

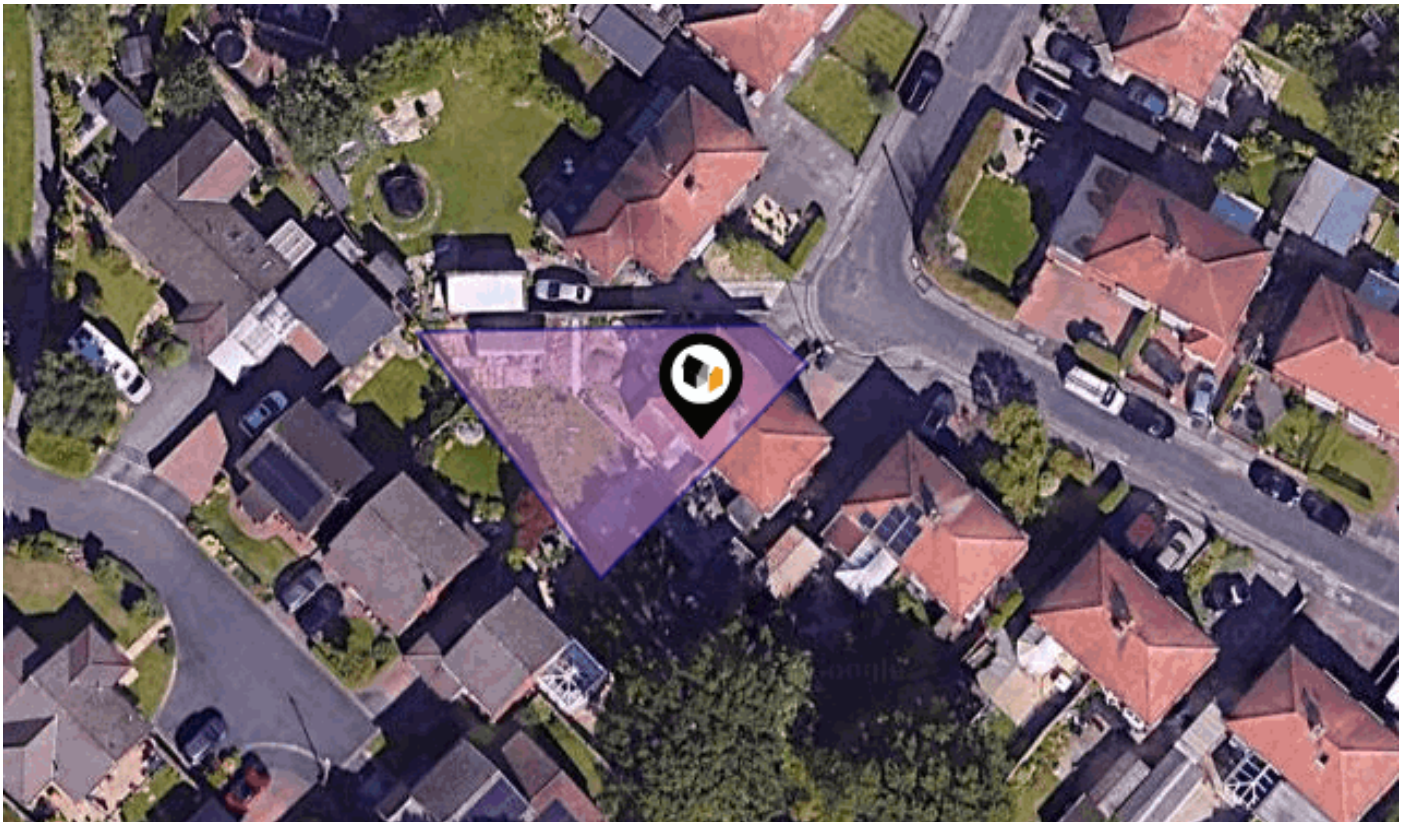


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th March 2025



HOUGHTON ROAD, PENWORTHAM, PRESTON, PR1

Roberts & Co

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www.roberts-estates.co.uk



A recently renovated house with beautiful dining kitchen, lounge, utility room and 3 DOUBLE BEDROOMS. This beautifully presented house set on a corner plot within a cul-de-sac, has recently been renovated throughout.

To the ground floor an entrance hallway leads to a lounge to the front of the property. To the rear of the property is a good size open plan dining kitchen with breakfast bar and space for dining furniture. The gloss base and wall units are complemented by quartz work surface and Neff integrated appliances. Beyond this spacious room is a utility room housing the central heating combi boiler, with further space and plumbing for washing machine and tumble dryer.

