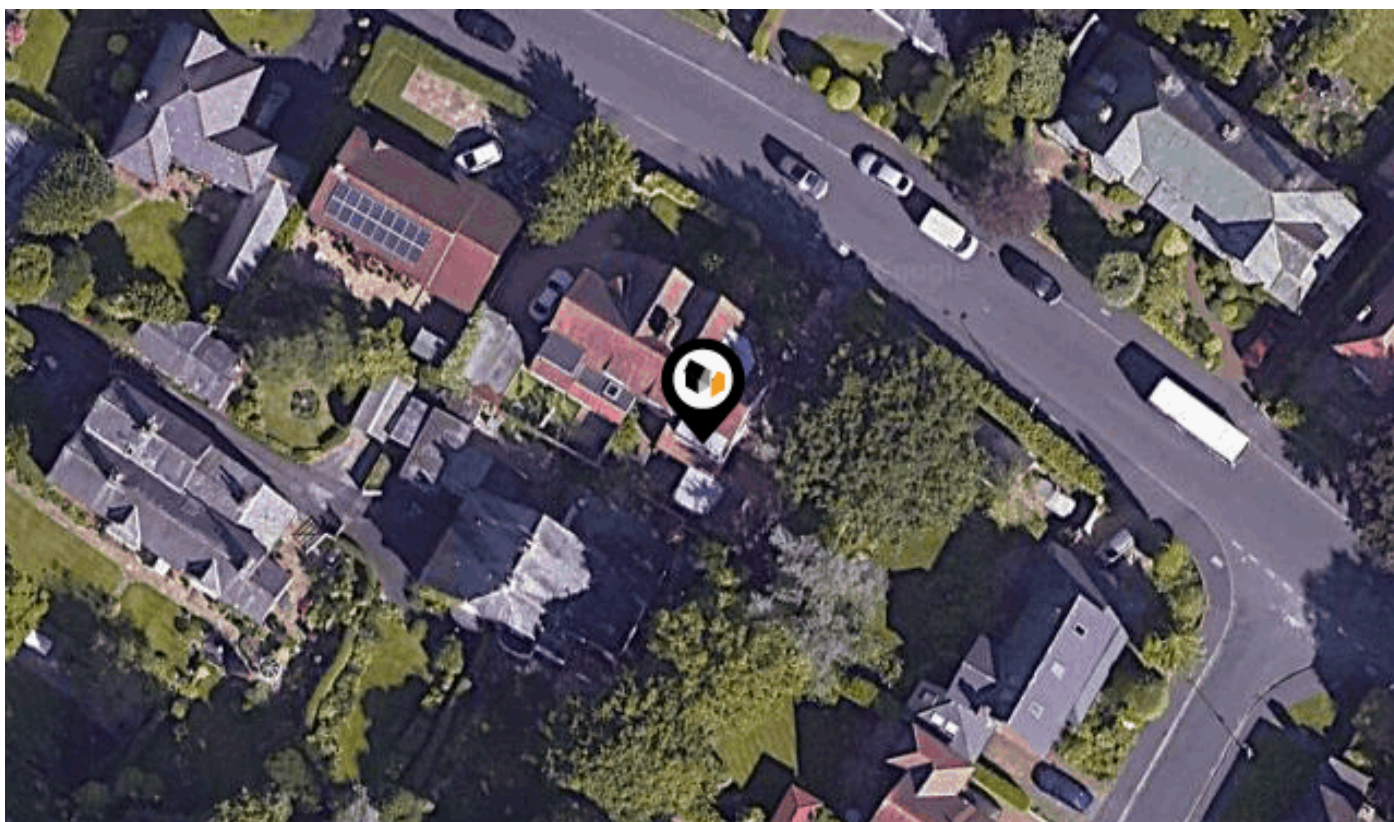


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 14th April 2025



KINGSWAY, 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

A Rare Opportunity to Acquire a Charming 1920s Semi-Detached Home in Prime Penwortham Location

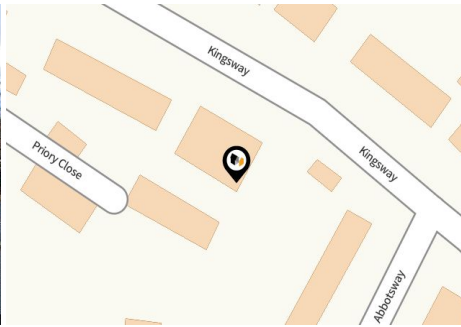
We are delighted to present this traditional and character-filled 1920s semi-detached property, ideally situated in one of Penwortham's most desirable residential areas-just a short stroll from the vibrant high street, offering an array of cafes, shops, and local amenities.

