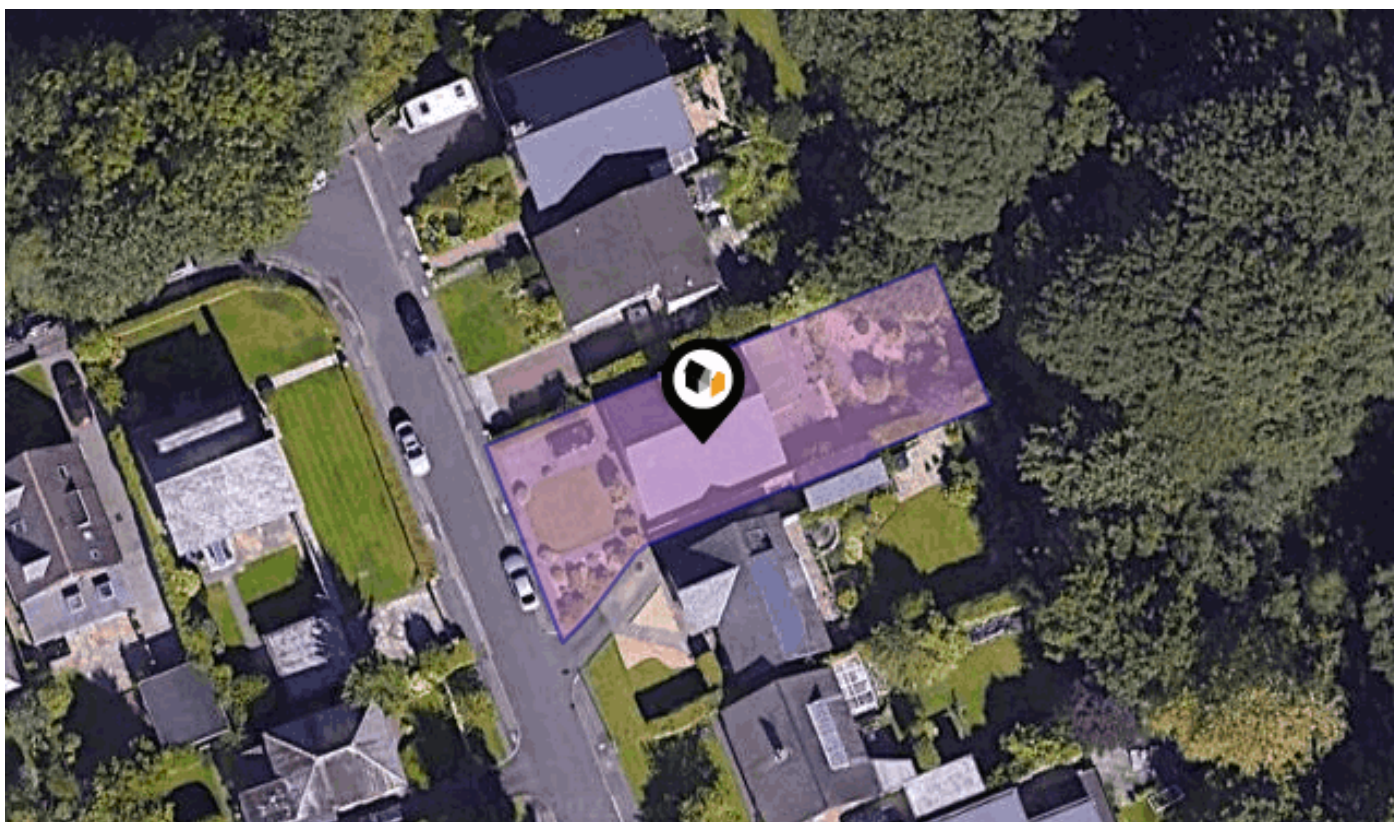


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th March 2025



HURST PARK, PENWORTHAM, PRESTON, PR1

Roberts & Co

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This spacious and versatile 3 bedroom home is located in a highly sought-after area, offering a fantastic opportunity to make it your own. Positioned on a generous plot, it enjoys beautiful views over Hurst Grange Park, providing a peaceful and scenic backdrop. Chain-free and full of potential, this home is ideal for those looking to modernise and create their dream living space.

