

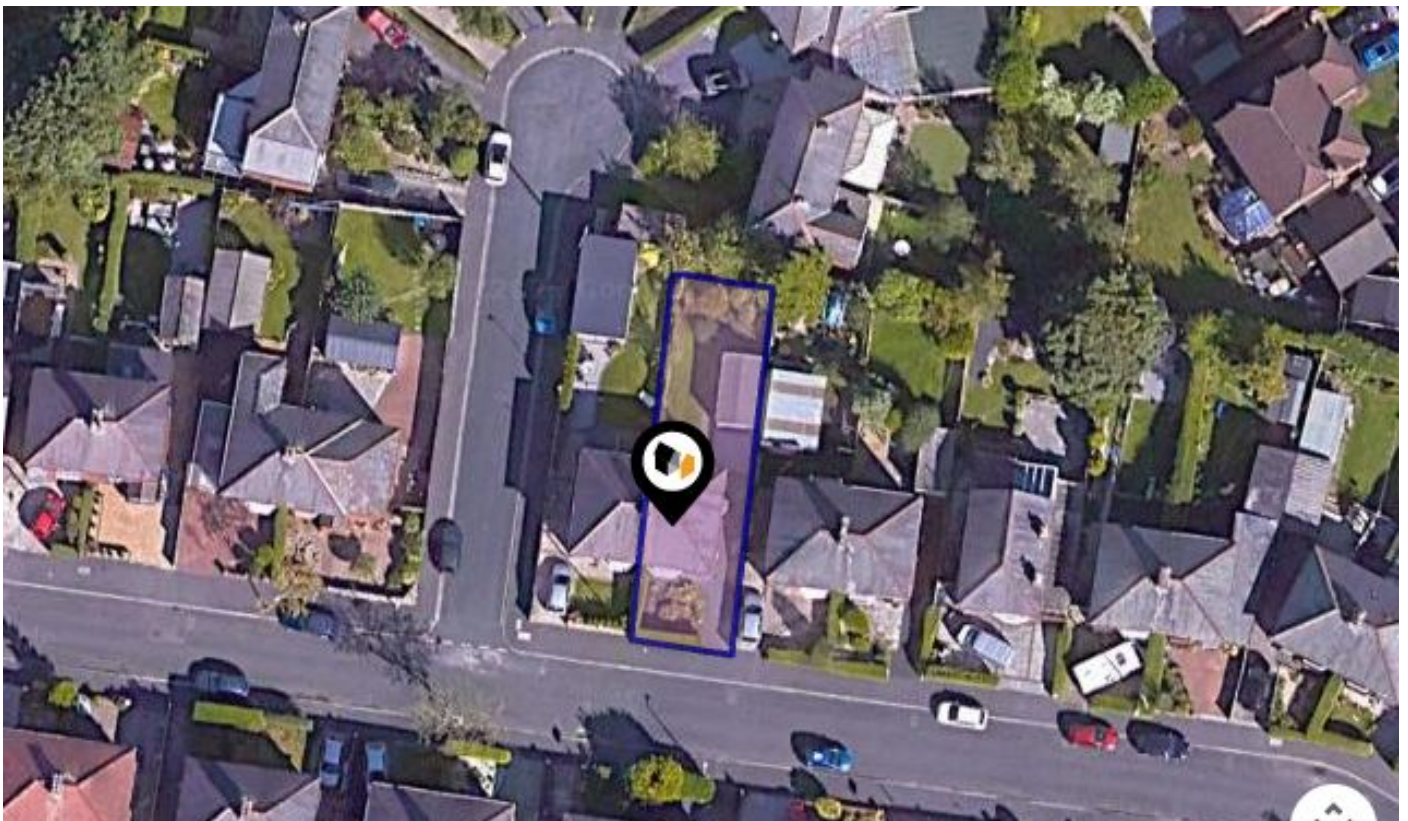


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd March 2025



CLIVE ROAD, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

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Property Overview

Spacious 3-Bedroom Property in Higher Penwortham

No Chain Delay | Fully Renovated Throughout

This immaculate semi-detached home is located in the highly sought-after area of Higher Penwortham. It has been fully renovated to a high standard and is ready to move into with no chain delay.

Ground Floor: The entrance hall leads to a bright and stylish living room, featuring a bay window and a modern media wall with an electric feature fire. The newly fitted dining kitchen boasts quartz worktops, a Neff integrated dishwasher, an induction hob, a Bosch electric oven, and plumbing for integrated washing machine.

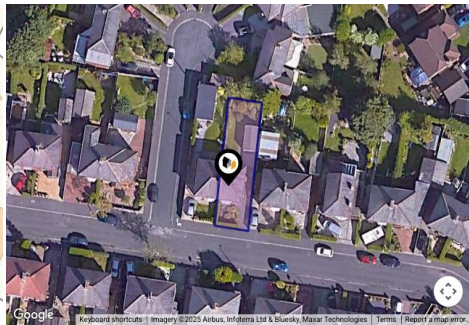
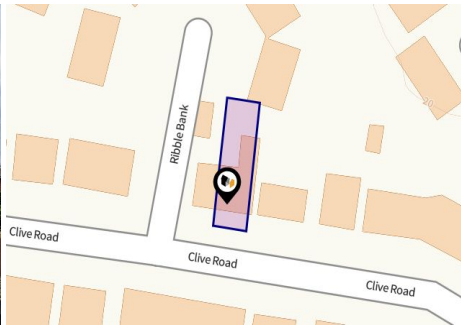
First Floor: Upstairs, there are two spacious double bedrooms and a comfortable single bedroom. The modern three-piece shower room is finished to a high standard.

