

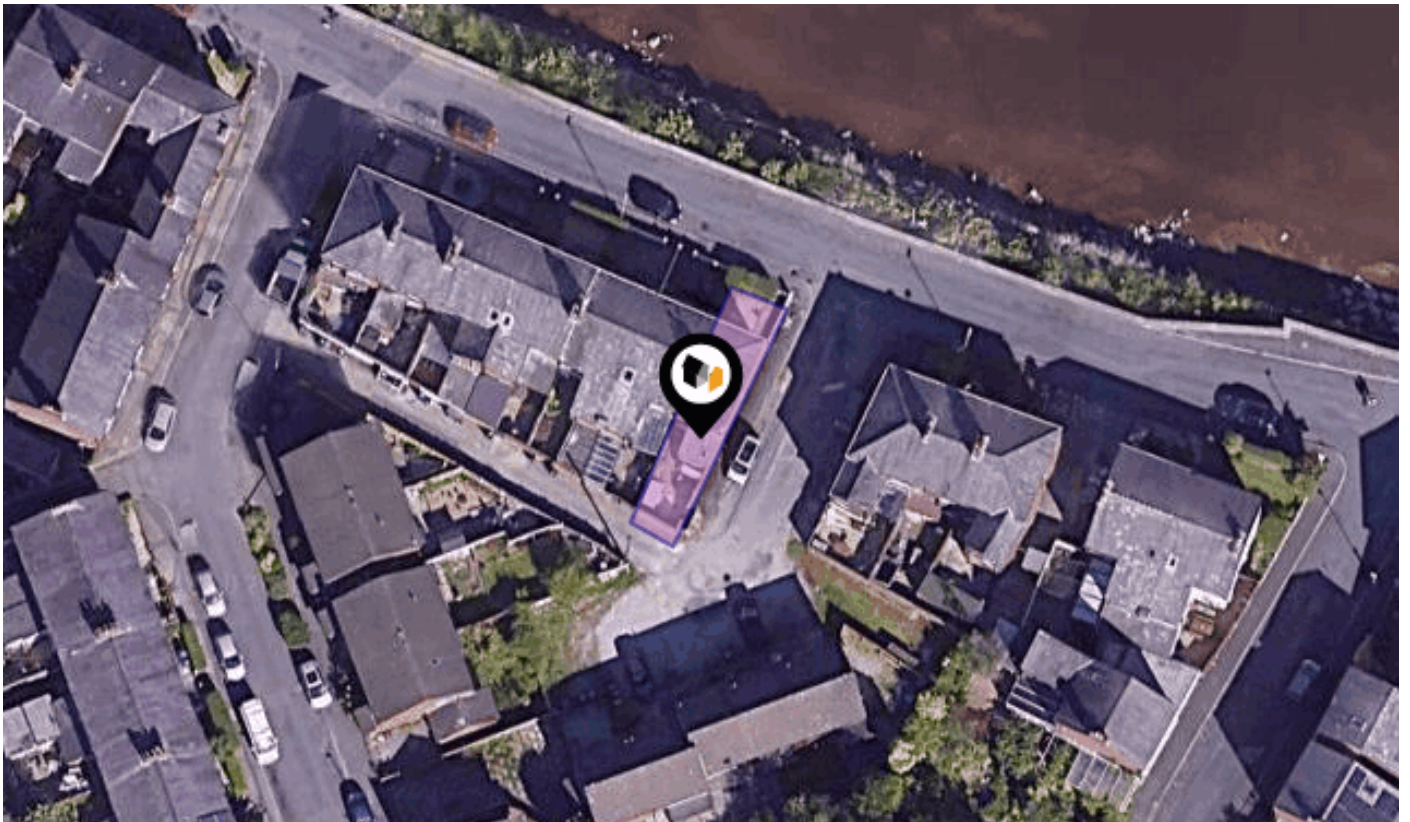


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 30<sup>th</sup> July 2024**