This spacious home retains many original features and offers generous and versatile living accommodation throughout. Upon entering, you are welcomed by an entrance porch leading into a central hallway. The ground floor boasts three well-proportioned reception rooms: a front-facing living room with a bay window and gas fire, a rear sitting room featuring patio doors that open onto a private courtyard and a second gas fire, and a formal dining room complete with an electric fire-perfect for entertaining or family gatherings. The modern kitchen is fitted with integrated appliances including a fridge, dishwasher, electric oven, and hob, and is complemented by a useful utility area and downstairs WC. There is also internal access to the attached garage, offering further convenience and storage.

Upstairs, the property offers three generously sized double bedrooms, all with fitted wardrobes. The principal bedroom is located at the front of the house, the second bedroom benefits from a modern en-suite shower room, and the third overlooks the rear garden. A family bathroom completes the upper floor accommodation.

Externally, the property sits on a generous plot with gardens to three sides, a charming courtyard to the rear, and ample off-road parking via a substantial driveway and attached garage.

While the property has been lovingly maintained over the years, it presents an exciting opportunity for the next owners to modernize and personalize to their own taste. Offered to the market with no onward chain, this is a must-see for those seeking a spacious period home in a prime location.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,614 ft ² / 150 m ²
Council Tax :	Band E
Annual Estimate:	£2,875

Local Area

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

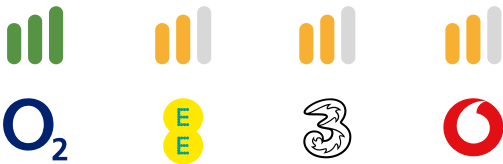
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s

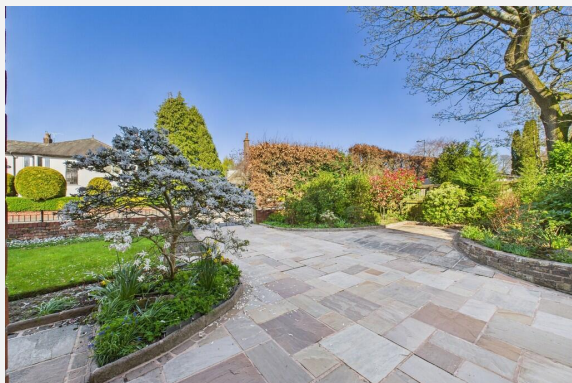
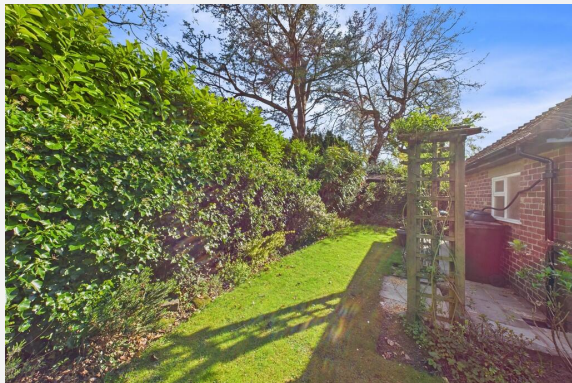
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