To the first floor there are 2 spacious double bedroom and a third smaller double bedroom. This third bedroom is larger than most third bedrooms in similar properties. Furthermore the generous room sizes extends to the bathroom which has space for both shower cubicle and separate bathtub- perfect for families. Externally this home sits on a fantastic plot. With driveway parking for multiple vehicles to the front, and an incredibly spacious garden housing a single garage. The garden has been landscaped to allow for a variety of zones, from an Indian Stone patio, to a children's play area. Due to the external space, purchasing this home could future-proof any family growth as there is plenty of room to extend, should you wish (subject to planning permission.)



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,001 ft ² / 93 m ²
Plot Area:	0.08 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£1,993
Title Number:	LAN186554

Tenure: Freehold

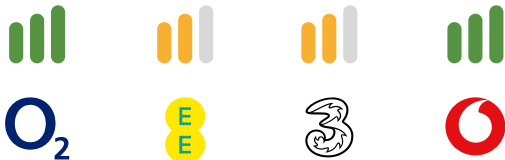
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

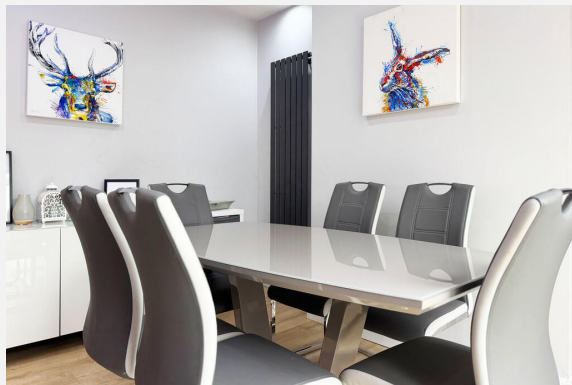
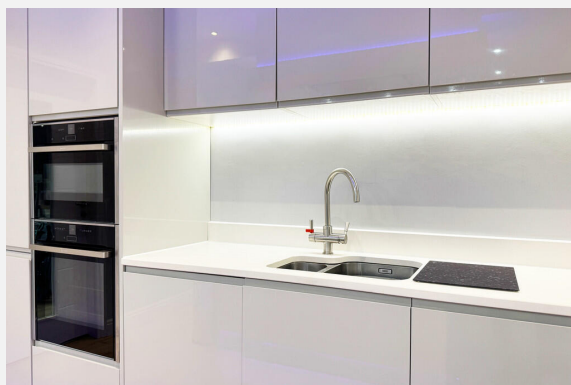
13 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

