

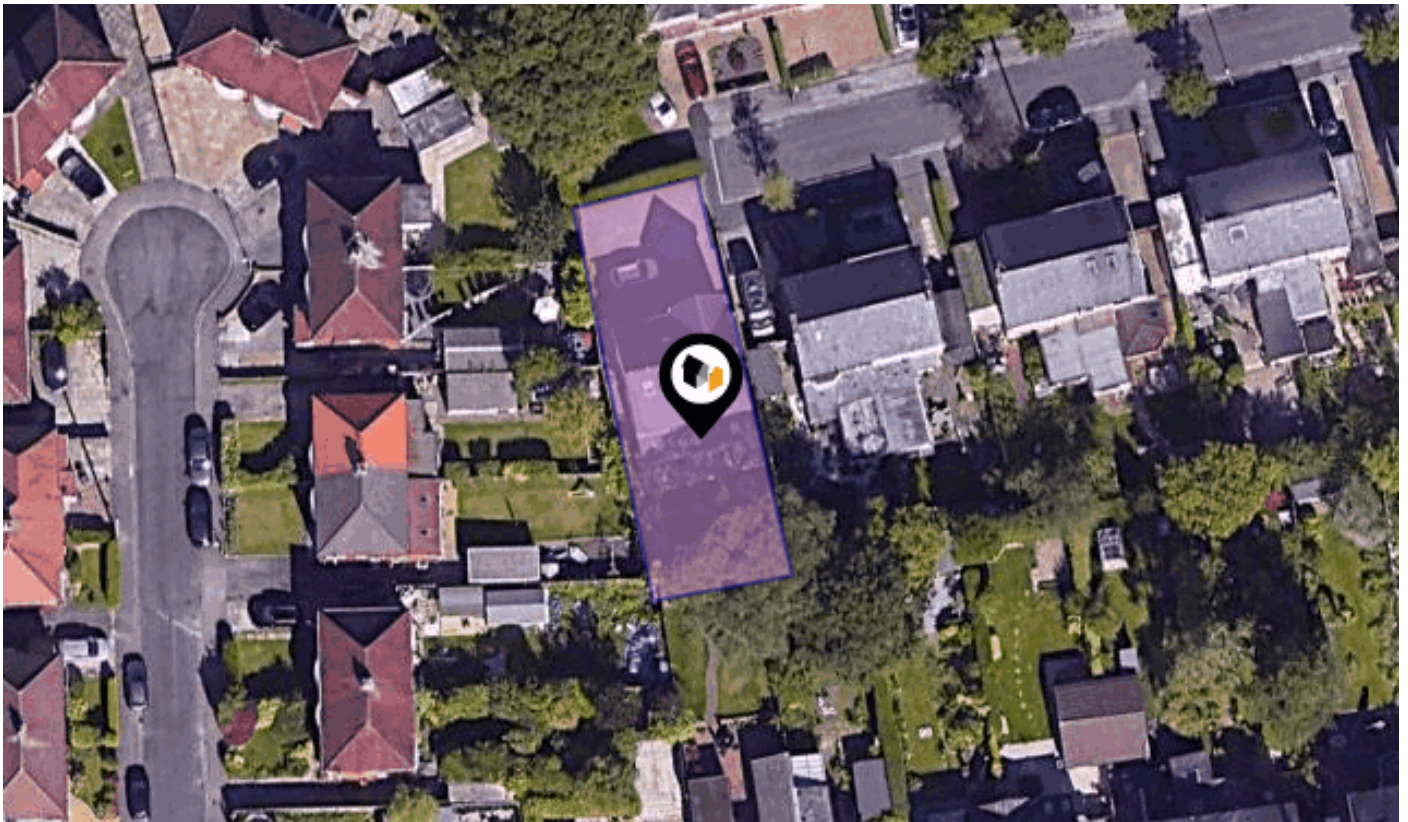


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 07th March 2025



HOLLYWOOD AVENUE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

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www.roberts-estates.co.uk



Property Overview

Exceptional Five-Bedroom Detached Home in a Sought-After Cul-de-Sac

Situated in the desirable Higher Penwortham area, this stunning five-bedroom detached property was expertly constructed just six years ago by a reputable local builder. Nestled in a quiet cul-de-sac, this home offers modern, high-quality finishes throughout, making it a perfect choice for families seeking both comfort and style.