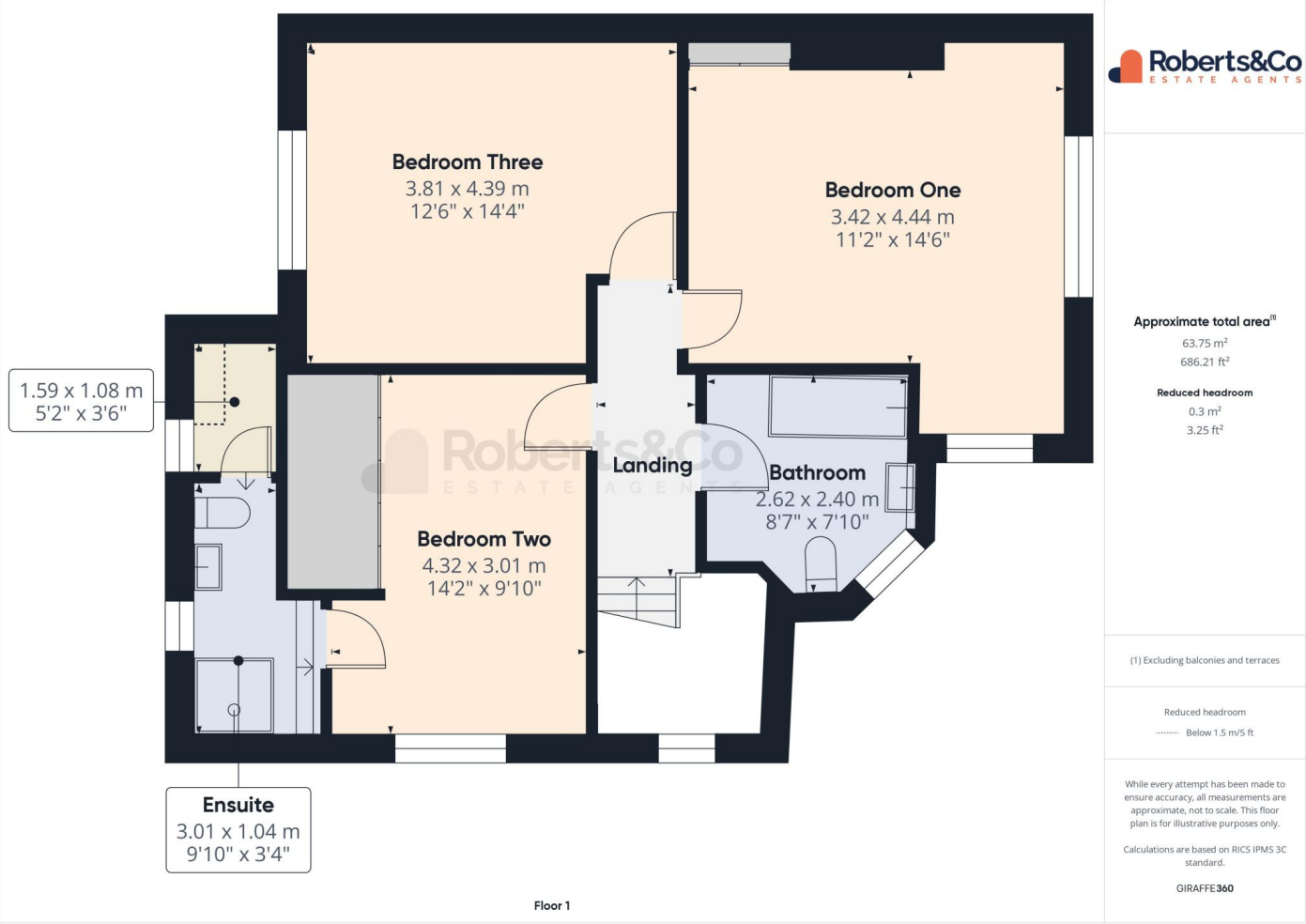








KINGSWAY, PENWORTHAM, PRESTON, PR1



KINGSWAY, PENWORTHAM, PRESTON, PR1



KINGSWAY, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area⁽¹⁾
162.12 m²
1745.05 ft²