Exterior: The property benefits from a generous rear garden, perfect for outdoor entertaining. There is also a detached garage and driveway parking.

What We Love About This Property: "Situated in the sought-after Higher Penwortham area, this immaculate home is just a short walk from Penwortham High Street. It boasts excellent school catchment options and is close to the river, offering beautiful scenic walks."

Tenure: TBC

Council Tax Band: B



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	828 ft ² / 77 m ²
Plot Area:	0.06 acres
Council Tax :	Band B
Annual Estimate:	£1,744
Title Number:	LAN288163

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

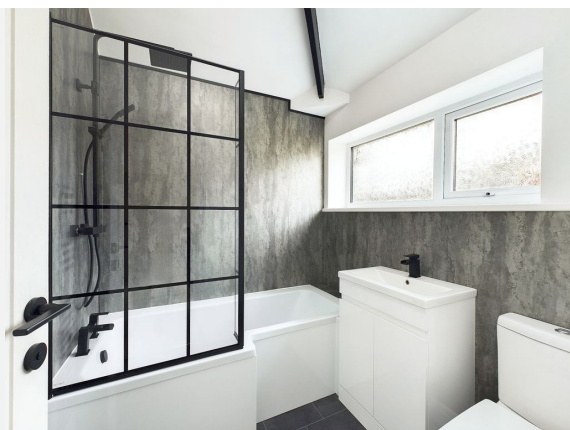
17 mb/s	80 mb/s	1000 mb/s

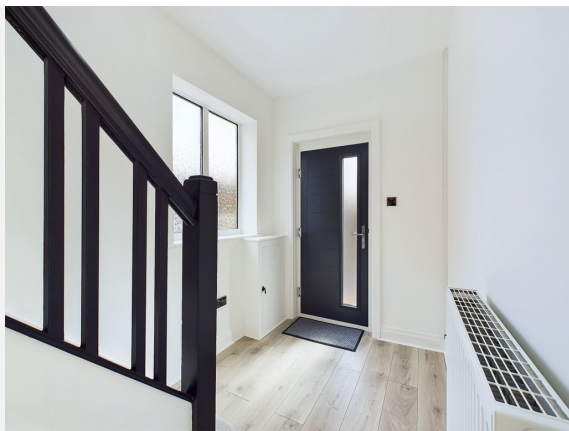
Mobile Coverage: (based on calls indoors)