Interior Features: Upon entering, you are greeted by a spacious entrance hall leading to an elegant living room, complete with a wall-mounted TV and a contemporary fireplace, creating a cozy yet sophisticated ambiance. At the heart of the home is the spectacular open-plan family dining kitchen, spanning the full width of the house. This bright and airy space benefits from Velux windows and bi-fold doors, seamlessly connecting the interior to the south-facing, low-maintenance garden. The high-specification kitchen is equipped with premium appliances, including a Bosch oven, integrated dishwasher, induction hob, and built-in microwave, along with ample space for a fridge freezer. A separate utility room provides additional practicality, with plumbing for a washing machine and convenient access to a downstairs WC.

An integral door leads directly to the garage, offering easy access and additional storage.

First & Second Floors: The first floor hosts a luxurious principal bedroom suite, complete with a dressing room and a private en-suite bathroom. Also on this level is Bedroom Two, another generously sized double room with its own en-suite, as well as Bedroom Four, which is currently used as a dressing room but could easily be converted back into a bedroom. A stylish family bathroom featuring an oval bath completes this floor. The second floor offers two additional spacious double bedrooms, along with eaves storage and a separate WC, making it an ideal space for guests, teenagers, or a home office setup.


Exterior & Additional Features: South-facing rear garden featuring artificial grass, ensuring a low-maintenance outdoor space ideal for relaxation and entertaining. Private driveway with ample parking. Single garage, providing secure storage or potential for a home gym/workshop.

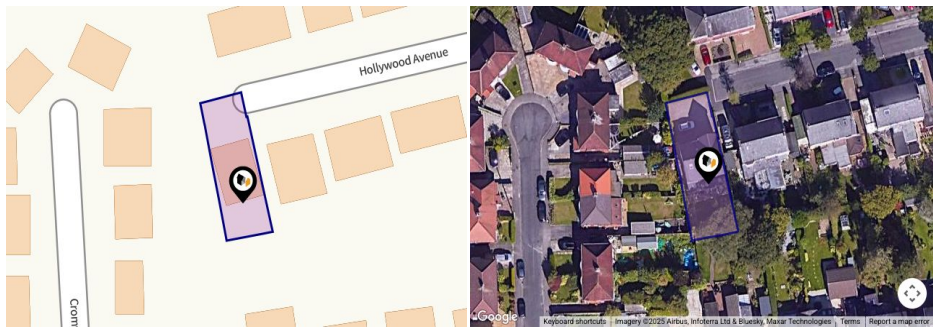
No onward chain, offering a hassle-free move for buyers.

Beautifully designed and finished to an exceptionally high standard, this property presents a rare opportunity to acquire a modern and stylish family home in a prime location. Early viewing is highly recommended!

Tenure: Freehold

Council Tax Band: F

 street-view-image



Property

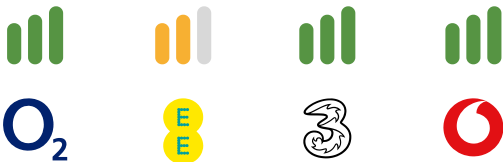
Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,797 ft ² / 167 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band F		
Annual Estimate:	£3,238		
Title Number:	LAN185310		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	15 mb/s	64 mb/s	- mb/s
• Surface Water	Very low			



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Hollywood Avenue, Penwortham, Preston, PR1*

Reference - SouthRibble/07/2017/3831/DIS	
Decision:	Decided
Date:	04th December 2017
Description:	Application to discharge condition 13 (SAP assessment) of planning permission 07/2017/1814/FUL







HOLLYWOOD AVENUE, PENWORTHAM, PRESTON, PR1



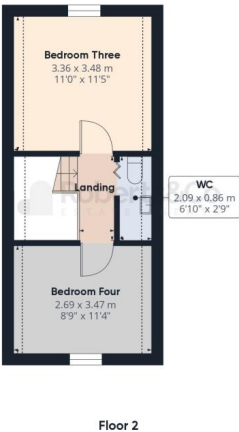
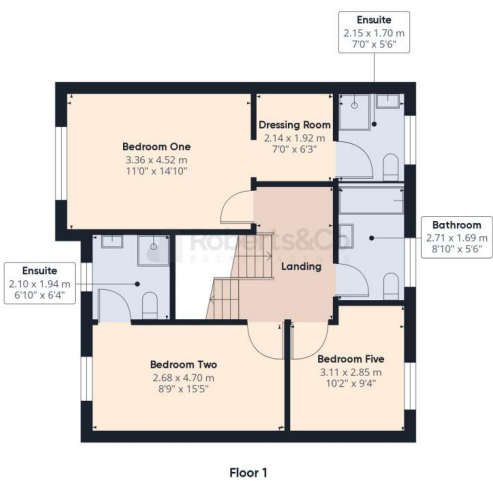
HOLLYWOOD AVENUE, PENWORTHAM, PRESTON, PR1