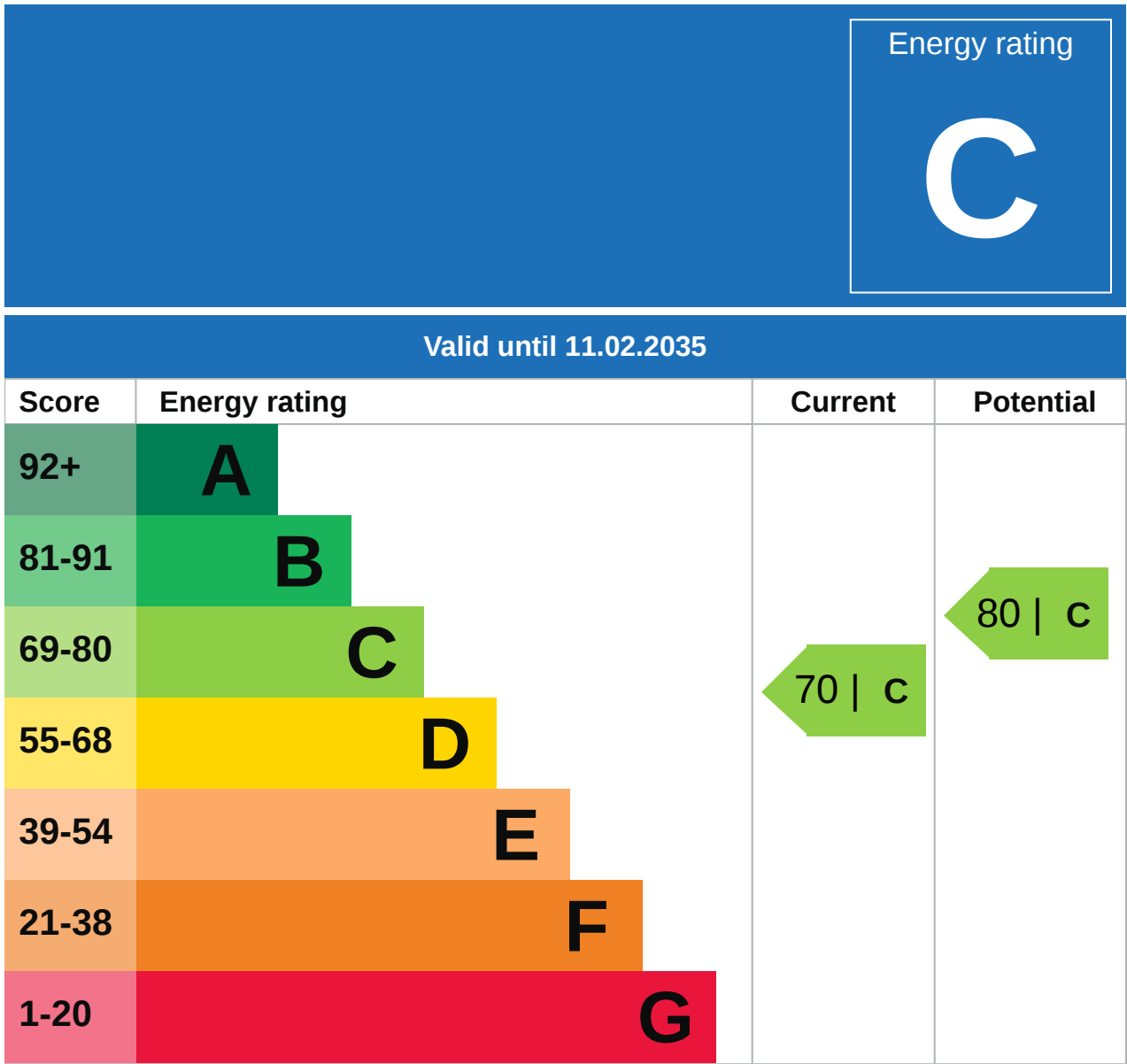
Reduced headroom
1.03 m²
11.1 ft²

(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 are based on RICS IPMS 3C standard.