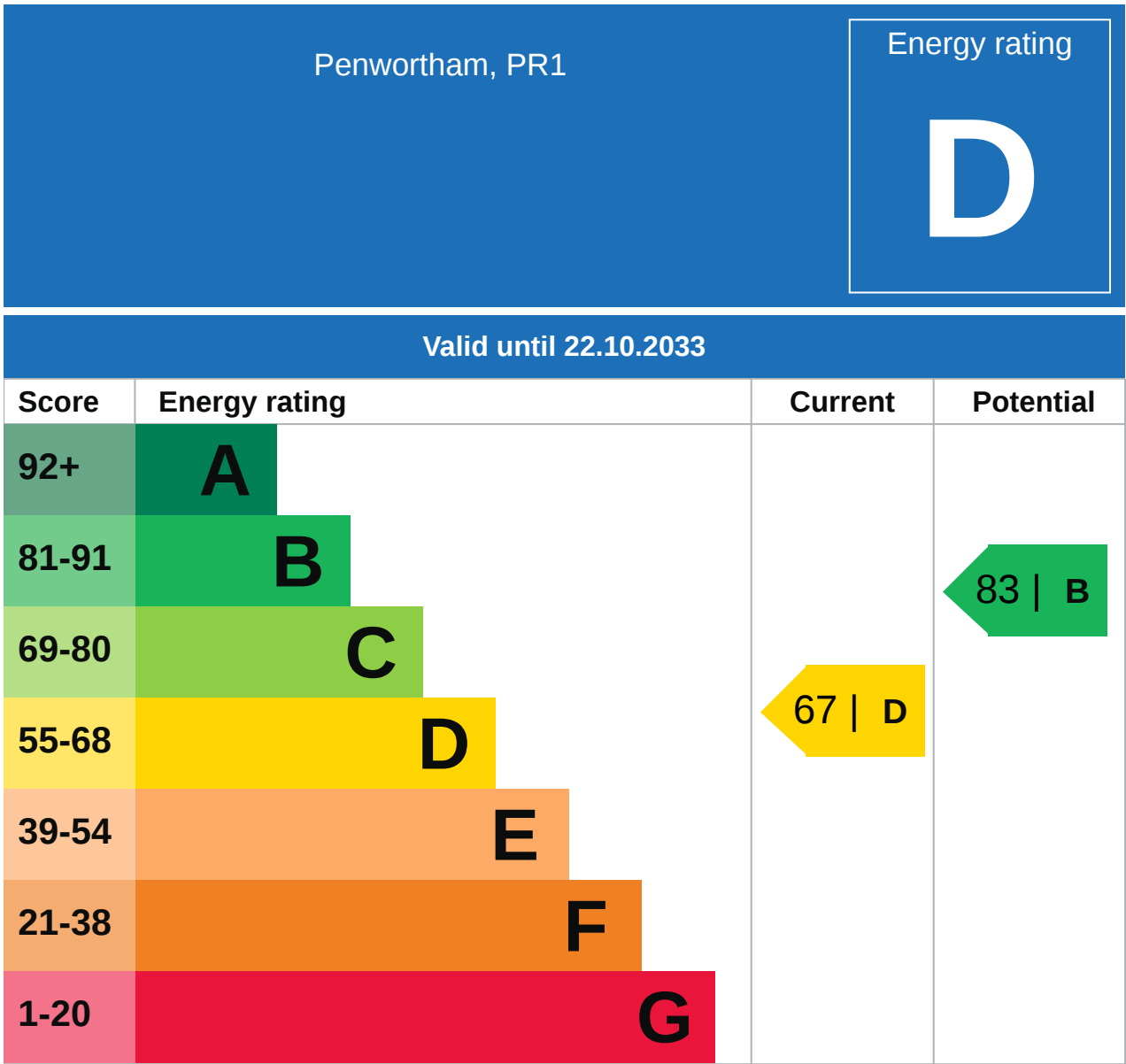


Satellite/Fibre TV Availability:









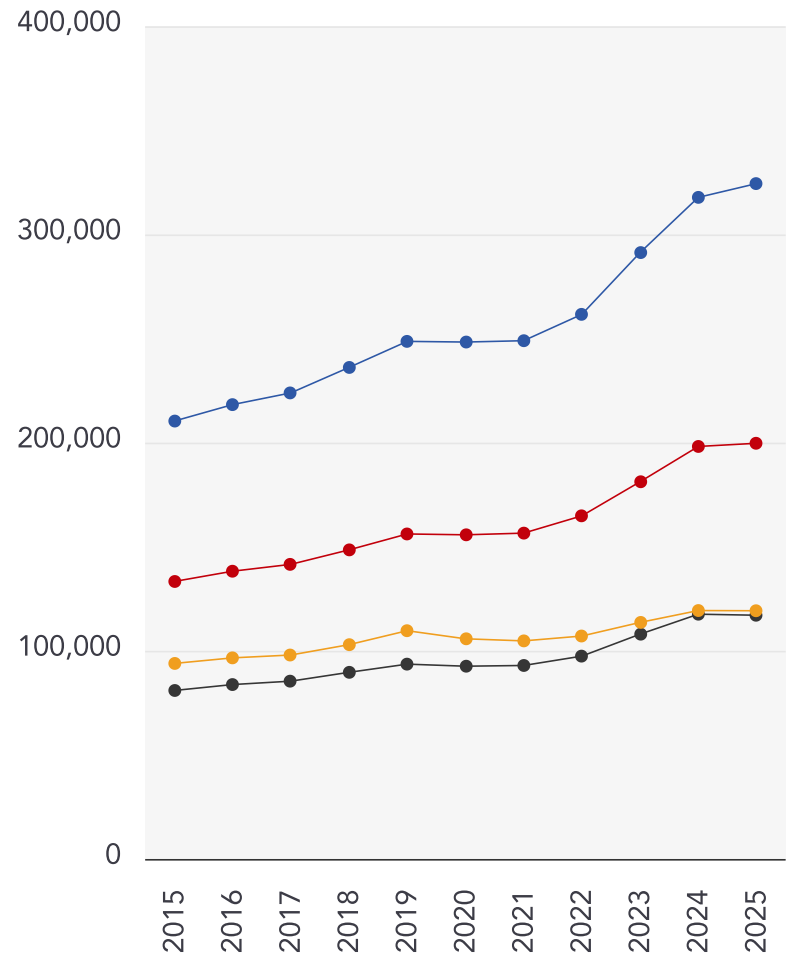
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 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 22% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	77 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