HOLLYWOOD AVENUE, PENWORTHAM, PRESTON, PR1



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Approximate total area⁽¹⁾
175.23 m²
1886.15 ft²

Reduced headroom
3.15 m²
33.95 ft²

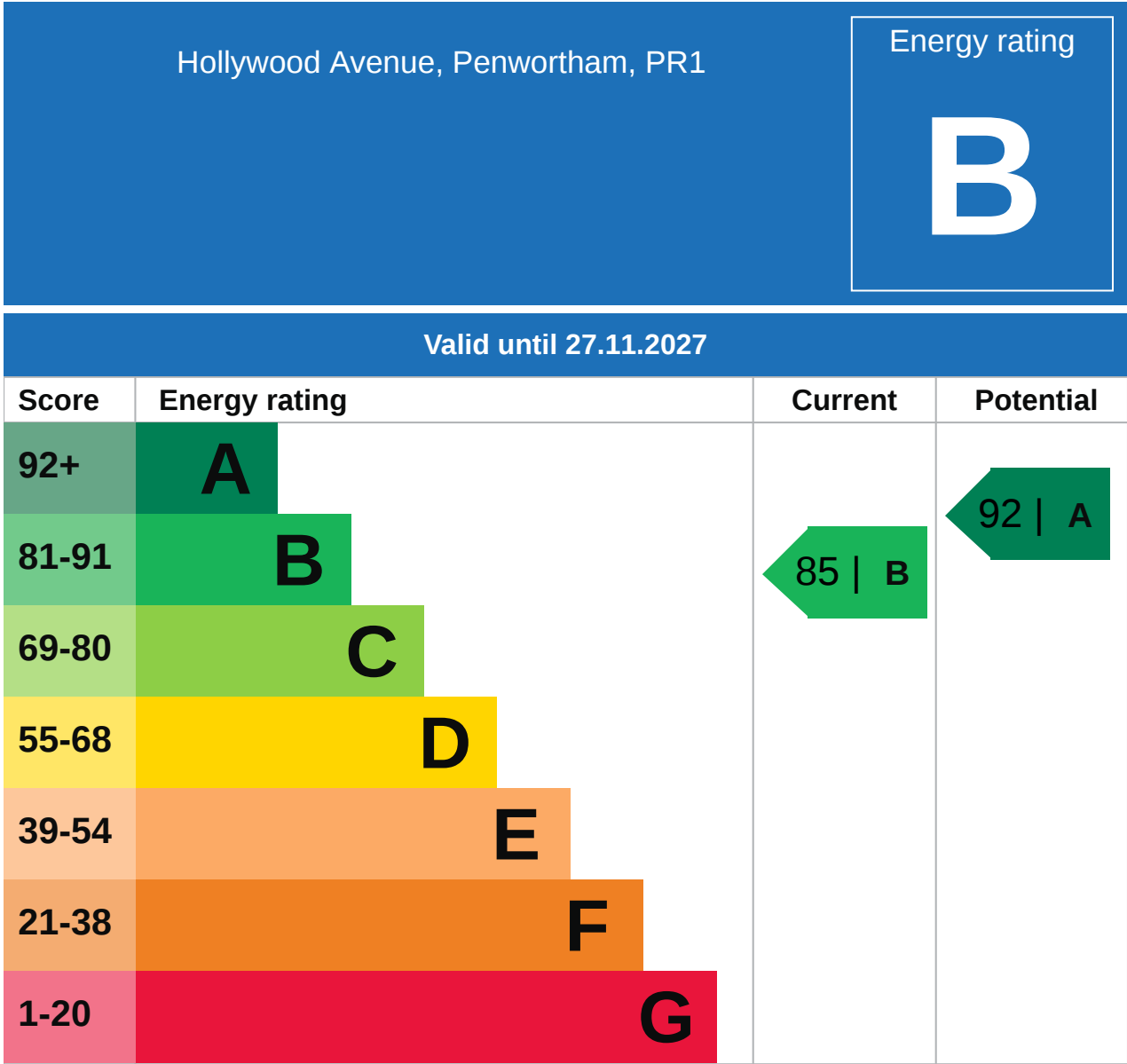
(1) Excluding balconies and terraces

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.