**RIVERSIDE ROAD, PENWORTHAM, PRESTON, PR1**

## **Lawrence Rooney Estate Agents**

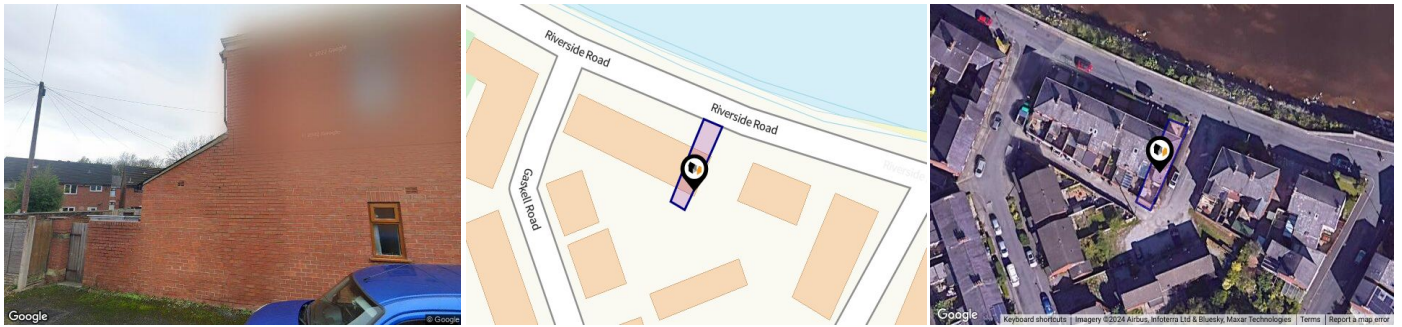
3 Oak Gardens, Longton, Preston, PR4 5XP

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## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	688 ft <sup>2</sup> / 64 m <sup>2</sup>		
<b>Plot Area:</b>	0.02 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,495		
<b>Title Number:</b>	LAN91665		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Medium
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s
		

