

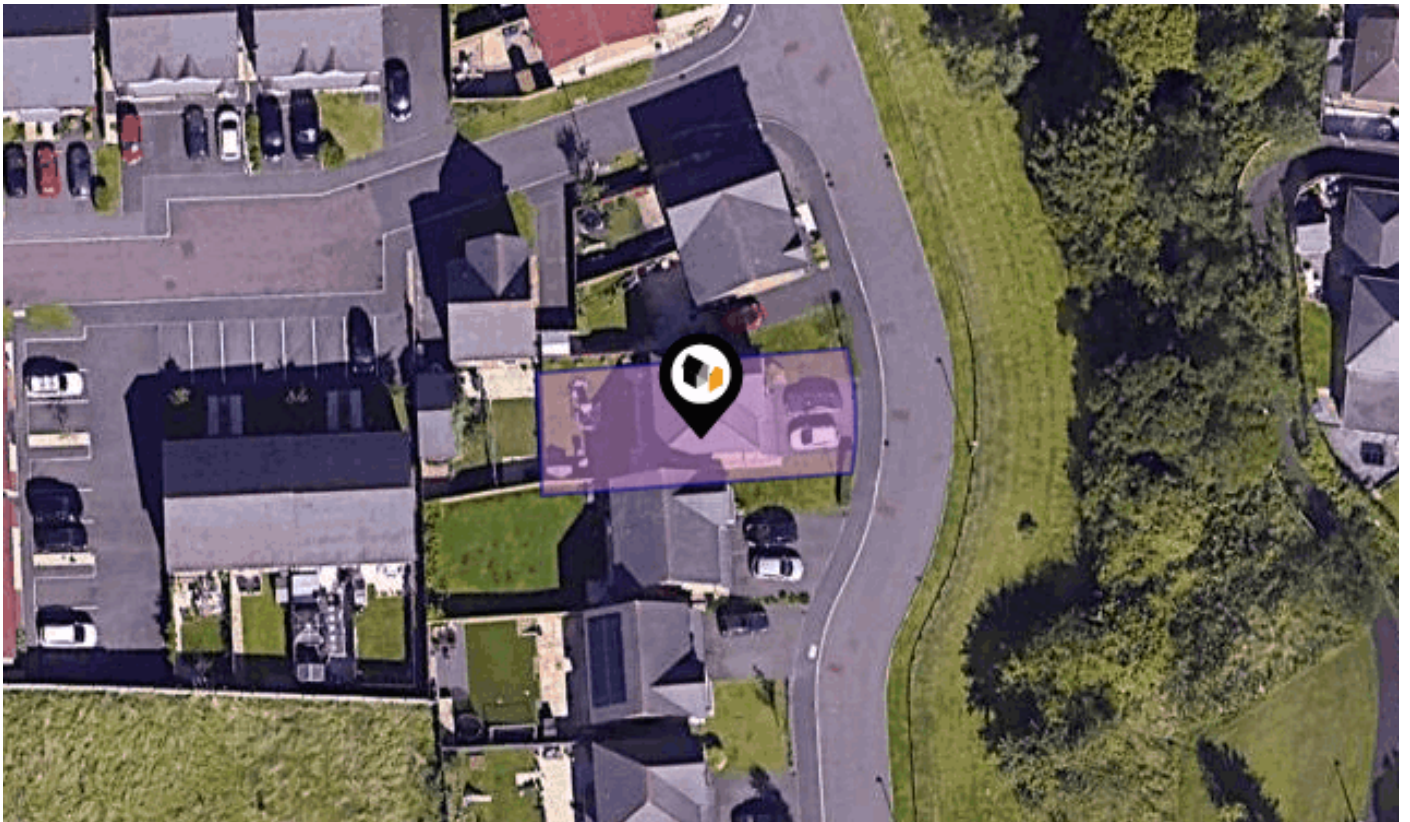


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd July 2024



SIBLEY DRIVE, PENWORTHAM, PRESTON, PR1

Lawrence Rooney Estate Agents

3 Oak Gardens, Longton, Preston, PR4 5XP

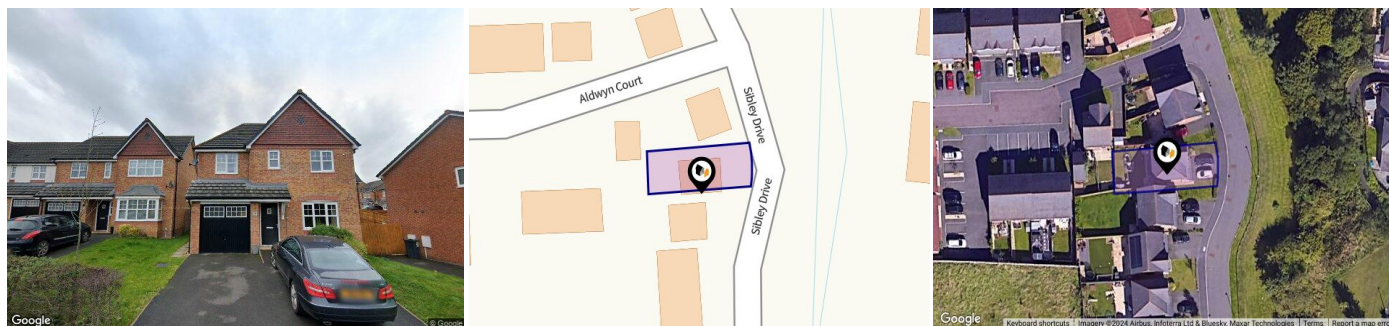
01772 614433

info@lawrencerooney.co.uk

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Property Overview






Property

Type:	Detached	Tenure:	Leasehold
Bedrooms:	4	Start Date:	14/03/2016
Floor Area:	1,108 ft ² / 103 m ²	End Date:	01/01/3013
Plot Area:	0.06 acres	Lease Term:	999 years from and including 1 January 2014
Year Built :	2016	Term Remaining:	989 years
Council Tax :	Band D		
Annual Estimate:	£2,242		
Title Number:	LAN176265		

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	9000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Multiple Freehold Title Plans Detected



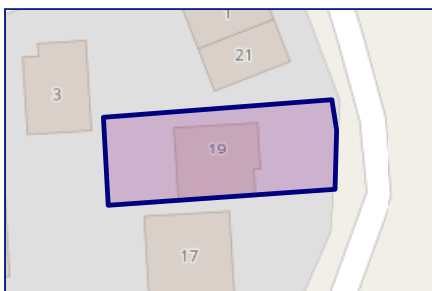
LAN153043

Multiple Freehold Title Plans Detected



LAN153043

Leasehold Title Plan



LAN176265

Start Date: 14/03/2016
End Date: 01/01/3013
Lease Term: 999 years from and including 1 January 2014
Term Remaining: 989 years