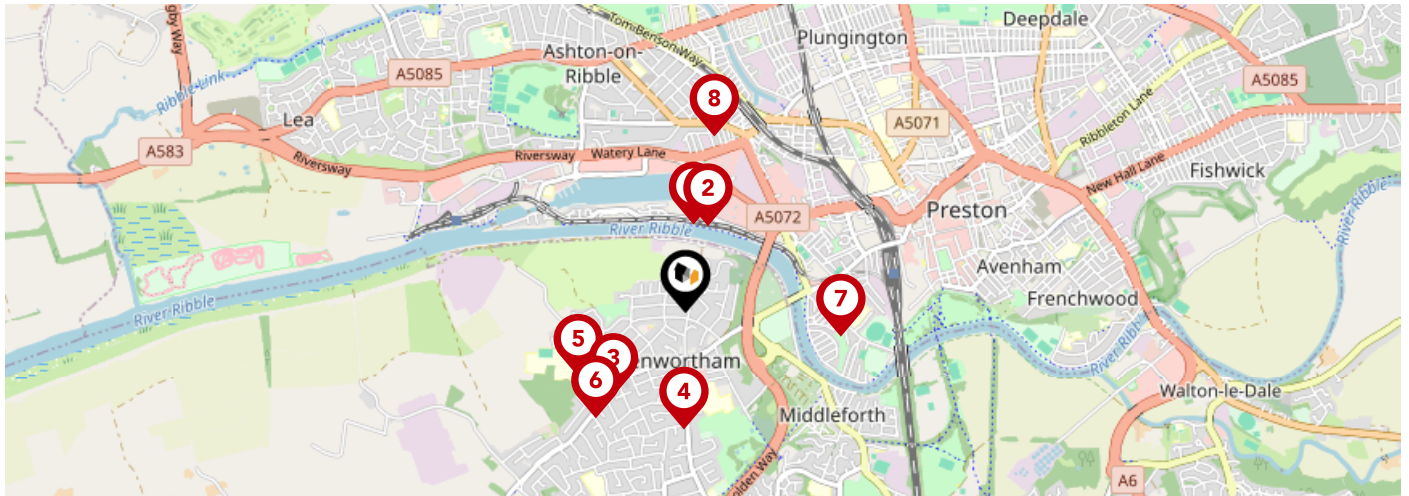
+49.8%

Flat

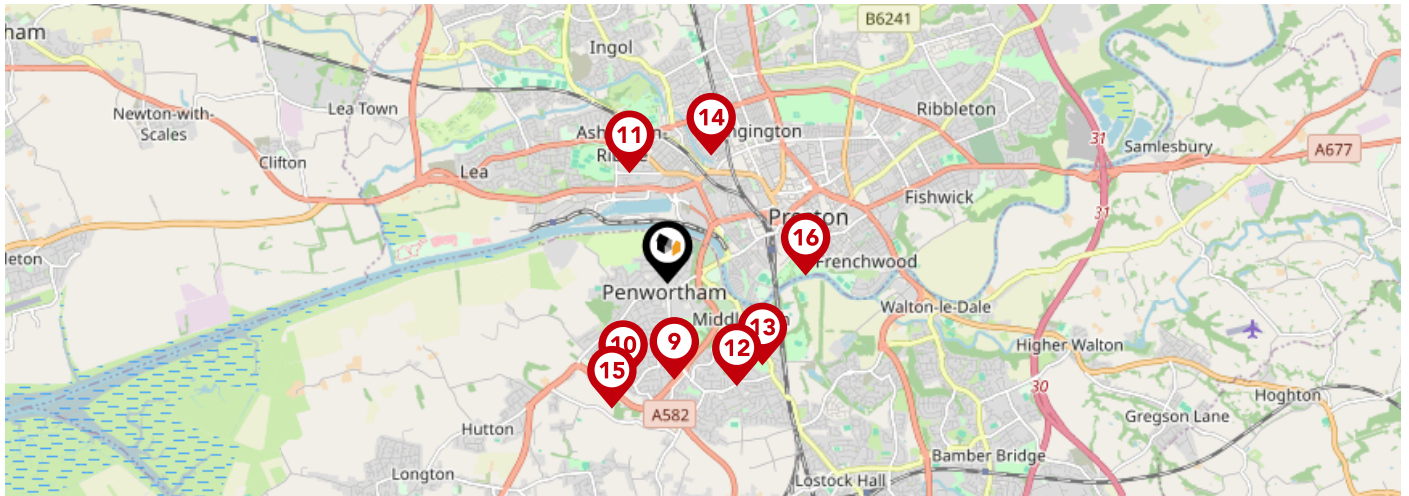
+26.94%

Terraced

+44.66%



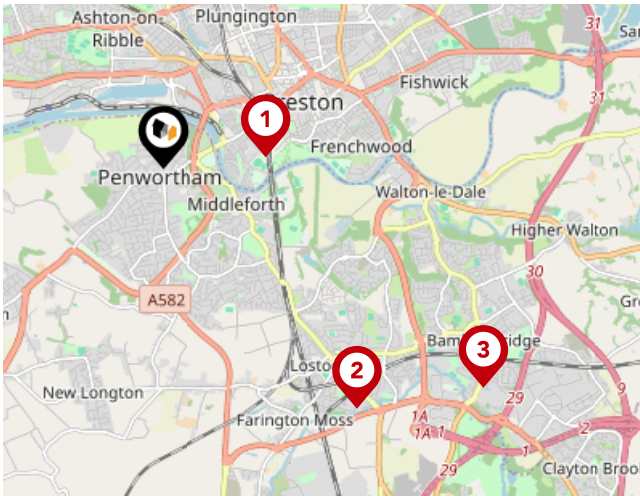
		Nursery	Primary	Secondary	College	Private
1	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Penwortham Middlefirth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

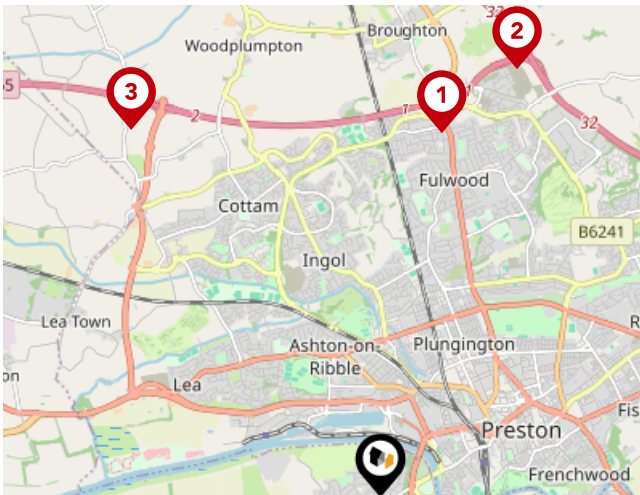
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Preston Rail Station	0.91 miles
	Lostock Hall Rail Station	2.71 miles
	Bamber Bridge Rail Station	3.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M55 J1	3.24 miles
	M6 J32	3.93 miles
	M55 J2	3.89 miles
	M65 J1A	3.59 miles
	M65 J1	3.8 miles