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

Riverside Road, Penwortham, PR1

Energy rating

# D

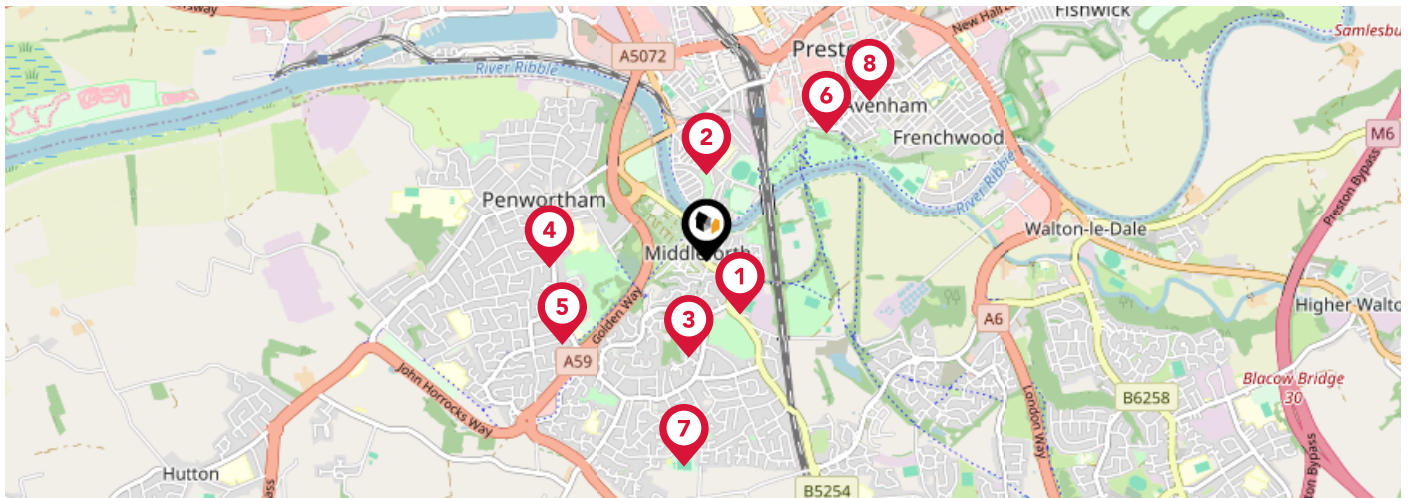
Valid until 26.07.2030









Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

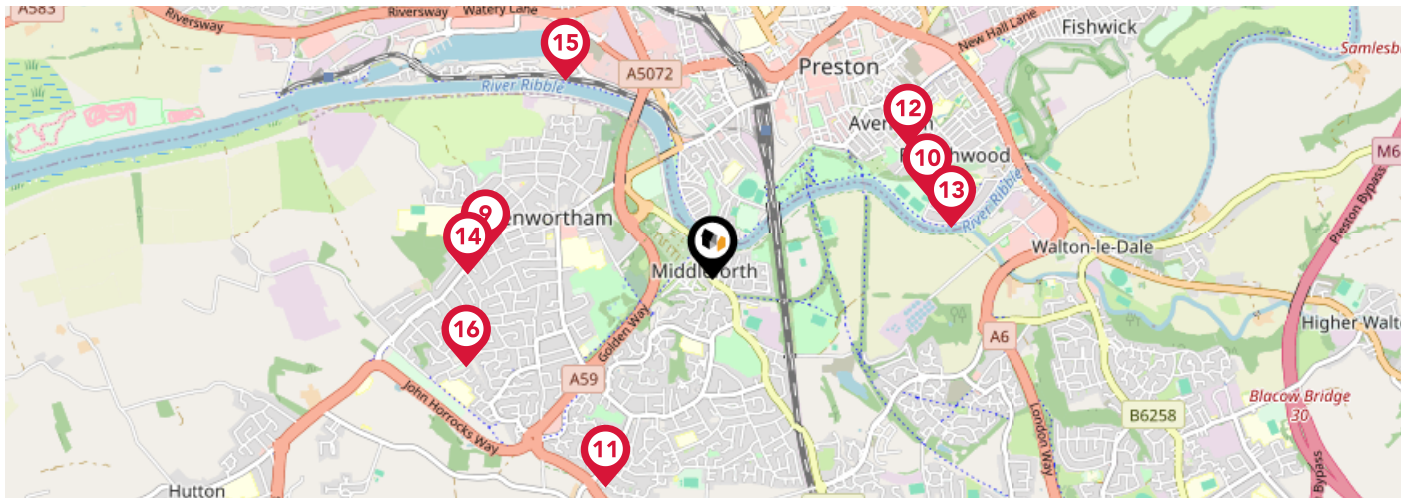
<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	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>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	64 m <sup>2</sup>









# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Stephen's CofE School</b> Ofsted Rating: Good   Pupils: 296   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Middlefirth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Girls' High School</b> Ofsted Rating: Outstanding   Pupils: 769   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 210   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Imam Muhammad Zakariya School</b> Ofsted Rating: Good   Pupils: 67   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 120   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stoneygate Nursery School</b> Ofsted Rating: Good   Pupils: 91   Distance:1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

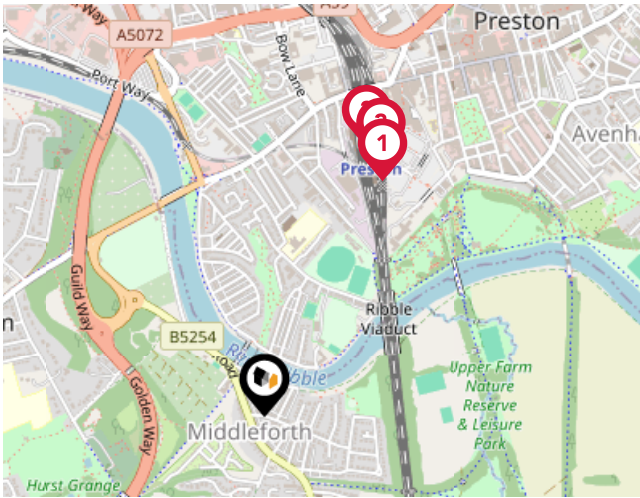
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Penwortham Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Frenchwood Community Primary School</b> Ofsted Rating: Good   Pupils: 341   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Augustine's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 251   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ The King Catholic High School</b> Ofsted Rating: Good   Pupils: 340   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham, St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 277   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cedar Lodge School</b> Ofsted Rating: Outstanding   Pupils: 3   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