Property EPC - Certificate

Sibley Drive, Penwortham, PR1

Energy rating

B

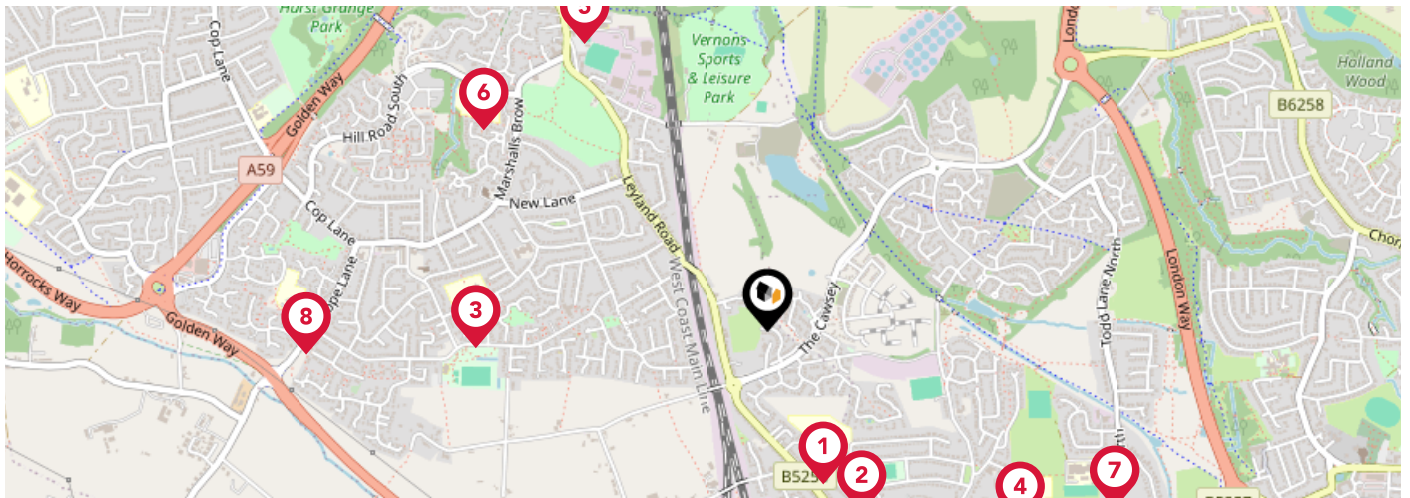
Valid until 16.09.2025

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

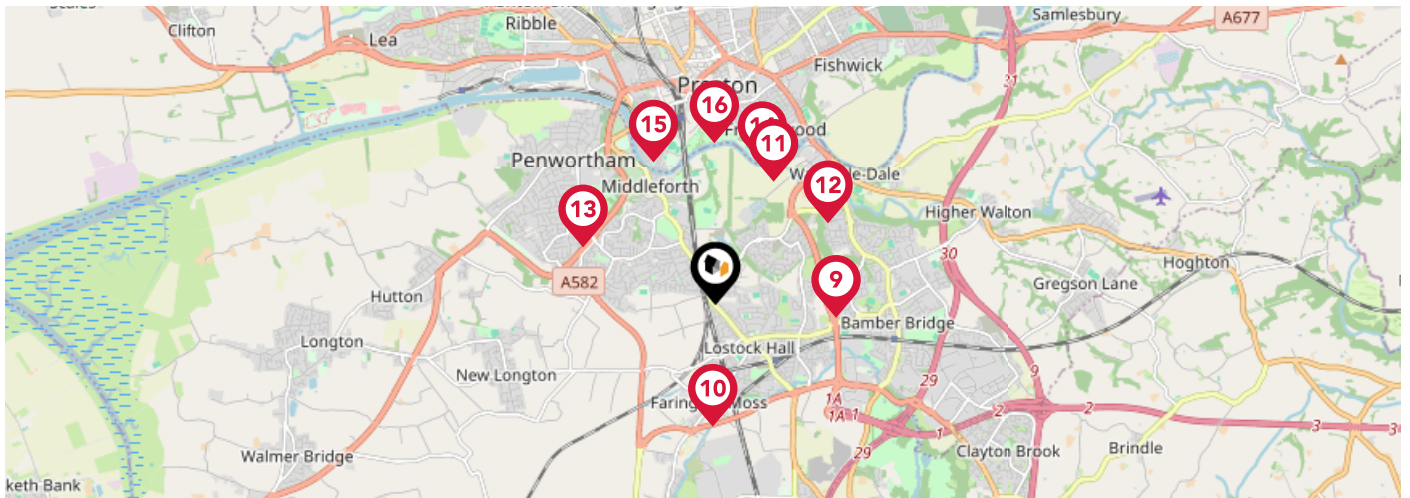
Property Type:	House
Build Form:	NO DATA!
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.17 W/m ² ·K
Total Floor Area:	103 m ²









Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:0.36</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:0.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:0.85</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

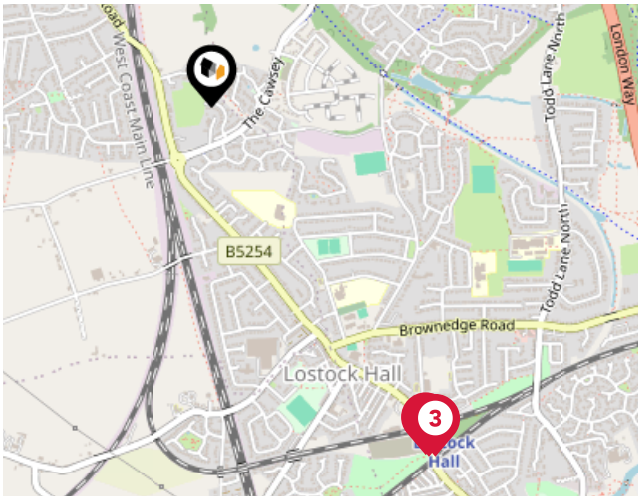
Area Schools



		Nursery	Primary	Secondary	College	Private
	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance: 1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance: 1.06	<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: 1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 275 Distance: 1.21	<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: 1.28	<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: 1.29	<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: 1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 67 Distance: 1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

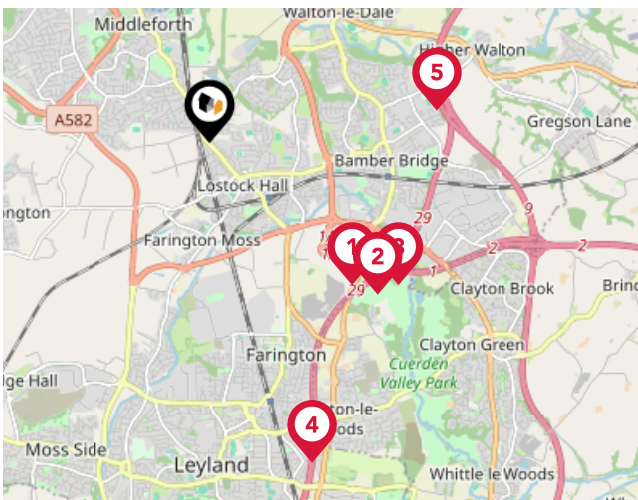
Area

Transport (National)



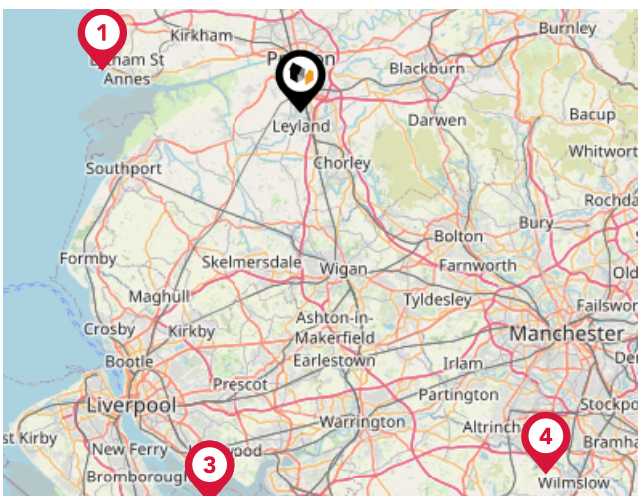
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.89 miles
2	Rail Station	0.9 miles
3	Lostock Hall Rail Station	0.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.77 miles
2	M65 J1	1.98 miles
3	M6 J29	2.07 miles
4	M6 J28	2.95 miles
5	M6 J30	2.02 miles

