

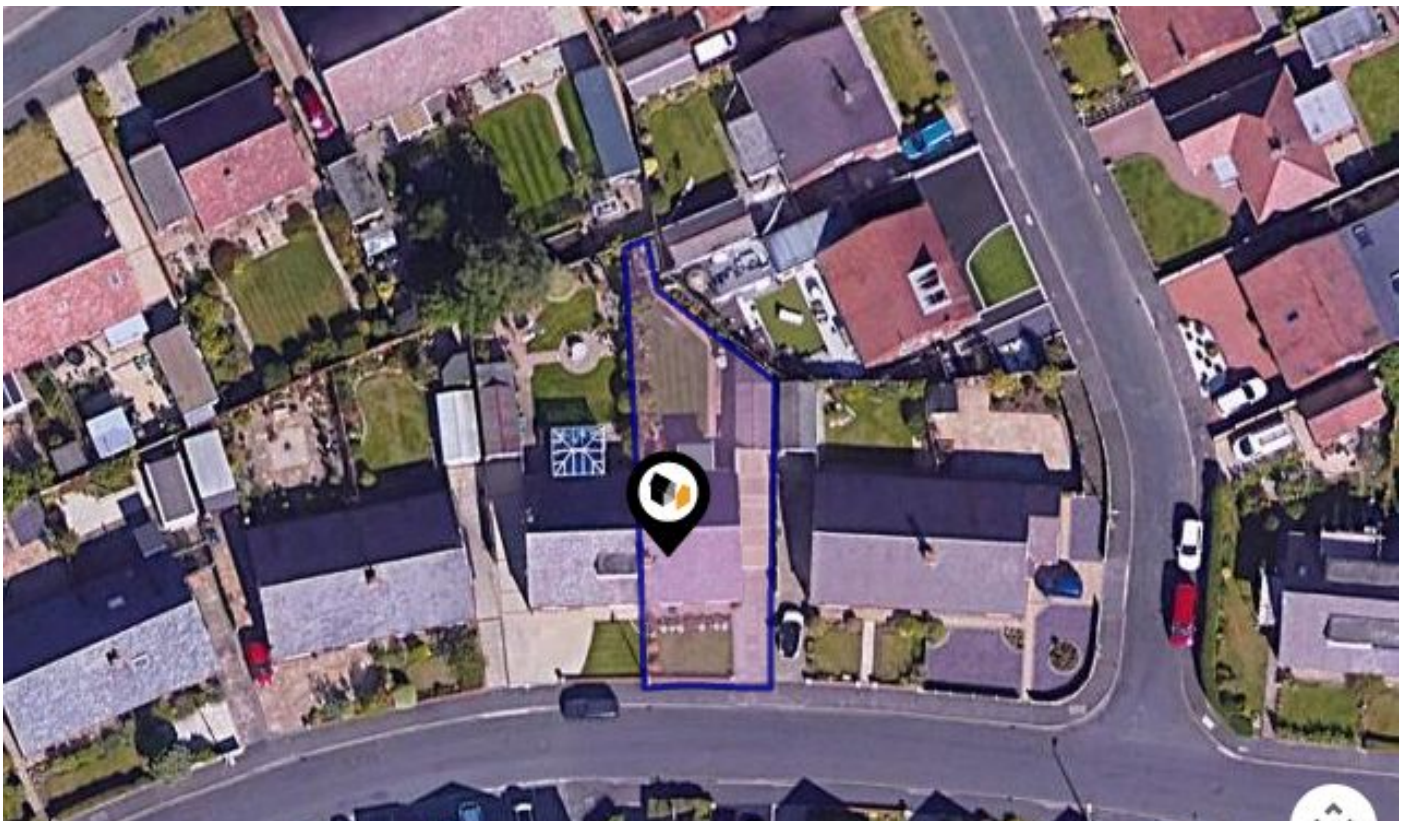


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06th March 2025



MANOR LANE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Property Overview

Spacious 3-Bedroom Dormer Bungalow

Higher Penwortham | Great Location

Ground Floor: This charming semi-detached bungalow is located in the highly sought-after area of Higher Penwortham and offers a generous amount of versatile living space. The ground floor features a well-sized bedroom complete with fitted bedroom furniture. There are also two reception rooms, including a spacious living room with a feature gas fire, perfect for cozy evenings. The dining room offers ample space for family meals and includes stairs leading to the first floor. The fitted kitchen provides plenty of storage and worktop space, while the utility porch offers room and plumbing for a washing machine. Additionally, the property benefits from a downstairs shower room, providing convenient facilities on the ground floor.