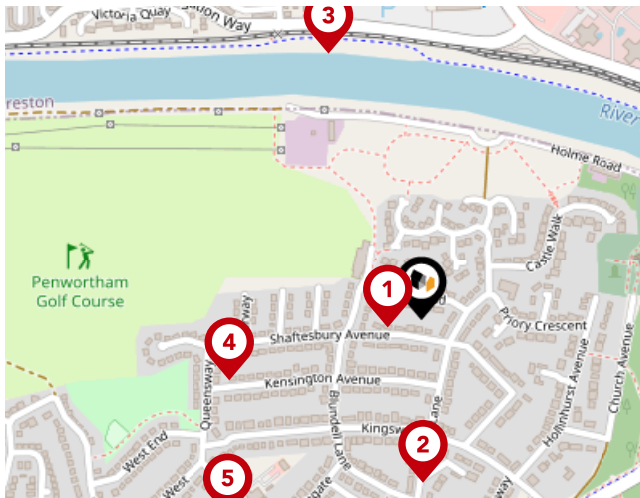


Airports/Helipads

Pin	Name	Distance
	Highfield	12.87 miles
	Speke	29.31 miles
	Manchester Airport	32.98 miles
	Leeds Bradford Airport	44.38 miles

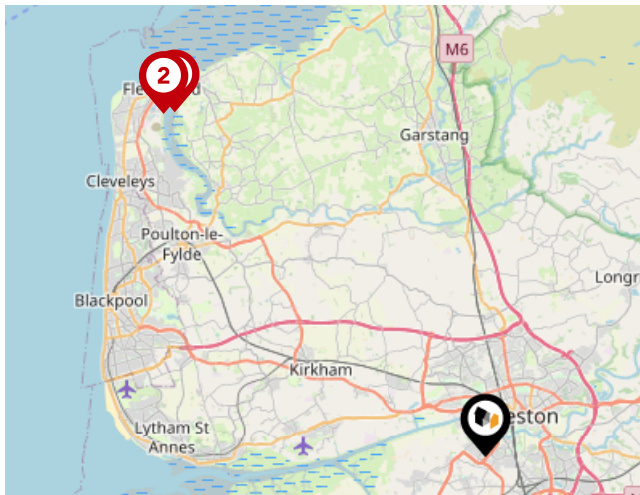
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Clive Road	0.04 miles
2	Priory Lane	0.18 miles
3	Britannia Drive	0.31 miles
4	Shaftesbury Avenue	0.22 miles
5	St Teresa's Church	0.3 miles



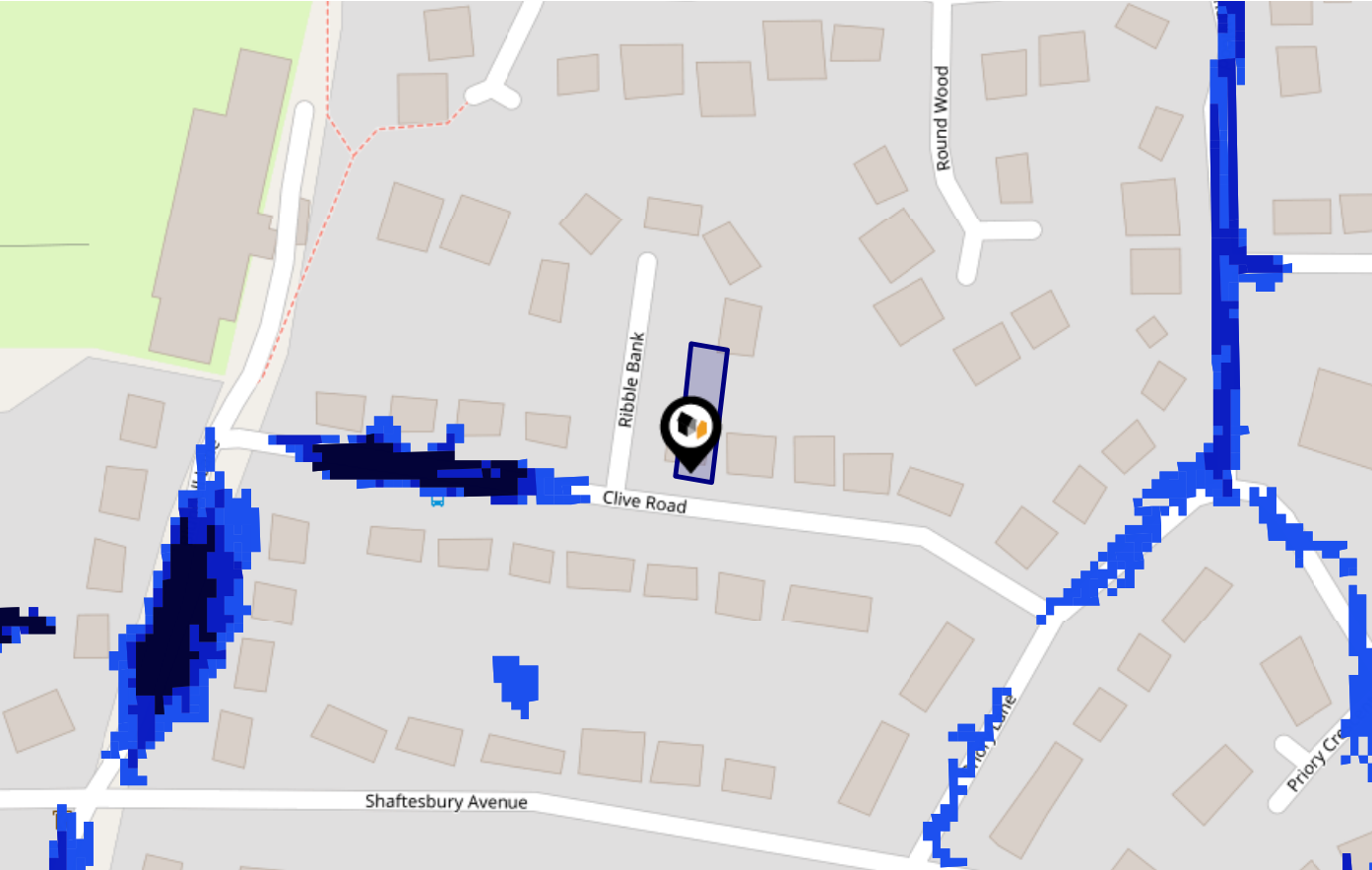
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.23 miles
2	Fleetwood for Knott End Ferry Landing	16.44 miles