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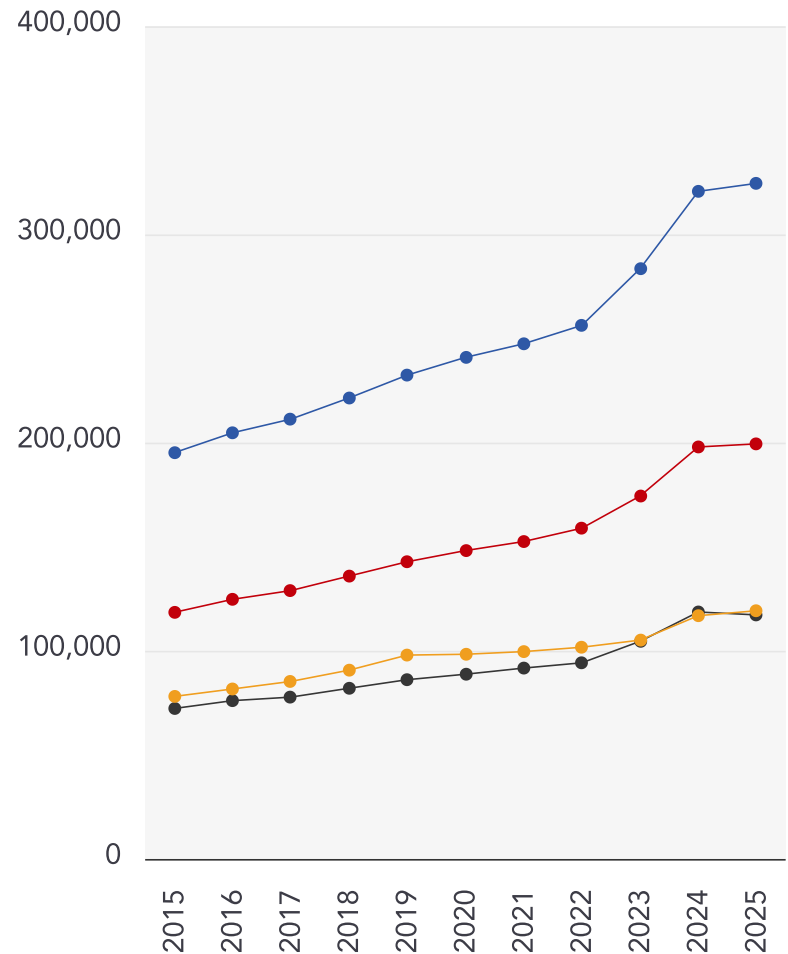
Additional EPC Data

Property Type:	House
Build Form:	Detached
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 0.22 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 W/m-Â°K
Roof Energy:	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 0.15 W/m-Â°K
Total Floor Area:	167 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