First Floor: Upstairs, you'll find two more bedrooms, one of which includes fitted wardrobes for added storage. There is also plenty of eaves storage, ensuring you have room for all your belongings. The three-piece bathroom suite on this floor features a bath, WC, and wash hand basin, completing the upper level of the home.

Exterior: This property boasts a carport and garage, providing convenient off-road parking and additional storage. Additionally, a garden store is attached to the garage, offering extra space for tools and outdoor equipment. The front and rear gardens offer outdoor space for relaxation or gardening, while the driveway parking ensures plenty of room for vehicles. The property is offered with no onward chain, making it ideal for a quick move.

What We Love About This Property: This bungalow offers spacious living and a versatile layout that can adapt to different family needs. The location in Higher Penwortham is fantastic, with easy access to local amenities, schools, and parks. The feature gas fire in the living room and the downstairs shower room add both comfort and practicality, while the generous storage throughout the property makes it a perfect home for everyday living.

Tenure: Freehold

Council Tax Band: C



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,119 ft ² / 104 m ²
Plot Area:	0.08 acres
Council Tax :	Band C
Annual Estimate:	£1,993
Title Number:	LA862442

Tenure: Freehold

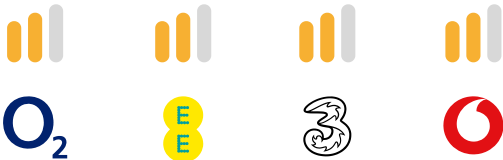
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	74 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



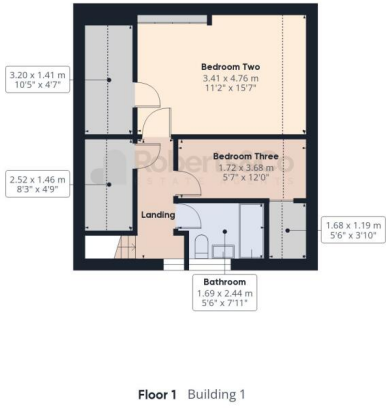
Satellite/Fibre TV Availability:







MANOR LANE, PENWORTHAM, PRESTON, PR1



Approximate total area⁽¹⁾
122.91 m²
1323.01 ft²

Reduced headroom
8.87 m²
95.52 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