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

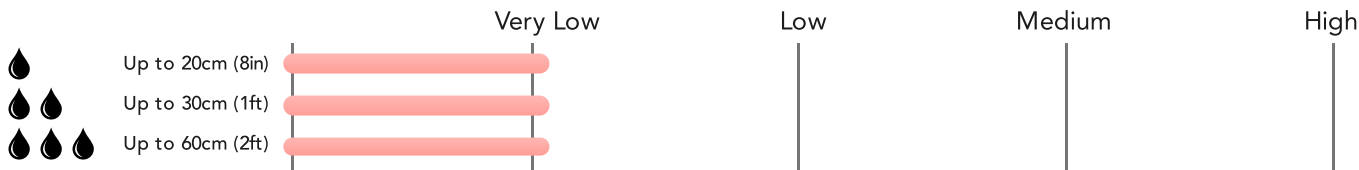


Risk Rating: Very low

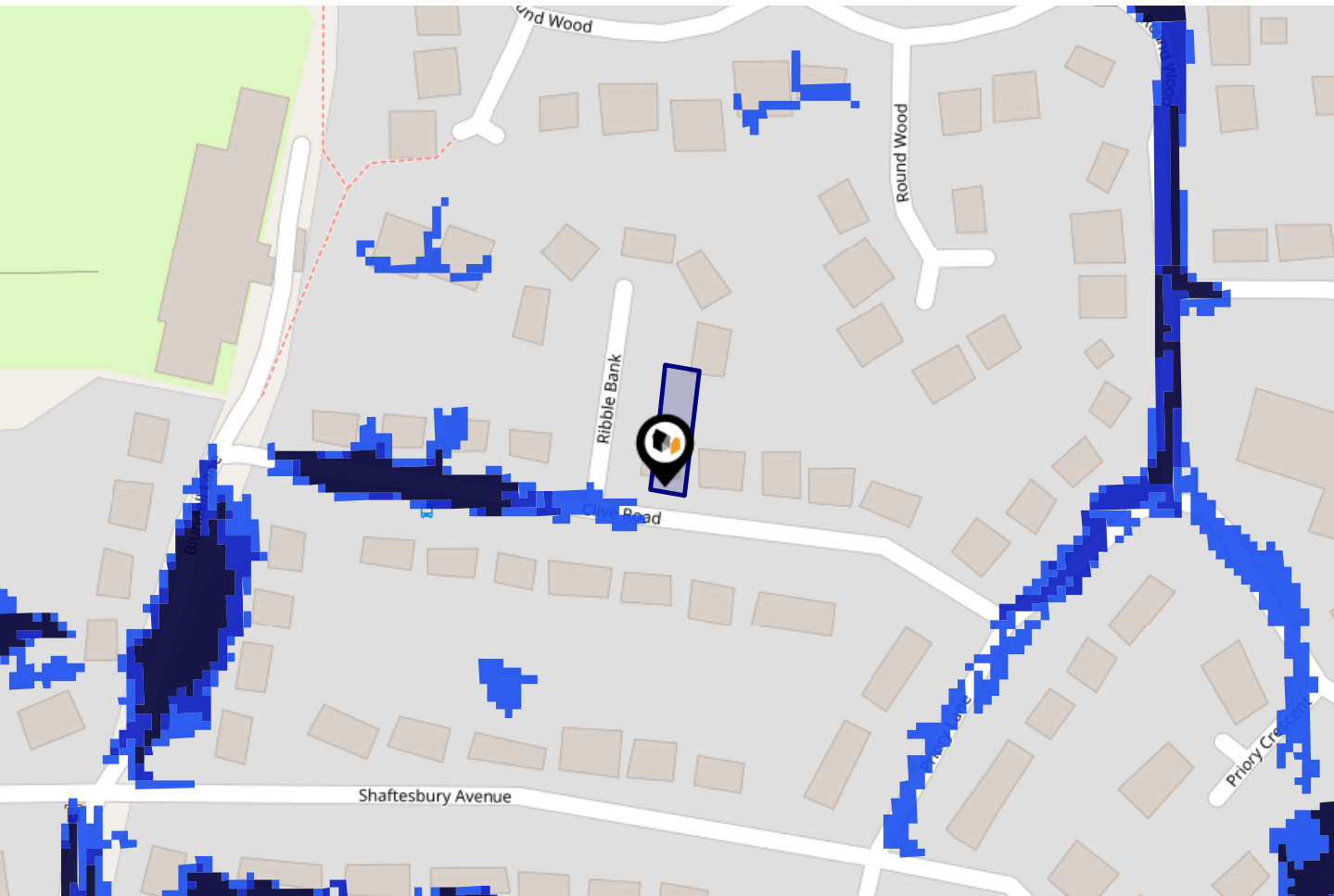
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:







