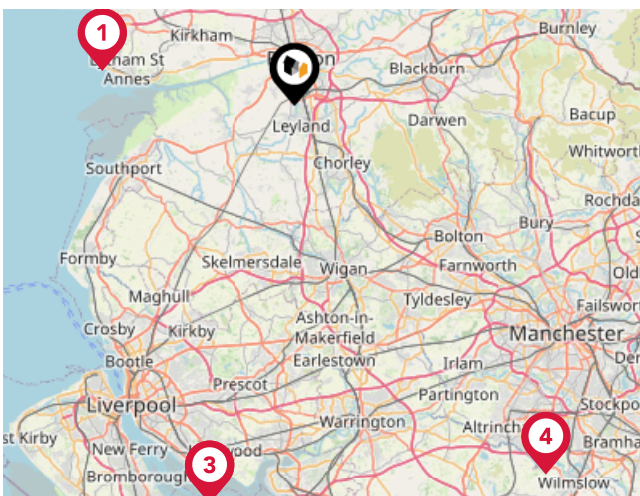
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.89 miles
2	Rail Station	0.89 miles
3	Preston Rail Station	0.93 miles
4	Railway Station	0.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.48 miles
2	M65 J1	2.7 miles
3	M55 J1	4.02 miles
4	M6 J29	2.78 miles
5	M6 J28	3.61 miles

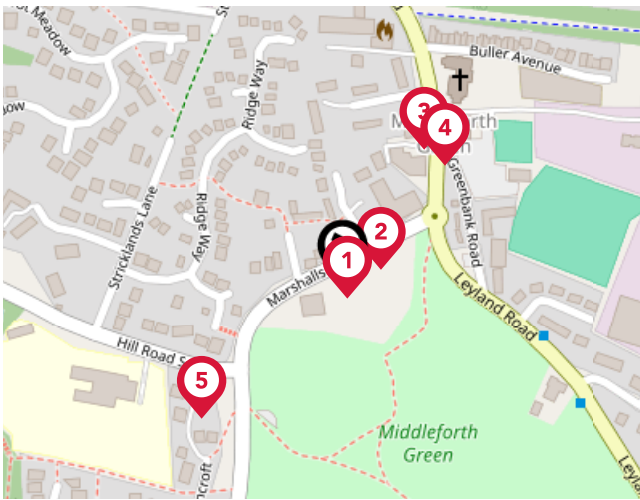


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.72 miles
2	Liverpool John Lennon Airport	28.63 miles
3	Liverpool John Lennon Airport	28.64 miles
4	Terminal Two Access	31.44 miles

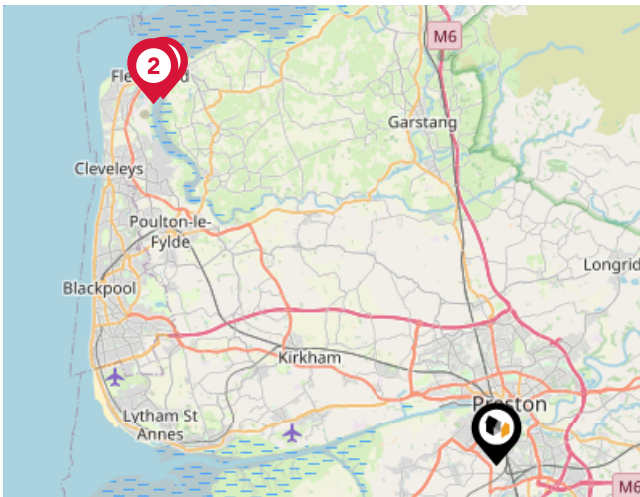
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Prospect Place	0.01 miles
2	Prospect Place	0.02 miles
3	Middleforth Garage	0.09 miles
4	Middleforth Garage	0.08 miles
5	Middleforth CEPS	0.11 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.34 miles
2	Fleetwood for Ireland Ferry Terminal	17.42 miles
3	Fleetwood for Knott End Ferry Landing	17.55 miles