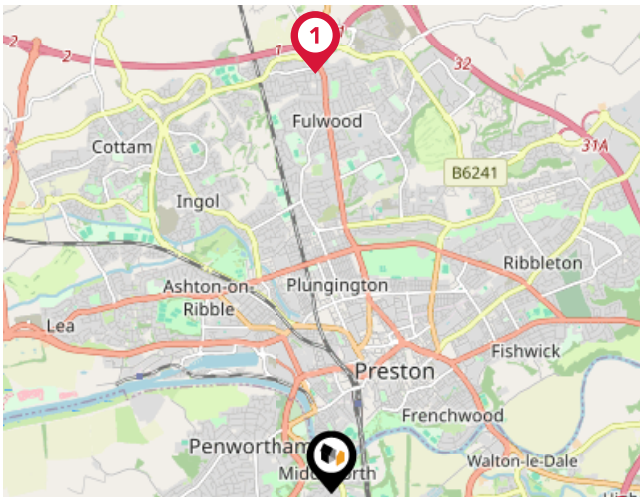
# Area

## Transport (National)



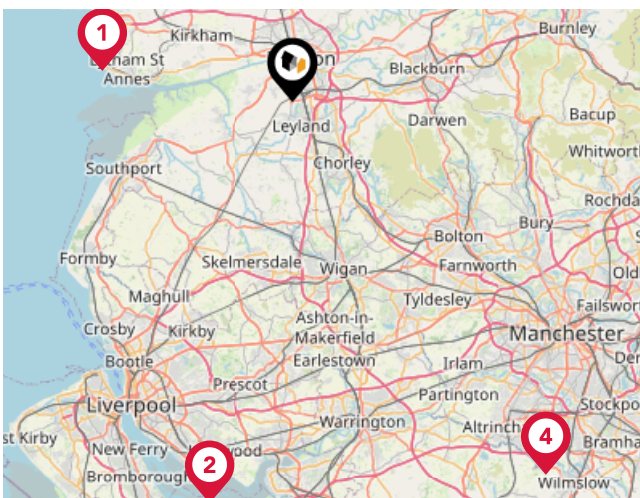
### National Rail Stations

Pin	Name	Distance
1	Rail Station	0.58 miles
2	Preston Rail Station	0.63 miles
3	Railway Station	0.62 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.68 miles
2	M65 J1A	2.77 miles
3	M65 J1	2.98 miles
4	M6 J29	3.05 miles
5	M6 J30	2.6 miles

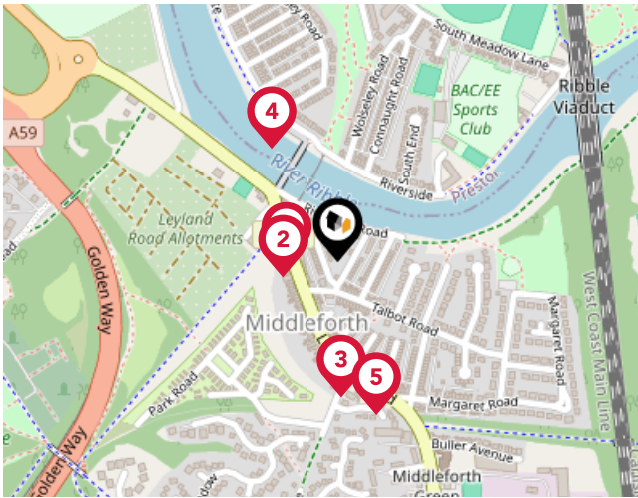


### Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	13.61 miles
2	Liverpool John Lennon Airport	28.96 miles
3	Manchester Airport Terminal 2	31.79 miles
4	Terminal Two Access	31.79 miles