This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

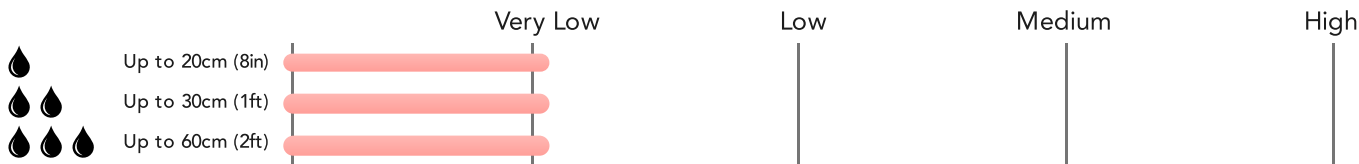


Risk Rating: Very low

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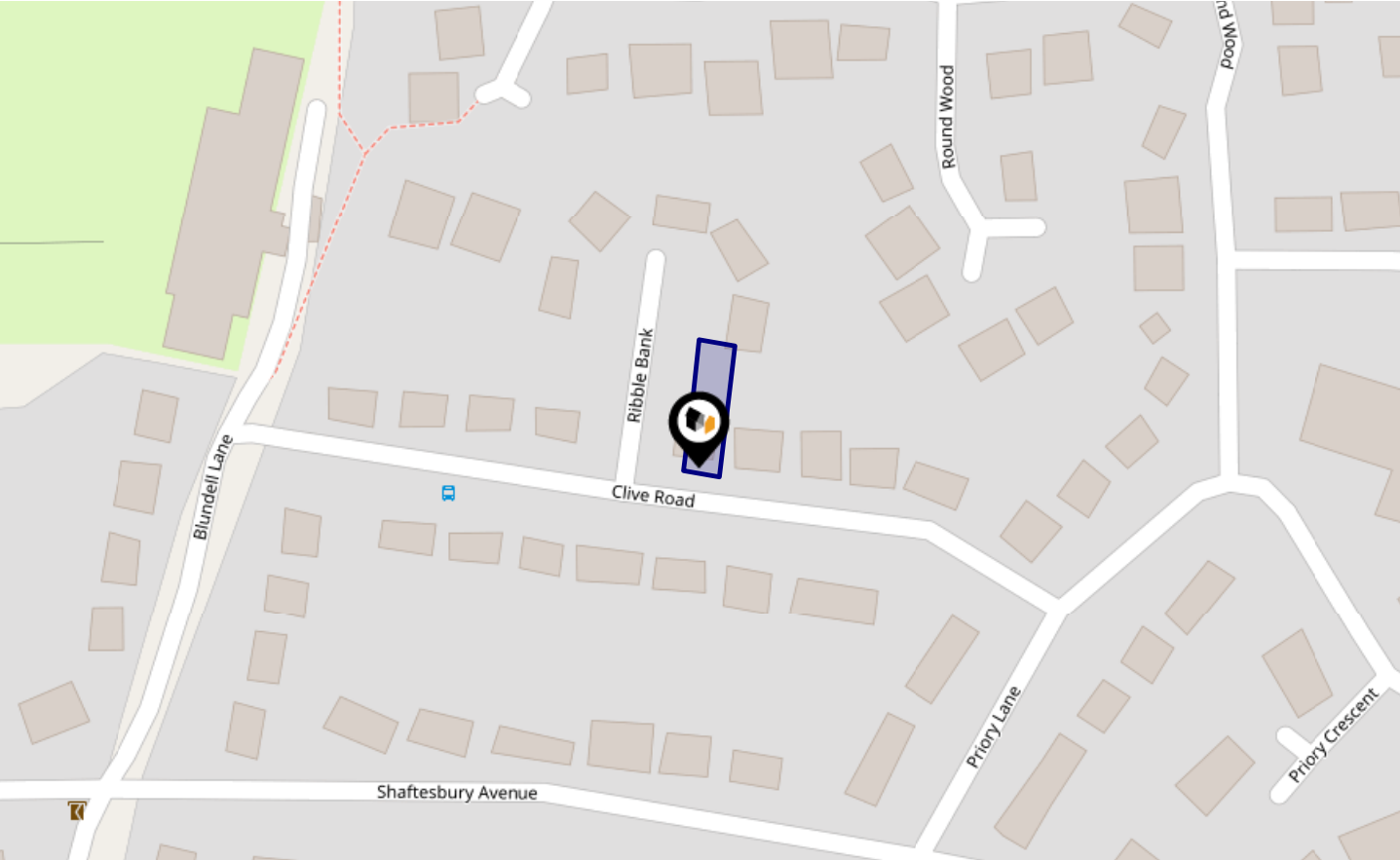
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