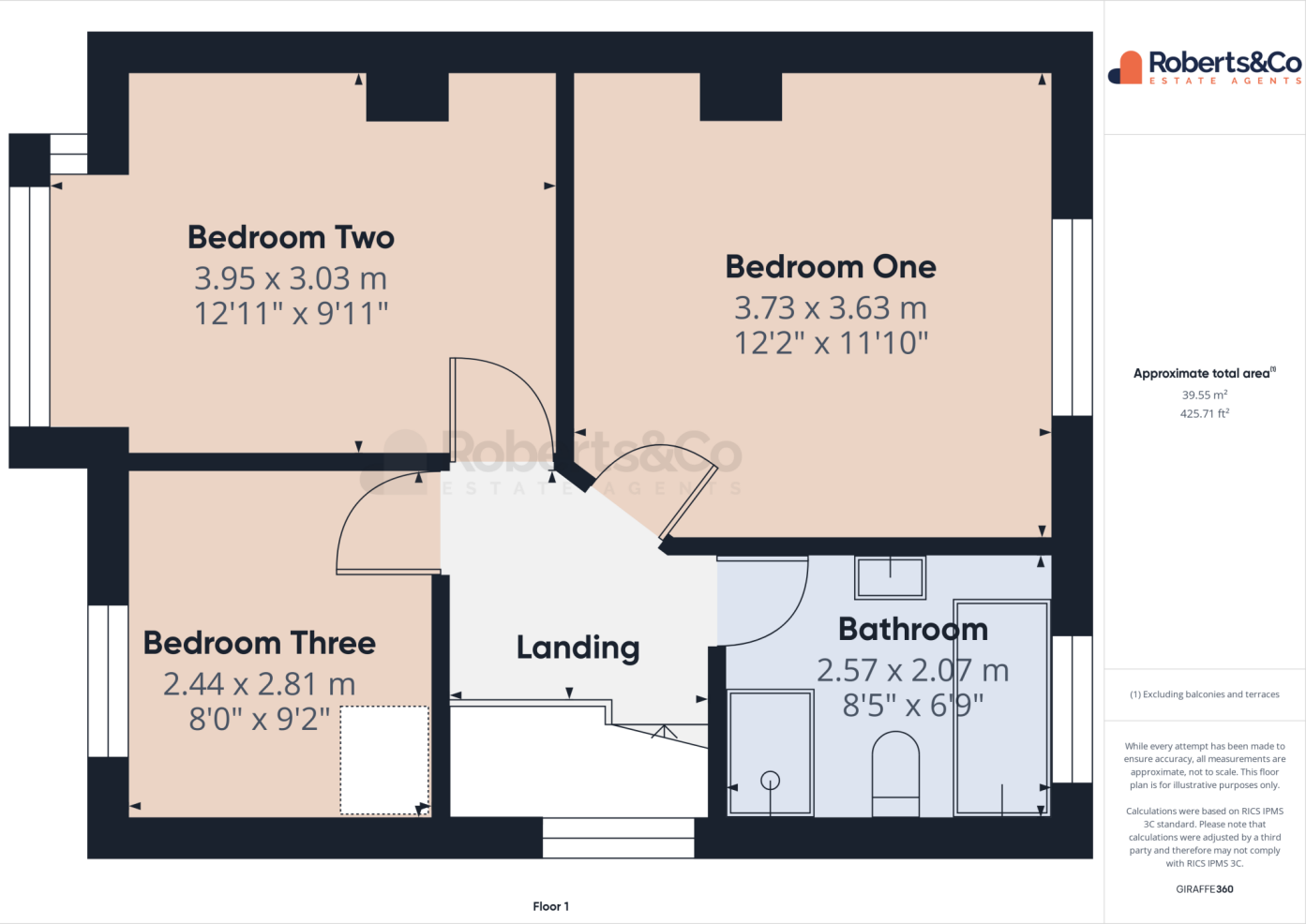








HOUGHTON ROAD, PENWORTHAM, PRESTON, PR1

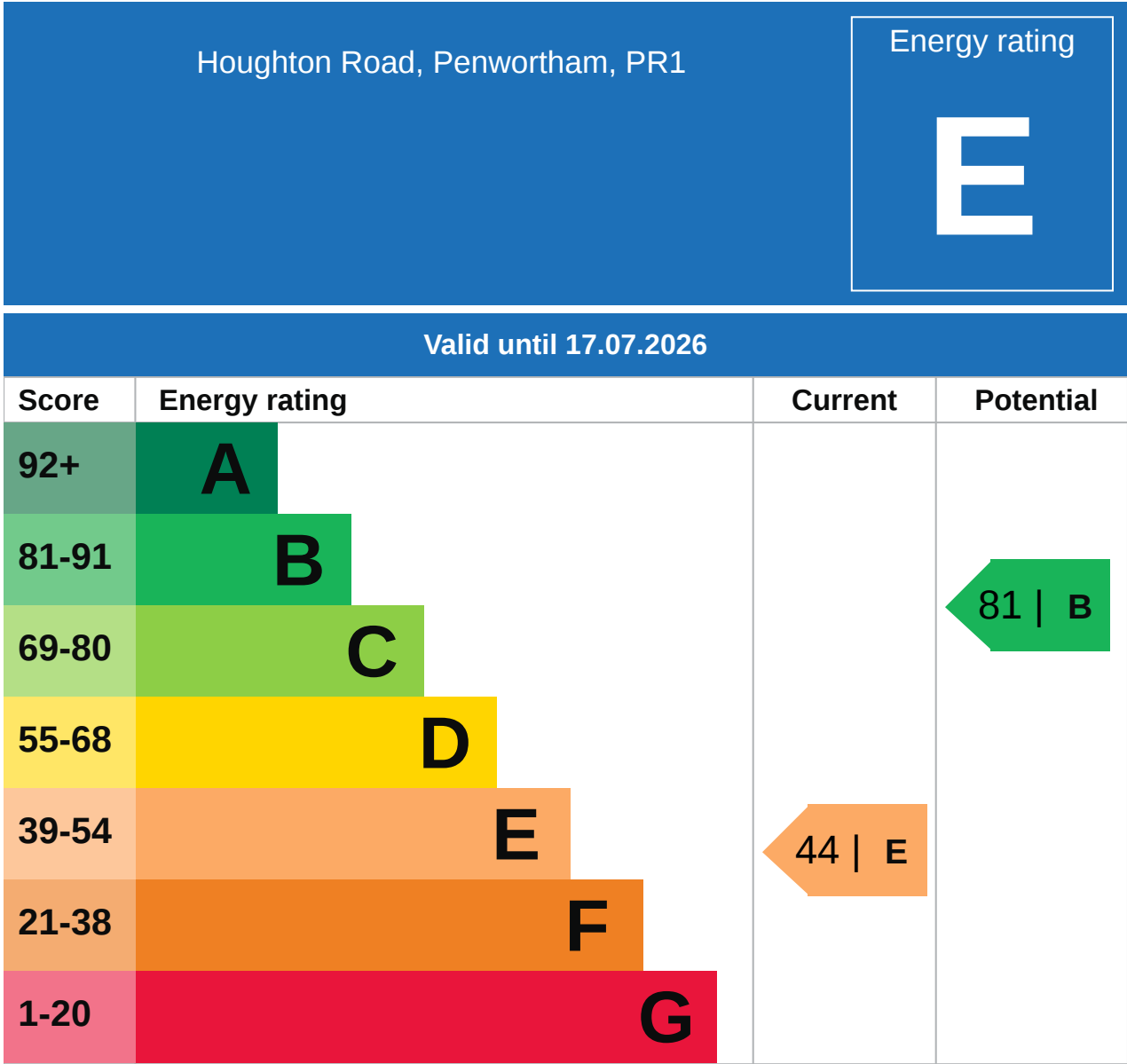


HOUGHTON ROAD, PENWORTHAM, PRESTON, PR1



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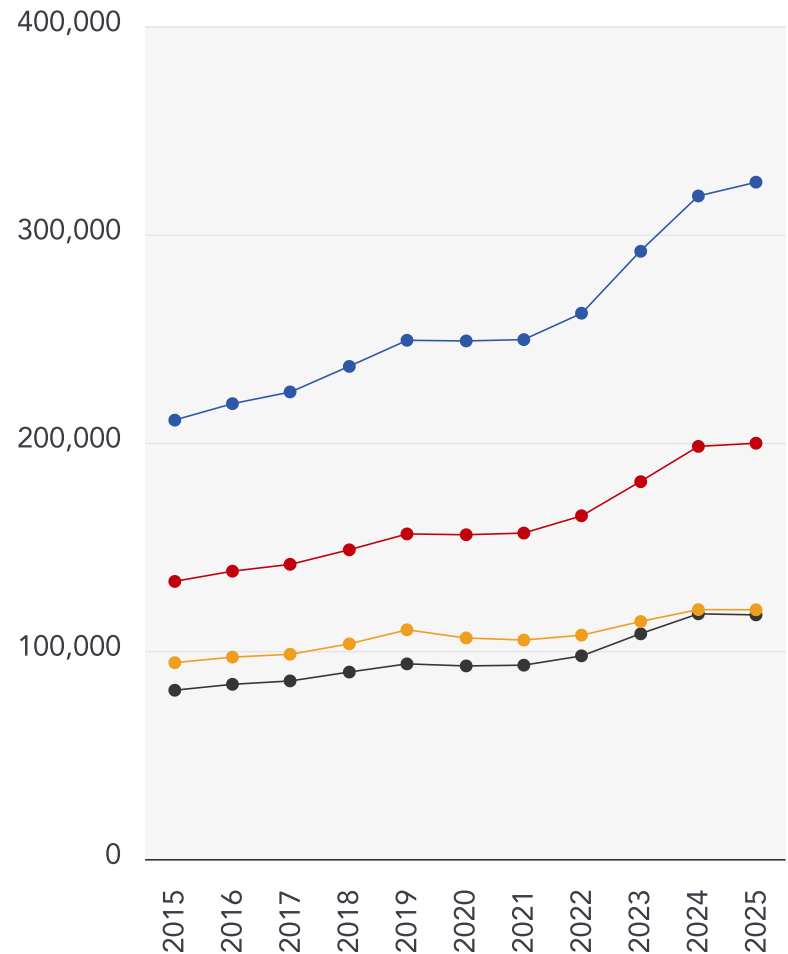
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 25 mm loft insulation
Roof Energy:	Poor
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 20% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	93 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