Market Sold in Street

10, Marshalls Brow, Preston, PR1 9HY							Terraced House
Last Sold Date:	20/12/2023	11/08/2020					
Last Sold Price:	£160,000	£106,000					
26, Marshalls Brow, Preston, PR1 9HY							Semi-detached House
Last Sold Date:	11/08/2023	12/11/2013					
Last Sold Price:	£180,000	£130,000					
The Cottage, Marshalls Brow, Preston, PR1 9HY							Semi-detached House
Last Sold Date:	16/05/2023	04/03/2005	19/07/2002				
Last Sold Price:	£249,950	£192,000	£124,000				
18, Marshalls Brow, Preston, PR1 9HY							Terraced House
Last Sold Date:	27/08/2021						
Last Sold Price:	£265,000						
20, Marshalls Brow, Preston, PR1 9HY							Terraced House
Last Sold Date:	24/06/2021	20/12/2017	22/12/2009	10/08/2006	15/08/2003	20/07/2001	
Last Sold Price:	£144,000	£120,000	£120,000	£133,000	£92,500	£63,000	
28a, Marshalls Brow, Preston, PR1 9HY							Detached House
Last Sold Date:	07/05/2021	13/04/2018	14/12/2007	15/08/2006	08/08/2003	14/02/1997	
Last Sold Price:	£245,000	£220,000	£203,000	£186,000	£147,000	£76,000	
28, Marshalls Brow, Preston, PR1 9HY							Semi-detached House
Last Sold Date:	26/11/2020	06/05/1997					
Last Sold Price:	£166,500	£64,500					
6, Marshalls Brow, Preston, PR1 9HY							Terraced House
Last Sold Date:	24/05/2019						
Last Sold Price:	£130,000						
8, Marshalls Brow, Preston, PR1 9HY							Terraced House
Last Sold Date:	08/11/2017	26/09/2003	25/06/1999				
Last Sold Price:	£98,000	£85,000	£44,500				
22, Marshalls Brow, Preston, PR1 9HY							Terraced House
Last Sold Date:	27/05/2016	25/08/2011	27/05/2005	28/07/2004			
Last Sold Price:	£108,000	£110,000	£104,000	£86,500			
24, Marshalls Brow, Preston, PR1 9HY							Terraced House
Last Sold Date:	25/01/2010						
Last Sold Price:	£113,000						
4, Marshalls Brow, Preston, PR1 9HY							Terraced House
Last Sold Date:	11/07/2008						
Last Sold Price:	£85,000						

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

Market Sold in Street



Mayfield, Marshalls Brow, Preston, PR1 9HY		Detached House
Last Sold Date:	16/01/2001	
Last Sold Price:	£77,500	
14, Marshalls Brow, Preston, PR1 9HY		Terraced House
Last Sold Date:	16/06/2000	
Last Sold Price:	£60,000	
Ashdown, Marshalls Brow, Preston, PR1 9HY		Semi-detached House
Last Sold Date:	31/10/1997	
Last Sold Price:	£53,000	
12, Marshalls Brow, Preston, PR1 9HY		Terraced House
Last Sold Date:	10/12/1996	12/10/1995
Last Sold Price:	£47,000	£43,500

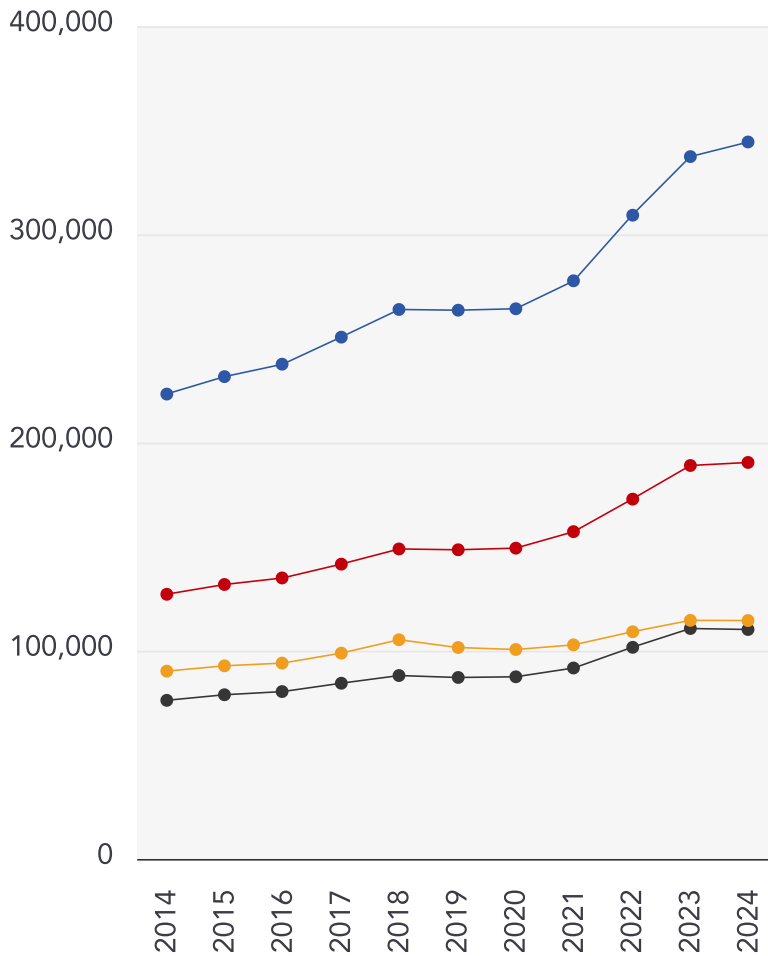
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Market

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 to 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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Lawrence Rooney Estate

Agents

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