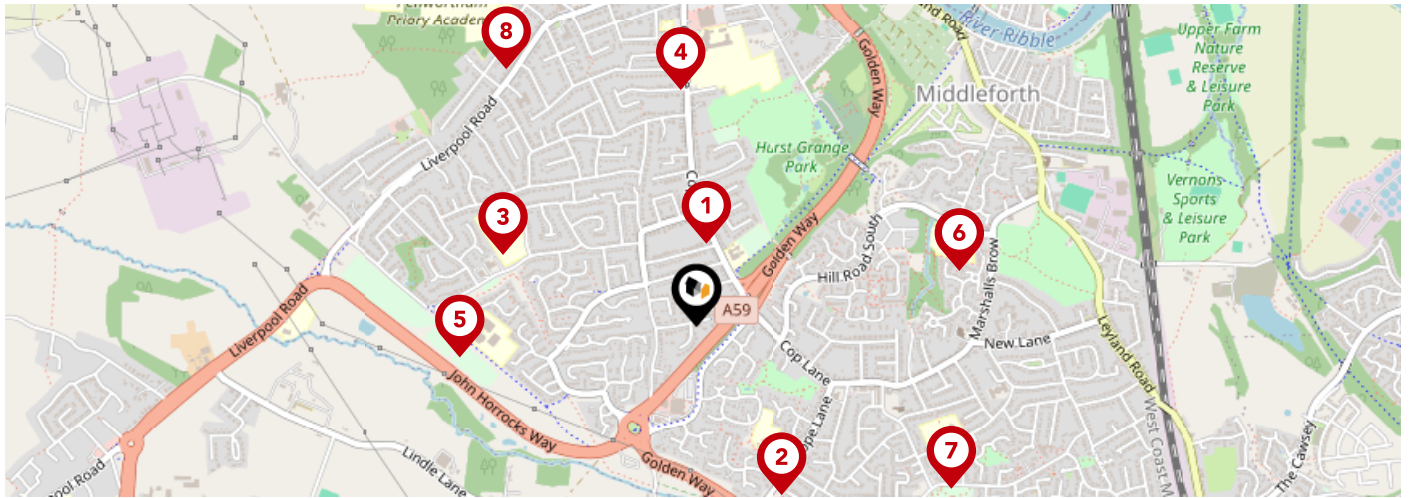
+68.31%

Flat

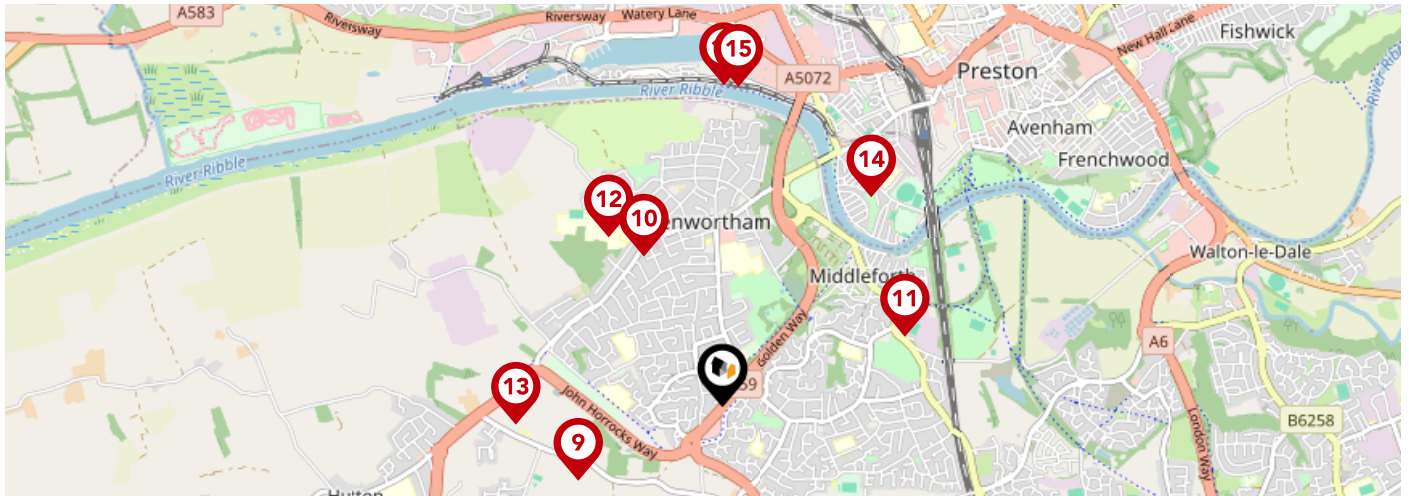
+52.7%









Terraced

+62.15%



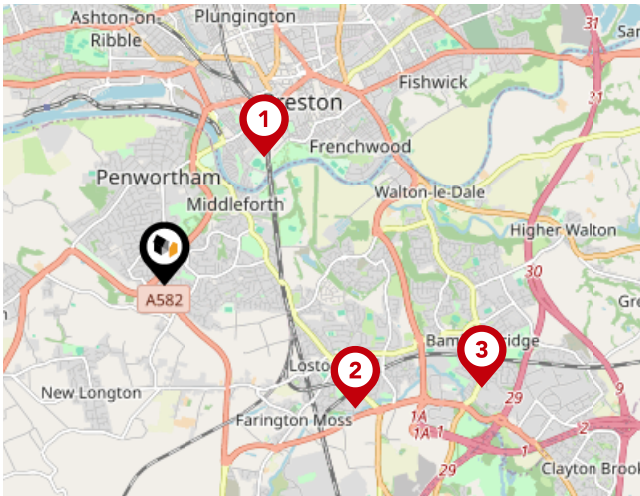
		Nursery	Primary	Secondary	College	Private
1	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.45	<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:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham Middlefirth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.91	<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: 351 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