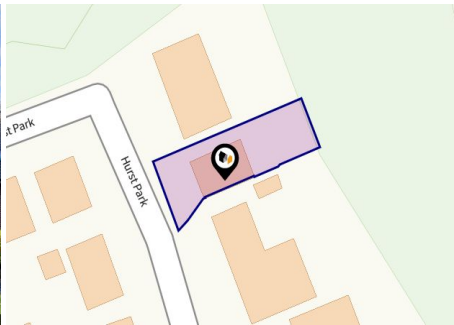
The property features a double porch entrance leading into a spacious hallway, complemented by open wooden staircase to the first floor. The living room is incredibly spacious, bright and welcoming, complete with a gas fire, while the open-plan dining kitchen benefits from patio doors that lead out to the garden, filling the space with natural light. A utility room, ground-floor bedroom (with fitted wardrobes), and shower room provide flexible living arrangements.

Upstairs, there are two further well-proportioned bedrooms (each with fitted bedroom storage) and an additional shower room. There is also a box room which serves as either a fantastic walk-in storage space, or a wonderful self-contained office space. This room could be potentially extended to make it into a further bedroom by new owners (subject to the required approvals).

Externally, the property boasts a front garden, driveway, and an integral garage, offering ample parking. Side access leads to the rear garden, which features a mix of stone and flagstone pathways, along with mature shrubs and trees, creating a private and tranquil outdoor space. With huge potential for a family to make this a forever family home, this property is a rare find in such a desirable location. Whether you're looking for a family home or a project to make your own, this is an opportunity not to be missed.

Tenure: Freehold















Council Tax: E



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.12 acres		
Council Tax :	Band E		
Annual Estimate:	£2,740		
Title Number:	LAN249543		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	16	60	1000
• Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
				
				







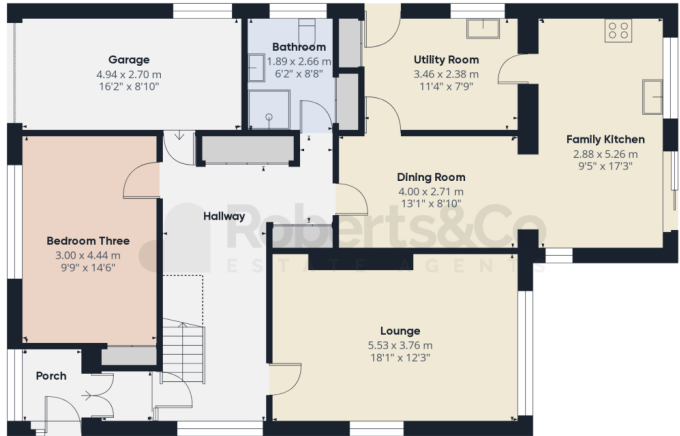
HURST PARK, PENWORTHAM, PRESTON, PR1



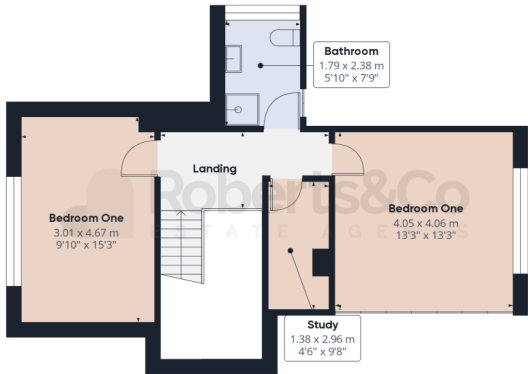
HURST PARK, PENWORTHAM, PRESTON, PR1



HURST PARK, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area[®]

156.19 m²
1681.23 ft²

Reduced headroom

1.96 m²
21.08 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.