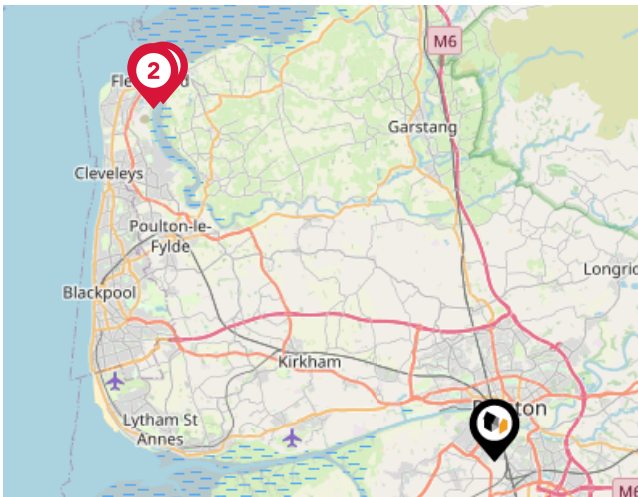
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Riverside Road	0.06 miles
2	Bridge Inn	0.06 miles
3	Stricklands Lane	0.15 miles
4	Terminus	0.14 miles
5	Dove Avenue	0.17 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.05 miles
2	Fleetwood for Ireland Ferry Terminal	17.13 miles
3	Fleetwood for Knott End Ferry Landing	17.26 miles



# Market Sold in Street

<b>13, Riverside Road, Preston, PR1 9RE</b>					Terraced House
Last Sold Date:	31/08/2022				
Last Sold Price:	£188,000				
<b>12, Riverside Road, Preston, PR1 9RE</b>					Terraced House
Last Sold Date:	09/03/2022	21/07/2008	12/05/1998		
Last Sold Price:	£112,500	£112,500	£30,000		
<b>6, Riverside Road, Preston, PR1 9RE</b>					Terraced House
Last Sold Date:	24/01/2022	06/02/2015	28/03/2008		
Last Sold Price:	£165,000	£132,500	£122,000		
<b>5, Riverside Road, Preston, PR1 9RE</b>					Terraced House
Last Sold Date:	30/09/2021				
Last Sold Price:	£146,000				
<b>11, Riverside Road, Preston, PR1 9RE</b>					Terraced House
Last Sold Date:	10/12/2020	05/06/2009	08/04/2005		
Last Sold Price:	£160,000	£120,000	£121,000		
<b>7, Riverside Road, Preston, PR1 9RE</b>					Terraced House
Last Sold Date:	04/12/2020				
Last Sold Price:	£149,950				
<b>17, Riverside Road, Preston, PR1 9RE</b>					Semi-detached House
Last Sold Date:	02/10/2020	28/05/2014	22/09/1995	20/07/1995	
Last Sold Price:	£166,500	£152,500	£46,500	£48,000	
<b>2, Riverside Road, Preston, PR1 9RE</b>					Terraced House
Last Sold Date:	06/09/2017	30/07/2004	08/12/2000	09/01/1995	
Last Sold Price:	£120,000	£111,000	£59,950	£48,000	
<b>9, Riverside Road, Preston, PR1 9RE</b>					Terraced House
Last Sold Date:	02/11/2016				
Last Sold Price:	£117,000				
<b>4, Riverside Road, Preston, PR1 9RE</b>					Terraced House
Last Sold Date:	05/10/2015				
Last Sold Price:	£105,000				
<b>16, Riverside Road, Preston, PR1 9RE</b>					Semi-detached House
Last Sold Date:	05/09/2014	19/07/1999			
Last Sold Price:	£180,000	£65,000			
<b>19, Riverside Road, Preston, PR1 9RE</b>					Terraced House
Last Sold Date:	04/12/2009				
Last Sold Price:	£189,000				