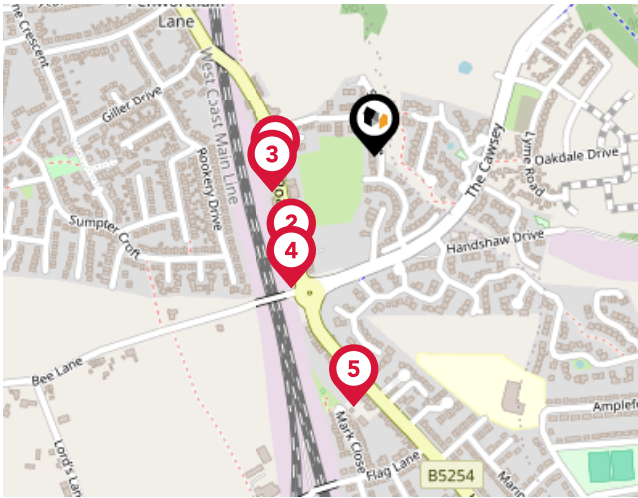


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.3 miles
2	Liverpool John Lennon Airport	28.23 miles
3	Liverpool John Lennon Airport	28.24 miles
4	Terminal Two Access	30.73 miles

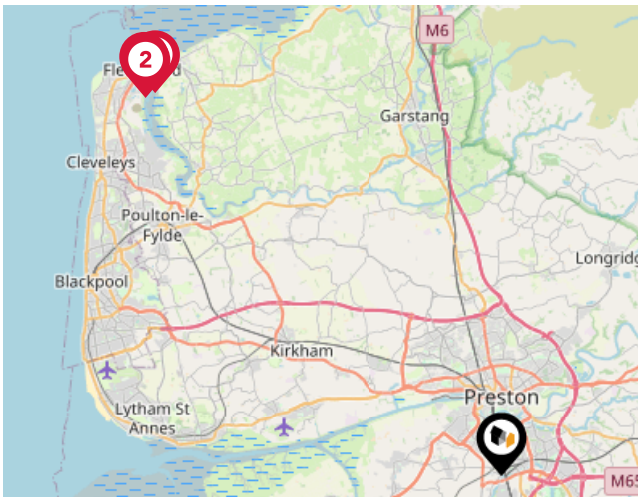
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sumpter Horse	0.11 miles
2	Bee Lane	0.15 miles
3	Sumpter Horse	0.12 miles
4	Bee Lane	0.17 miles
5	Flag Lane	0.28 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.06 miles
2	Fleetwood for Ireland Ferry Terminal	18.14 miles
3	Fleetwood for Knott End Ferry Landing	18.26 miles

Market Sold in Street

21, Sibley Drive, Preston, PR1 9RY		Semi-detached House
Last Sold Date:	25/02/2022	24/07/2015
Last Sold Price:	£189,950	£168,995
23, Sibley Drive, Preston, PR1 9RY		other House
Last Sold Date:	20/09/2021	26/02/2016
Last Sold Price:	£180,000	£169,995
7, Sibley Drive, Preston, PR1 9RY		Detached House
Last Sold Date:	25/01/2019	24/03/2016
Last Sold Price:	£275,000	£264,995
35, Sibley Drive, Preston, PR1 9RY		other House
Last Sold Date:	12/05/2017	26/08/2016
Last Sold Price:	£4,000	£261,295
15, Sibley Drive, Preston, PR1 9RY		Detached House
Last Sold Date:	13/01/2017	
Last Sold Price:	£260,000	
17, Sibley Drive, Preston, PR1 9RY		Detached House
Last Sold Date:	24/11/2016	
Last Sold Price:	£261,495	
33, Sibley Drive, Preston, PR1 9RY		Detached House
Last Sold Date:	28/10/2016	
Last Sold Price:	£265,995	
31, Sibley Drive, Preston, PR1 9RY		Detached House
Last Sold Date:	28/10/2016	
Last Sold Price:	£267,995	
1, Sibley Drive, Preston, PR1 9RY		Detached House
Last Sold Date:	24/06/2016	
Last Sold Price:	£267,995	
29, Sibley Drive, Preston, PR1 9RY		Detached House
Last Sold Date:	17/06/2016	
Last Sold Price:	£236,995	
2, Sibley Drive, Preston, PR1 9RY		Semi-detached House
Last Sold Date:	16/05/2016	
Last Sold Price:	£174,995	
27, Sibley Drive, Preston, PR1 9RY		Detached House
Last Sold Date:	31/03/2016	
Last Sold Price:	£238,995	