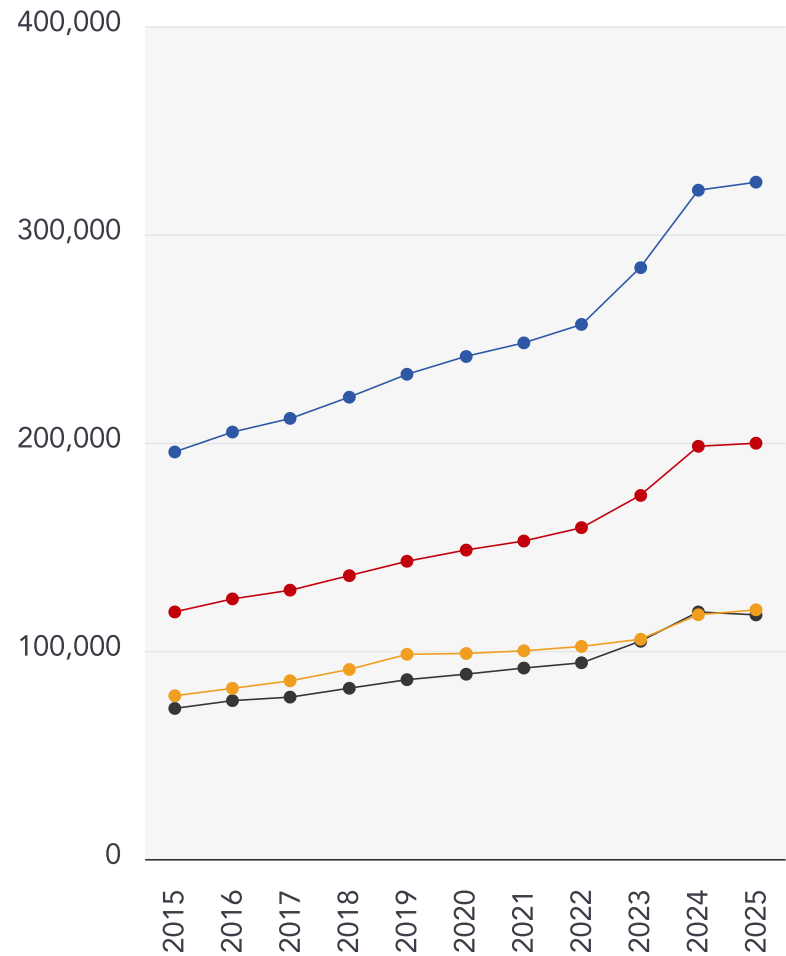
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