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

# Market Sold in Street

<b>10, Riverside Road, Preston, PR1 9RE</b>		Terraced House	
Last Sold Date:	17/07/2009		
Last Sold Price:	£78,000		
<b>15, Riverside Road, Preston, PR1 9RE</b>		Semi-detached House	
Last Sold Date:	10/10/2008	18/10/2007	28/08/1998
Last Sold Price:	£165,000	£145,000	£53,000
			11/10/1995
			£55,950
<b>1, Riverside Road, Preston, PR1 9RE</b>		Terraced House	
Last Sold Date:	12/05/2005	26/04/2002	
Last Sold Price:	£125,000	£62,625	
<b>8, Riverside Road, Preston, PR1 9RE</b>		Terraced House	
Last Sold Date:	27/06/2003	18/01/2002	19/09/1997
Last Sold Price:	£90,000	£64,000	£38,000
<b>14, Riverside Road, Preston, PR1 9RE</b>		Semi-detached House	
Last Sold Date:	20/04/2000		
Last Sold Price:	£64,950		
<b>22, Riverside Road, Preston, PR1 9RE</b>		Detached House	
Last Sold Date:	26/03/1999		
Last Sold Price:	£81,000		
<b>3, Riverside Road, Preston, PR1 9RE</b>		Terraced House	
Last Sold Date:	24/07/1996		
Last Sold Price:	£31,000		
<b>18, Riverside Road, Preston, PR1 9RE</b>		Semi-detached House	
Last Sold Date:	21/06/1996		
Last Sold Price:	£40,000		

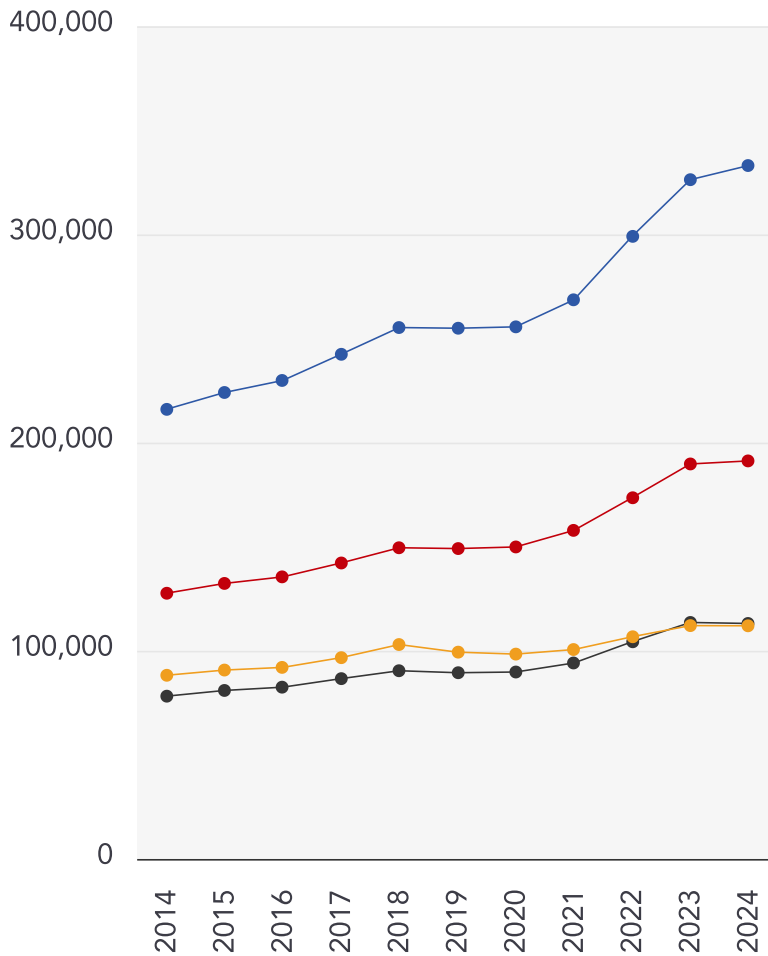
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# Market

## 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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# Lawrence Rooney Estate

## Agents

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