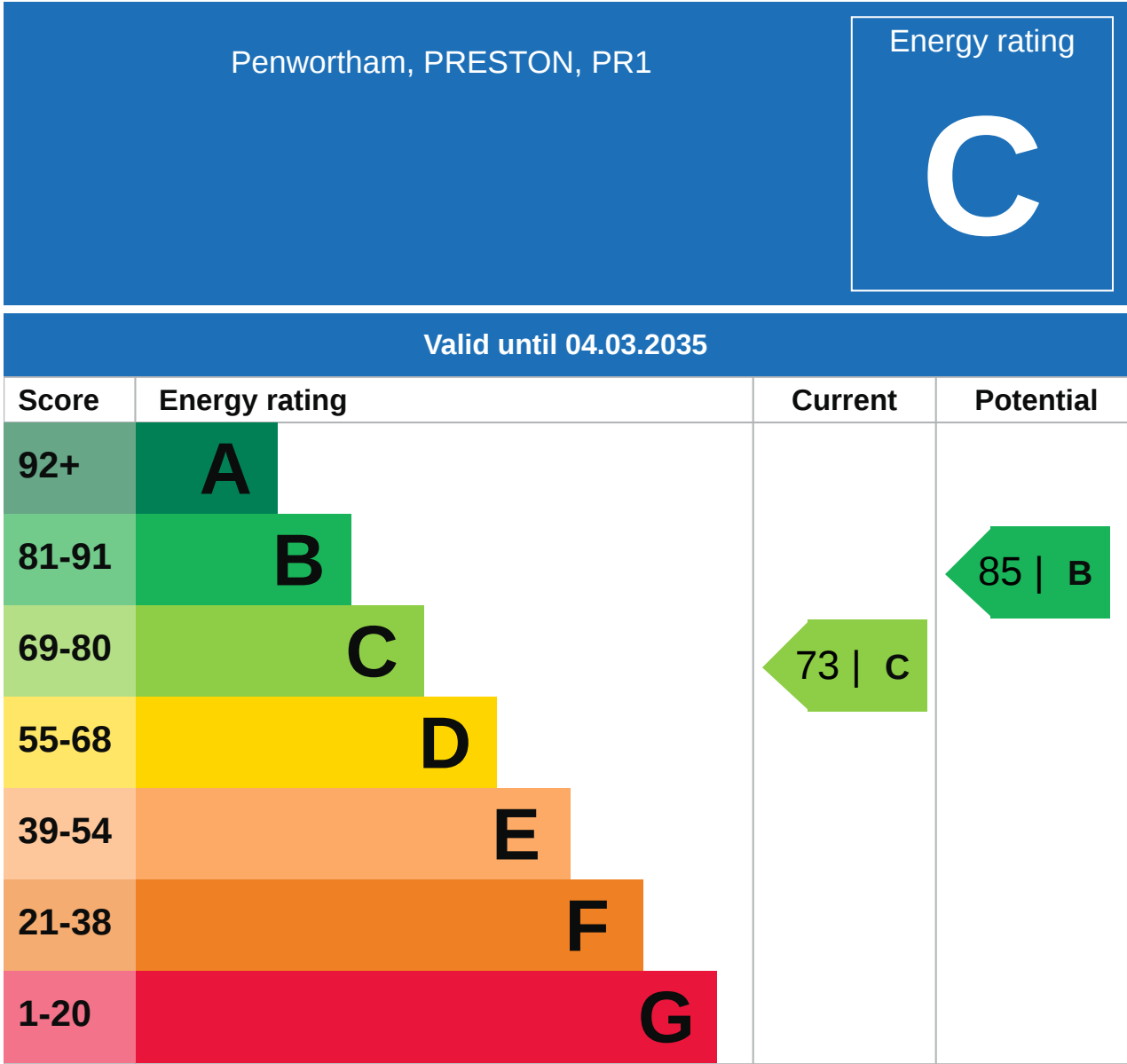


MANOR LANE, PENWORTHAM, PRESTON, PR1



MANOR LANE, PENWORTHAM, PRESTON, PR1





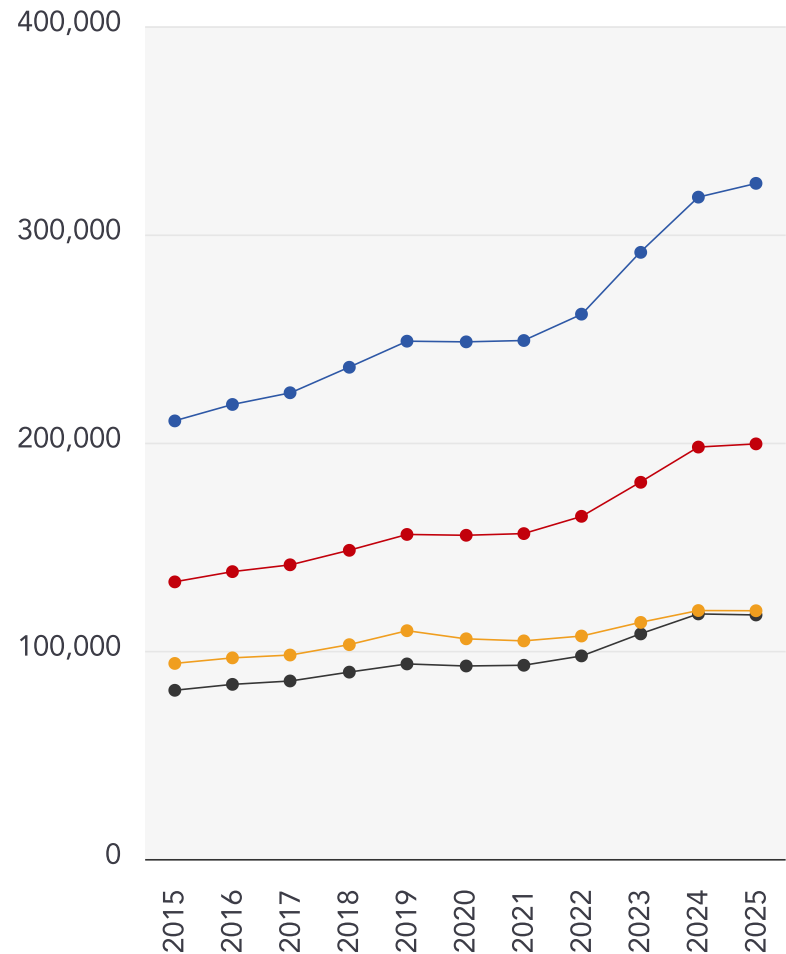
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	104 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