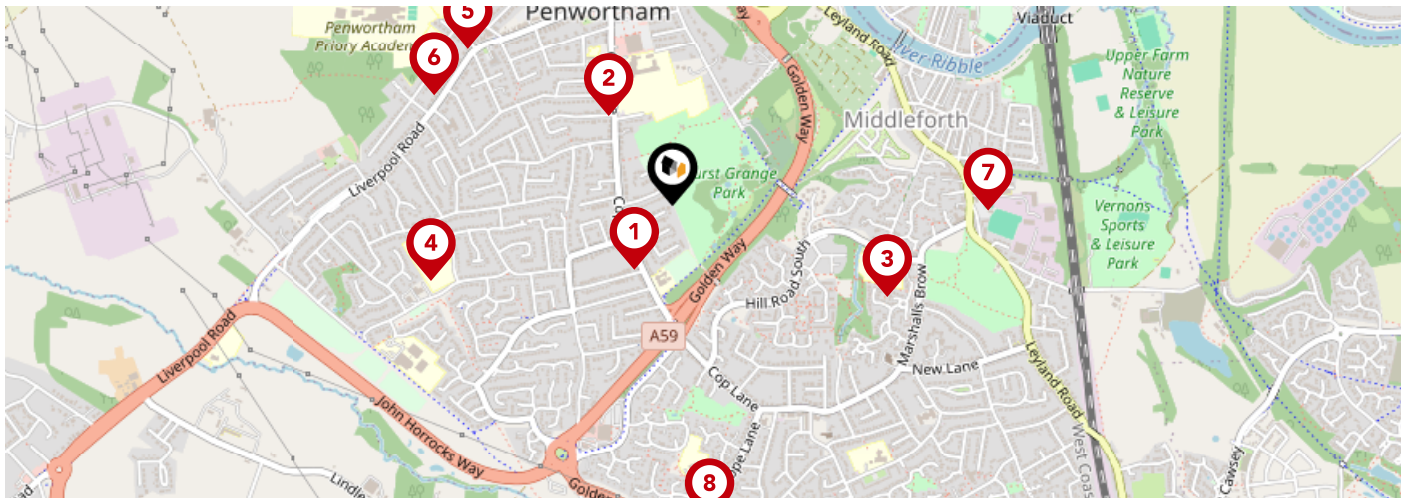
+68.31%

Flat

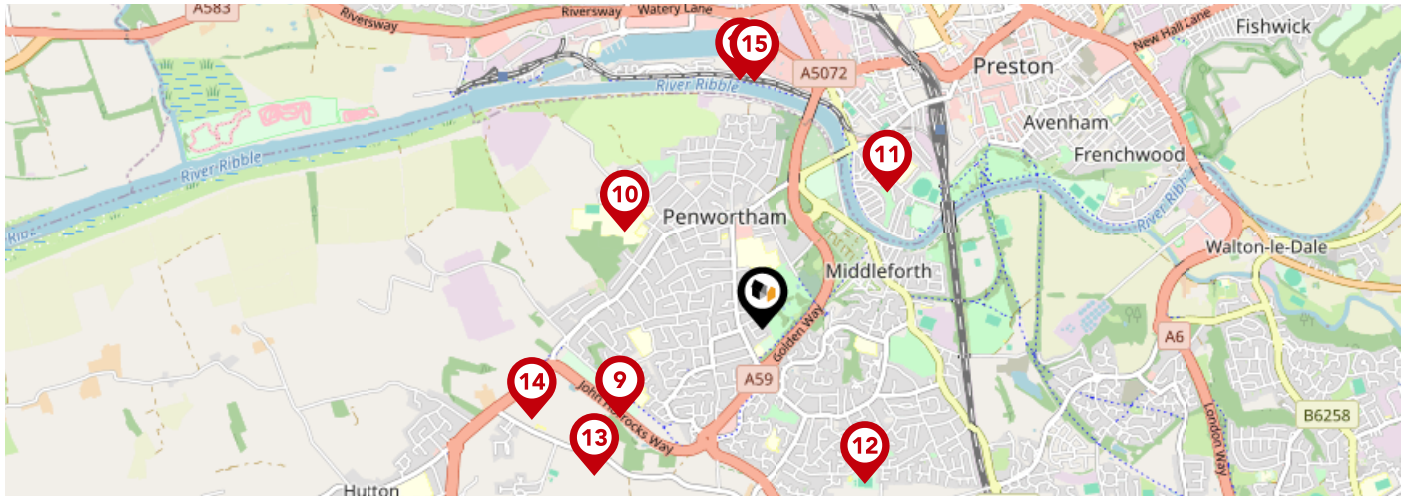
+52.7%









Terraced

+62.15%



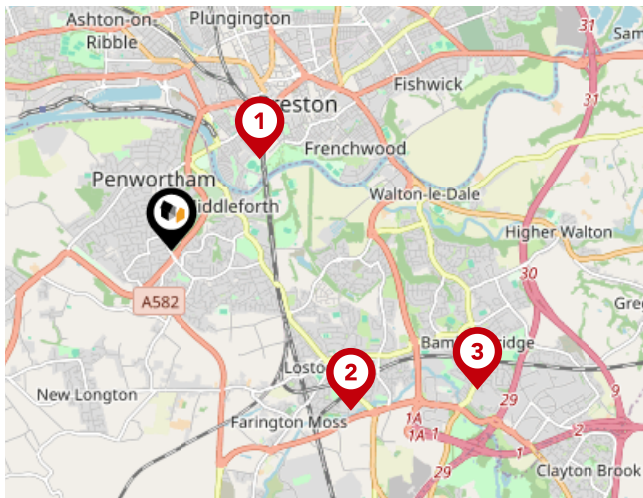
		Nursery	Primary	Secondary	College	Private
1	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:1.08	<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:1.08	<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:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

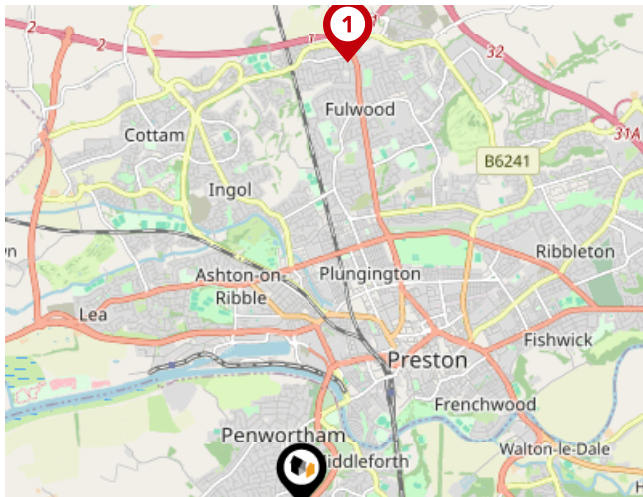
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.12 miles
2	Lostock Hall Rail Station	2.1 miles
3	Bamber Bridge Rail Station	2.95 miles

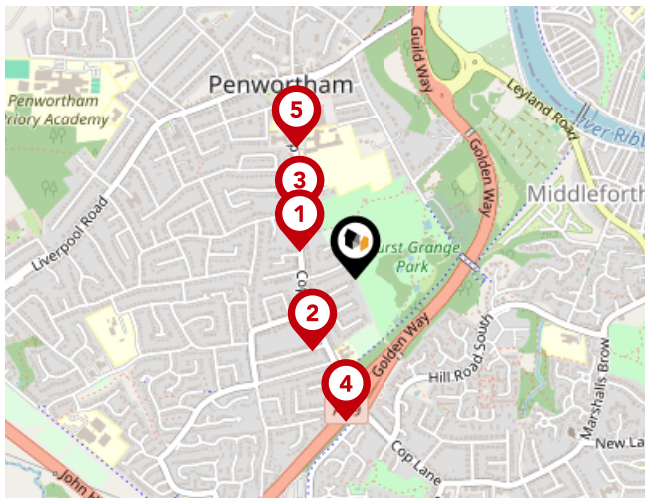


Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.92 miles
2	M65 J1A	3.01 miles
3	M65 J1	3.24 miles
4	M6 J28	3.98 miles
5	M6 J29	3.33 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Manor Lane south	0.13 miles
2	Broad Oak Lane	0.18 miles
3	Cop Lane School Stop Only	0.18 miles
4	Cromwell Road	0.31 miles
5	St Marys Health Centre	0.32 miles



Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston and South Ribble. We've been successfully selling and renting property for many years in your local area and our experienced and dedicated team all have one thing in common... we are passionate about property.

Our focus is on the communities we serve, with a clear goal of delivering exceptional service. We do this by utilising the latest technology, coupled with some good old-fashioned estate agency from our incredible team who all live locally and have a wealth of knowledge to share from their years of experience helping clients just like you move to their next home.

Testimonial 1



Fantastic service from start to finish. Always informative of developments with both our sale and purchase. I would not hesitate in recommending Roberts & Co to anyone as they alleviate a lot of stress connected with moving home.

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.



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/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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