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

Market Sold in Street



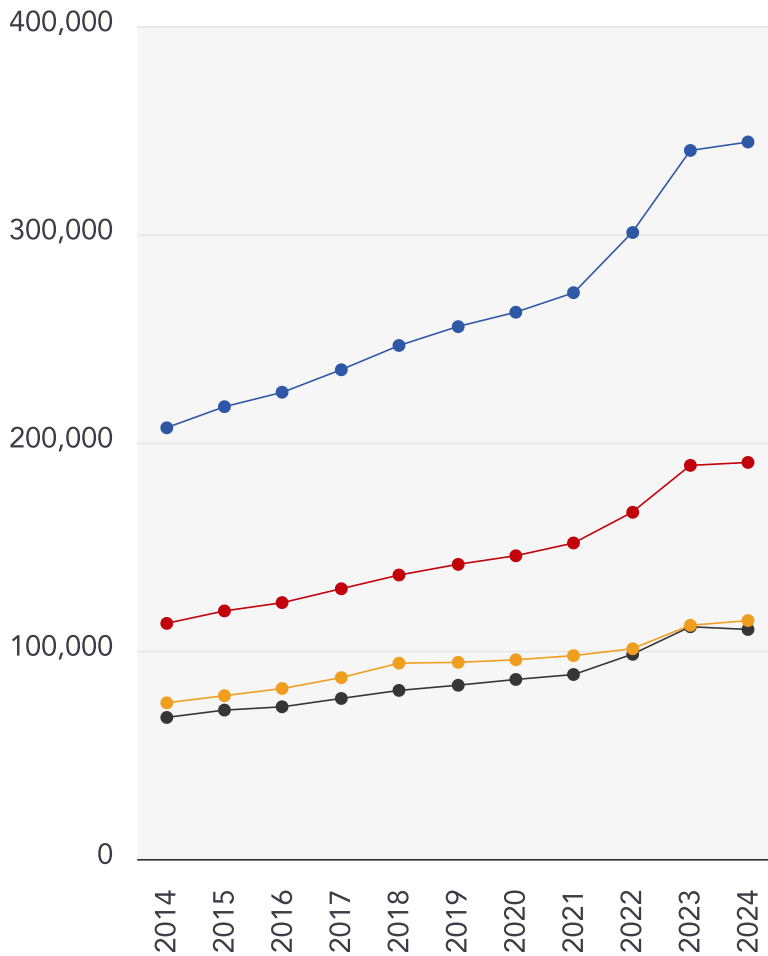
19, Sibley Drive, Preston, PR1 9RY	Detached House
Last Sold Date: 15/03/2016	
Last Sold Price: £237,995	
25, Sibley Drive, Preston, PR1 9RY	Semi-detached House
Last Sold Date: 29/02/2016	
Last Sold Price: £169,995	
3, Sibley Drive, Preston, PR1 9RY	Detached House
Last Sold Date: 23/10/2015	
Last Sold Price: £236,995	
5, Sibley Drive, Preston, PR1 9RY	Detached House
Last Sold Date: 16/10/2015	
Last Sold Price: £264,995	
11, Sibley Drive, Preston, PR1 9RY	Detached House
Last Sold Date: 09/10/2015	
Last Sold Price: £237,995	
9, Sibley Drive, Preston, PR1 9RY	Detached House
Last Sold Date: 10/07/2015	
Last Sold Price: £237,995	

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

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR1



Detached

+66.29%

Semi-Detached

+68.31%

Flat

+52.7%

Terraced

+62.15%



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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