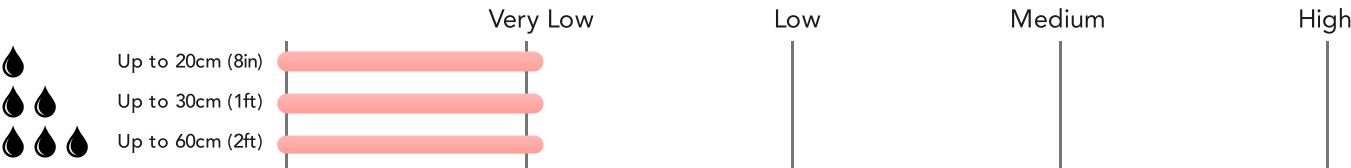


Risk Rating: Very low

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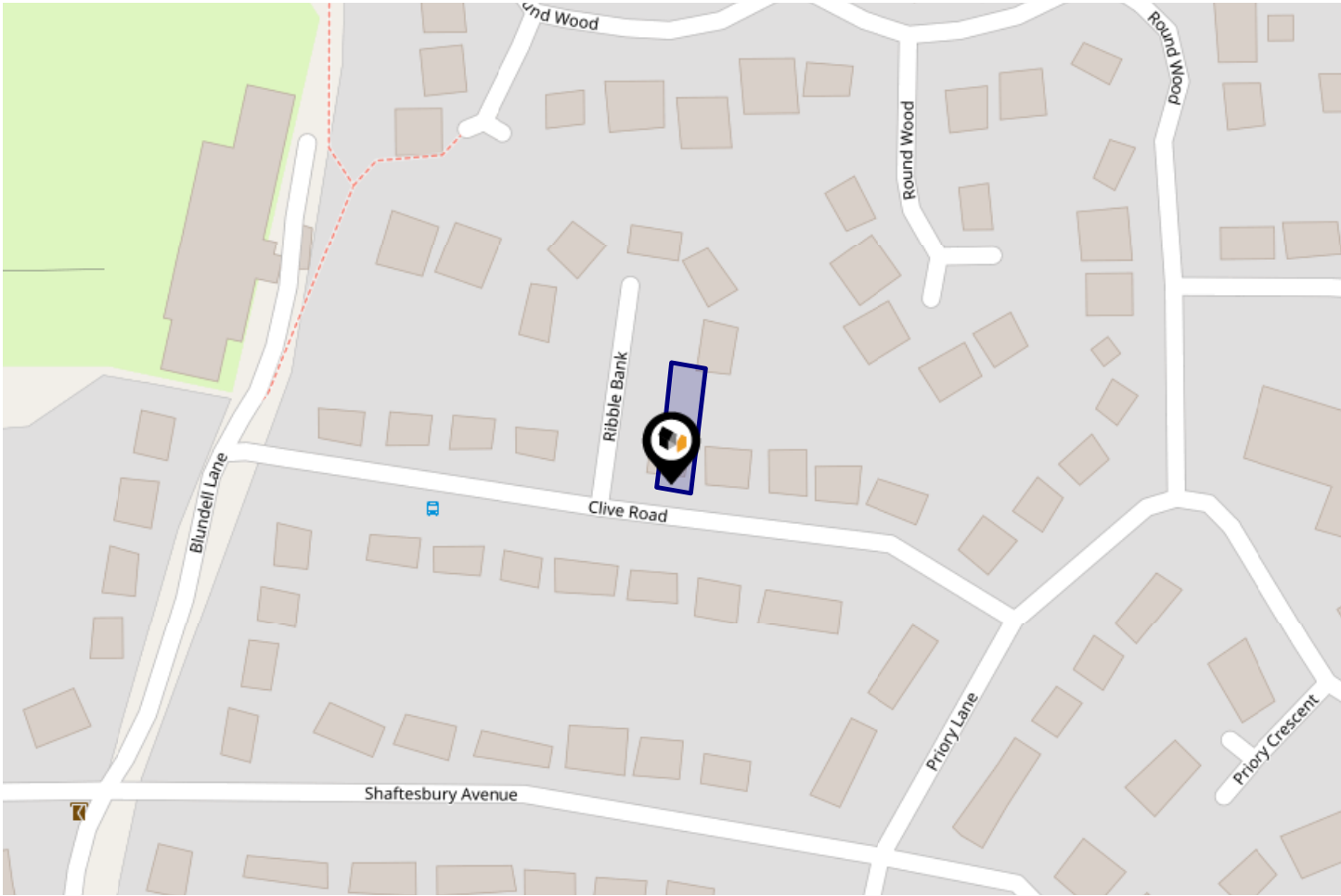
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

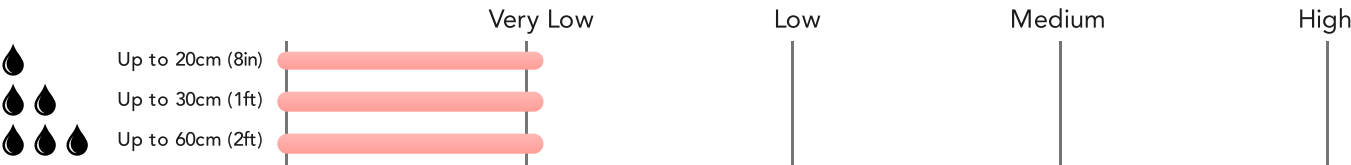


Risk Rating: Very low

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Chance of flooding to the following depths at this property:





Roberts & Co

Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

Our Team

Robert

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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