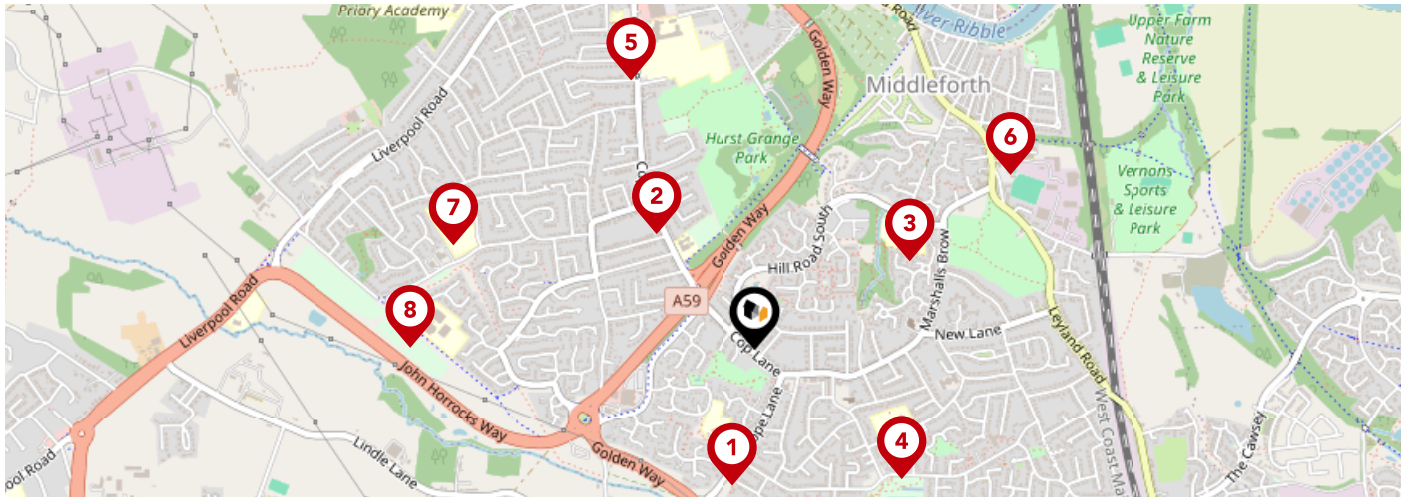
+49.8%

Flat

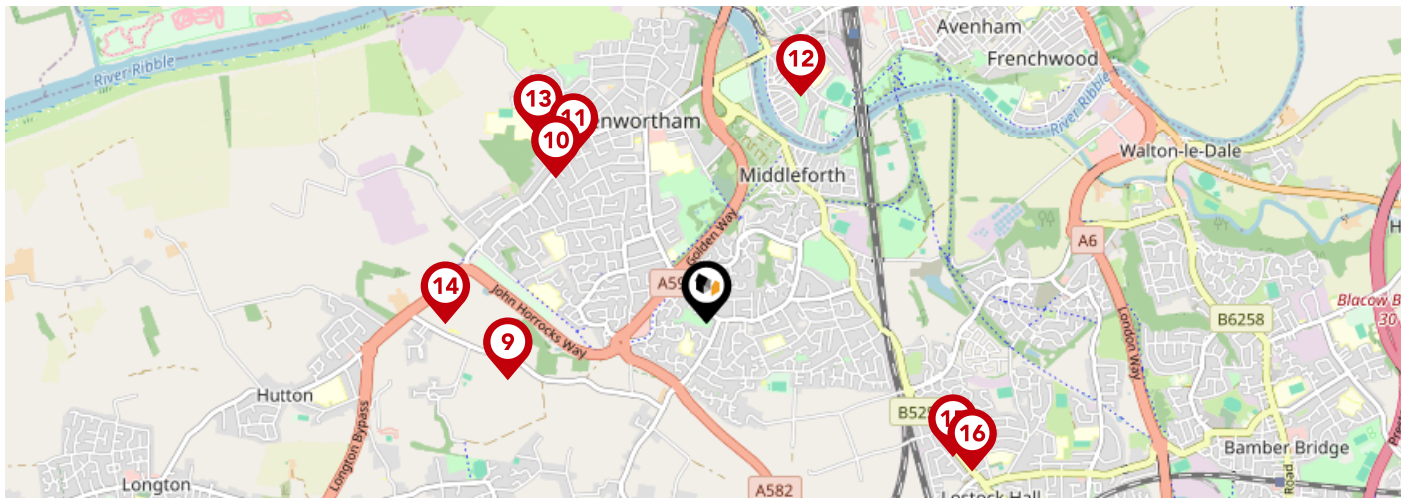
+26.94%

Terraced

+44.66%



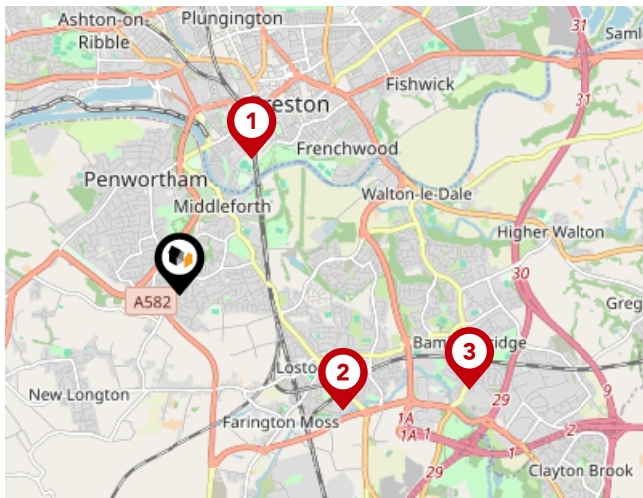
		Nursery	Primary	Secondary	College	Private
1	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cop Lane Church of England Primary School, 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"/>
3	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






		Nursery	Primary	Secondary	College	Private
9	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

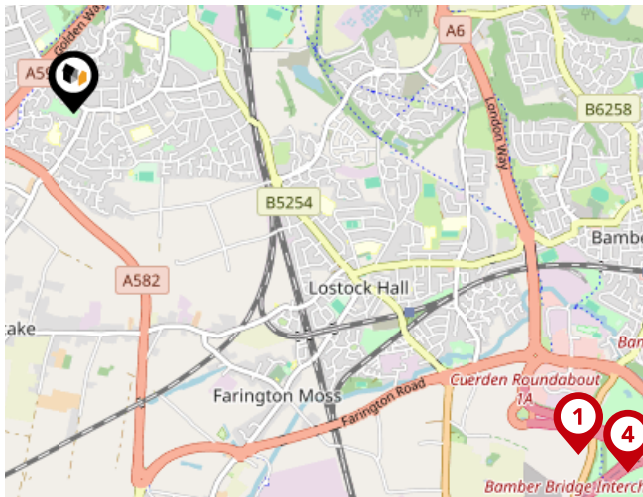
Area

Transport (National)








National Rail Stations

Pin	Name	Distance
	Preston Rail Station	1.36 miles