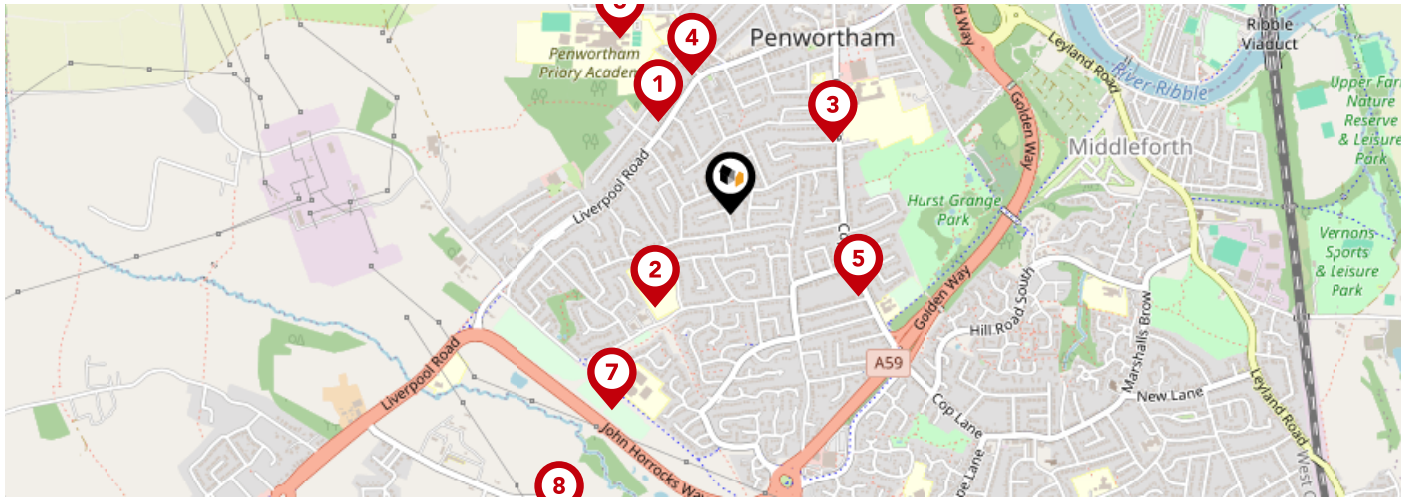
+49.8%

Flat

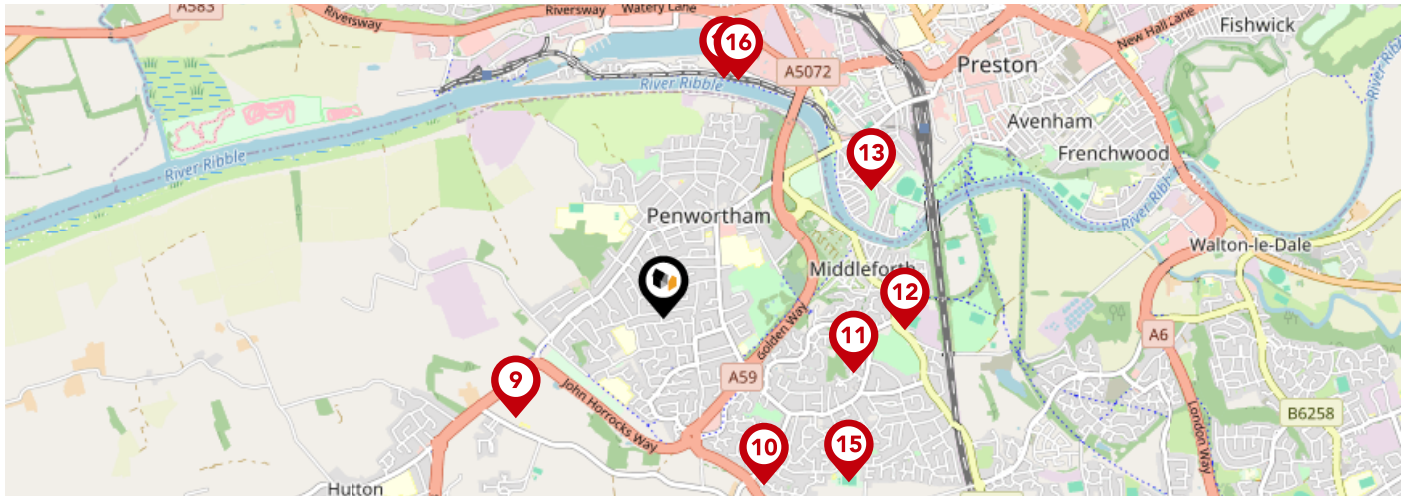
+26.94%

Terraced

+44.66%



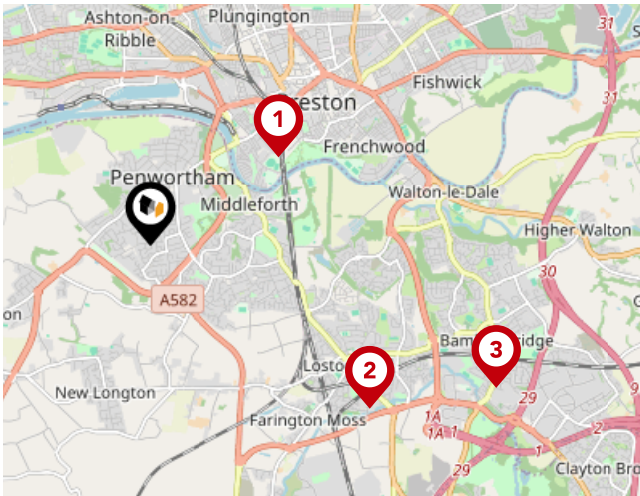
		Nursery	Primary	Secondary	College	Private
1	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 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	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

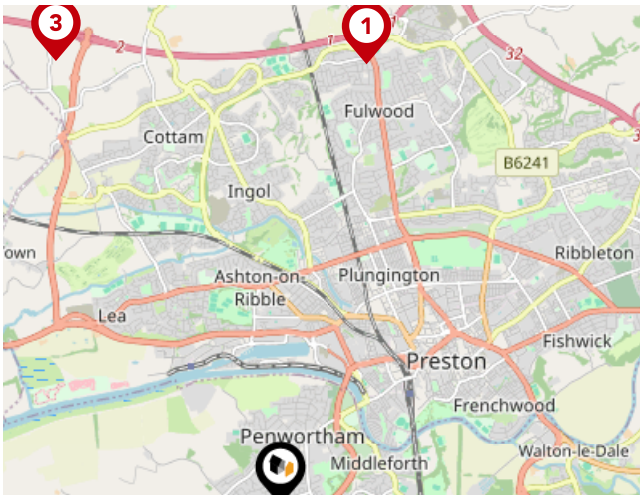
Area

Transport (National)