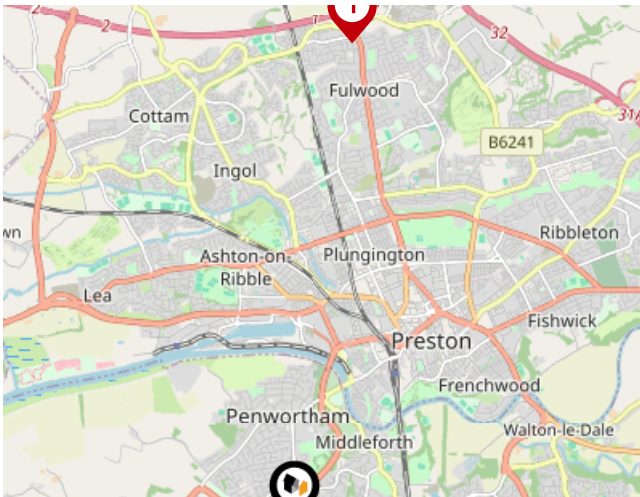
Area

Transport (National)



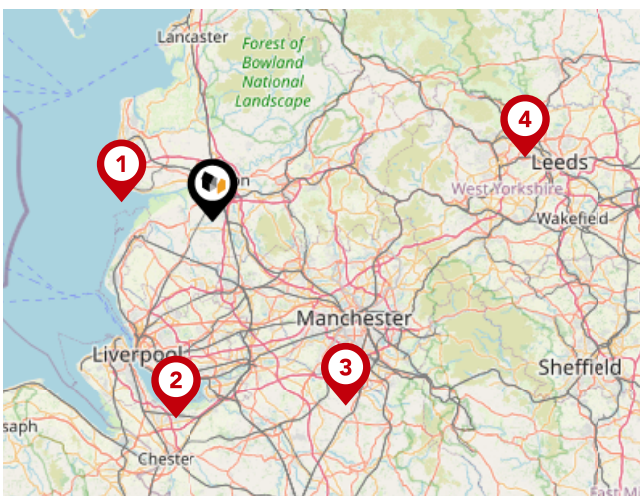
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.43 miles
2	Lostock Hall Rail Station	1.99 miles
3	Bamber Bridge Rail Station	2.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	4.25 miles
2	M65 J1A	2.91 miles
3	M6 J28	3.76 miles
4	M65 J1	3.14 miles
5	M6 J29	3.26 miles

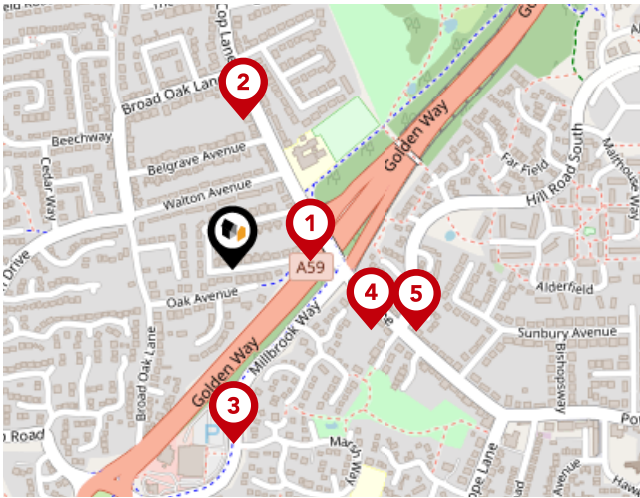


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.07 miles
2	Speke	28.31 miles
3	Manchester Airport	32.13 miles
4	Leeds Bradford Airport	44.55 miles

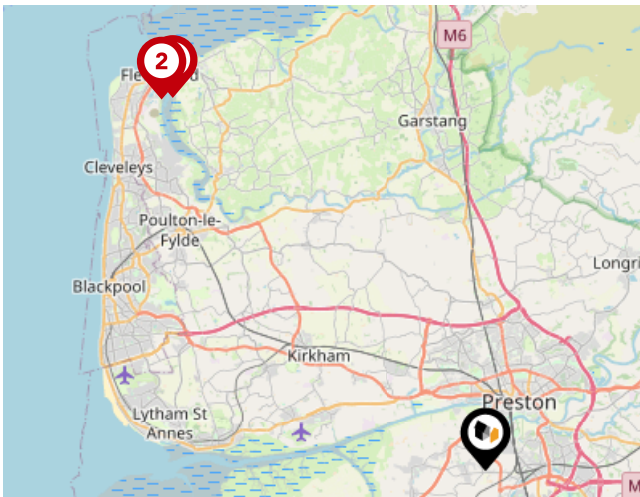
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cromwell Road	0.09 miles
2	Broad Oak Lane	0.16 miles
3	Millbrook Way	0.19 miles
4	Hill Rd South	0.17 miles
5	Little Close	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.03 miles
2	Fleetwood for Knott End Ferry Landing	17.22 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.



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