	Lostock Hall Rail Station	1.75 miles
	Bamber Bridge Rail Station	2.68 miles

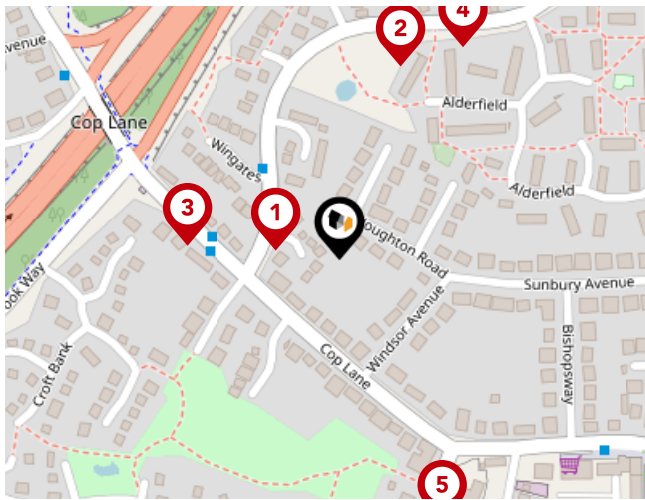


Trunk Roads/Motorways

Pin	Name	Distance
	M65 J1A	2.67 miles
	M55 J1	4.3 miles
	M6 J28	3.58 miles
	M65 J1	2.9 miles
	M6 J29	3.01 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Little Close	0.04 miles
2	Hill Road South	0.11 miles
3	Hill Rd South	0.08 miles
4	Hill Road South	0.13 miles
5	Cop Lane	0.15 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.



/RobertsCoEstates



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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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