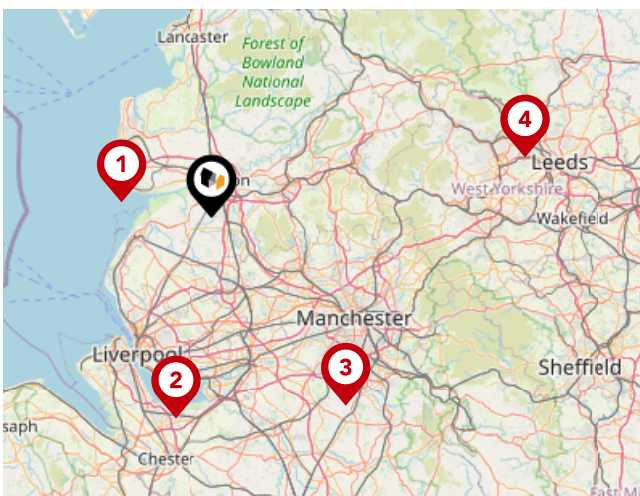
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.37 miles
2	Lostock Hall Rail Station	2.41 miles
3	Bamber Bridge Rail Station	3.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.93 miles
2	M65 J1A	3.32 miles
3	M55 J2	4.35 miles
4	M6 J28	4.21 miles
5	M65 J1	3.55 miles

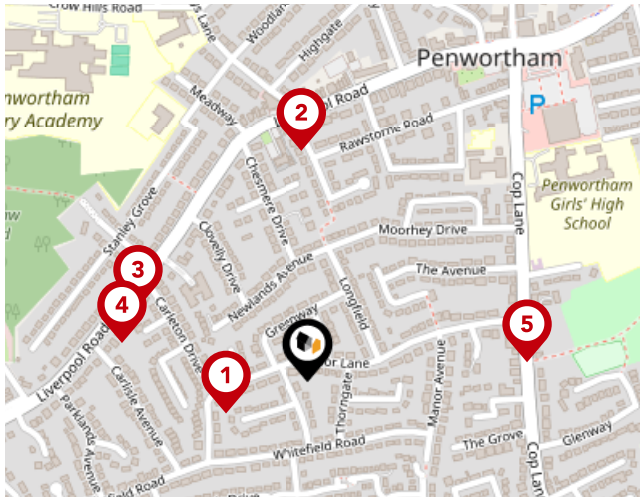


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.74 miles
2	Speke	28.61 miles
3	Manchester Airport	32.57 miles
4	Leeds Bradford Airport	44.73 miles

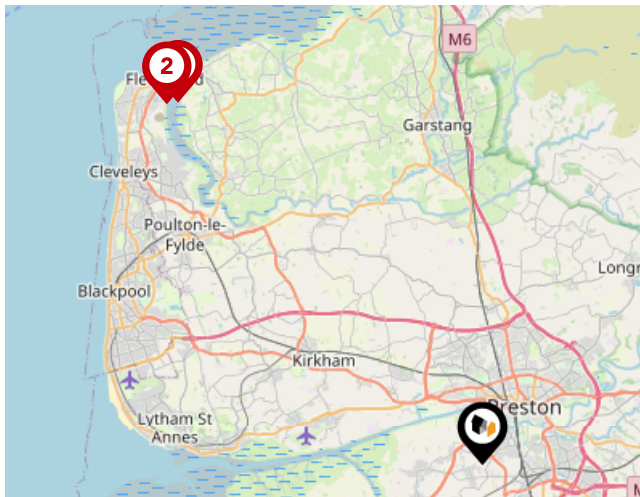
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Manor Lane	0.1 miles
2	Crookings Lane	0.25 miles
3	Blashaw Lane	0.2 miles
4	Carleton Drive	0.21 miles
5	Manor Lane south	0.24 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.58 miles
2	Fleetwood for Knott End Ferry Landing	16.78 miles



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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Roberts & Co

Branch address 36E Liverpool Road,
Penwortham, Preston, PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