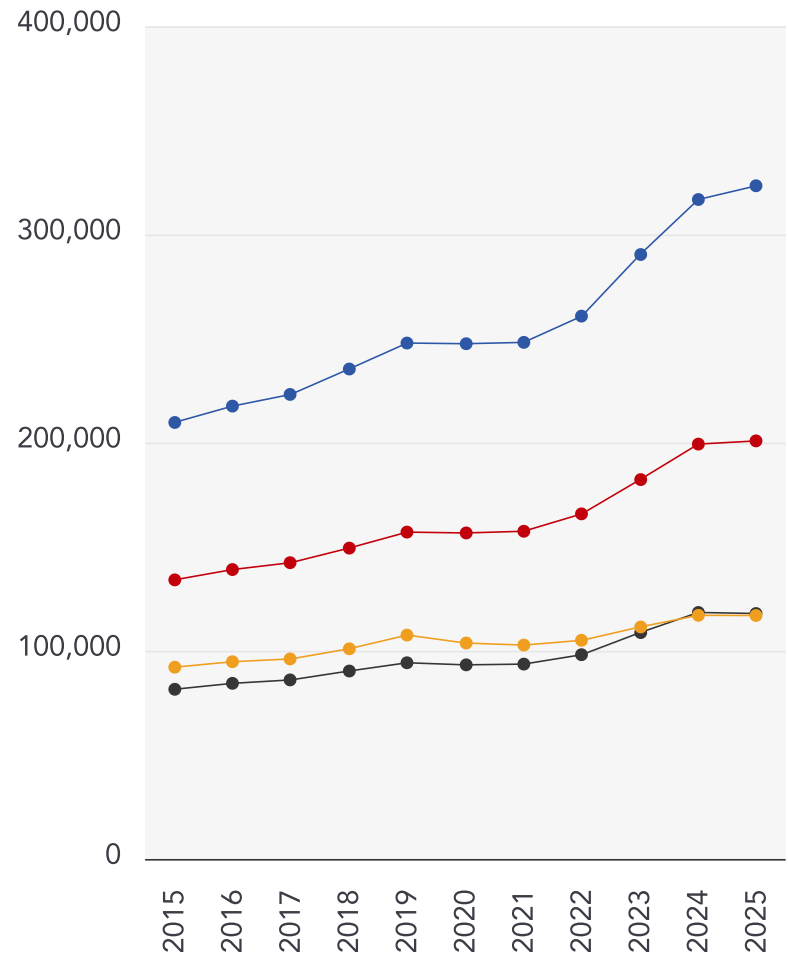
GIRAFFE360



Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

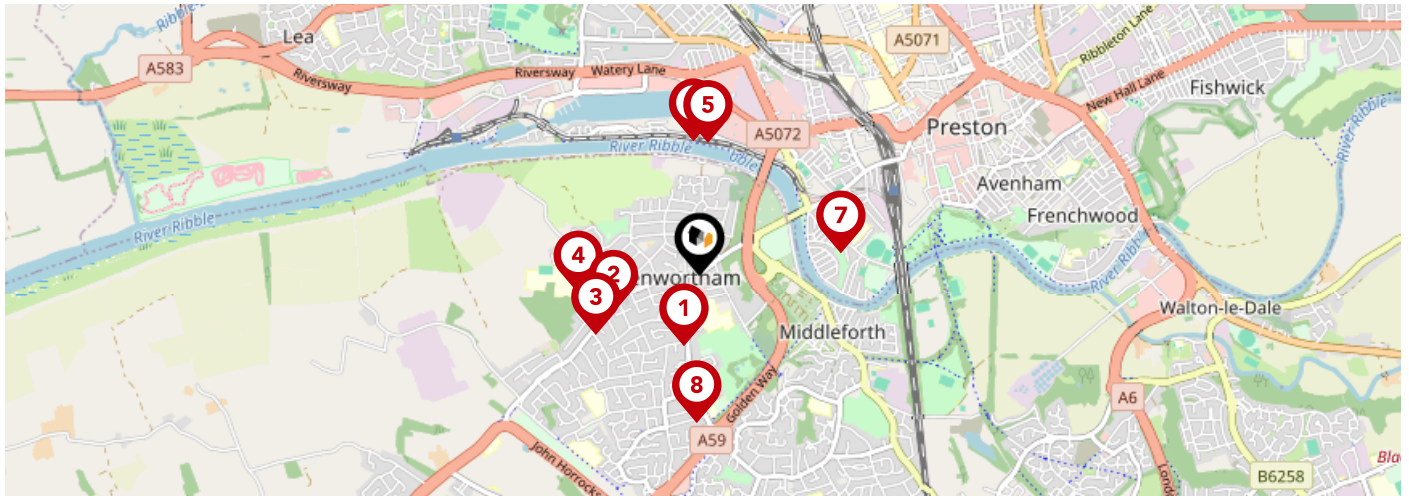
+49.8%

Flat

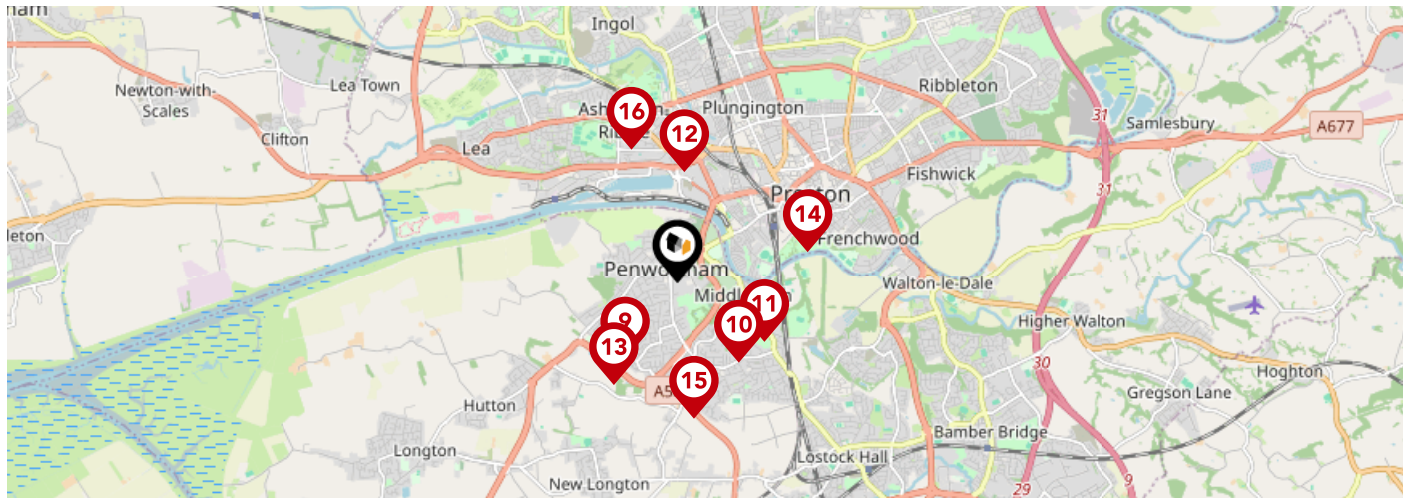
+26.94%









Terraced

+44.66%



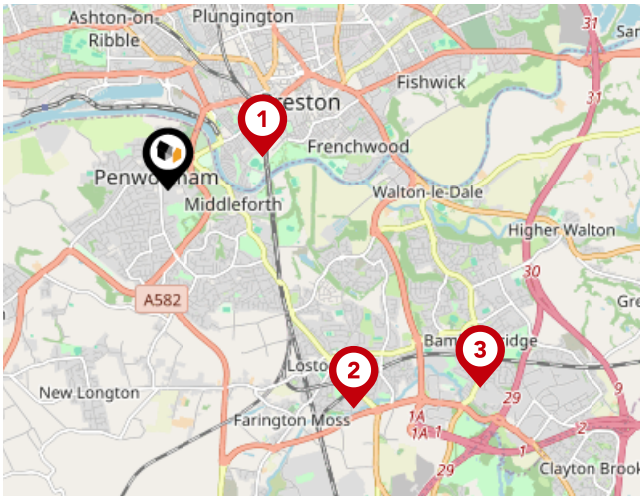
		Nursery	Primary	Secondary	College	Private
1	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Middlefirth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.89	<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:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

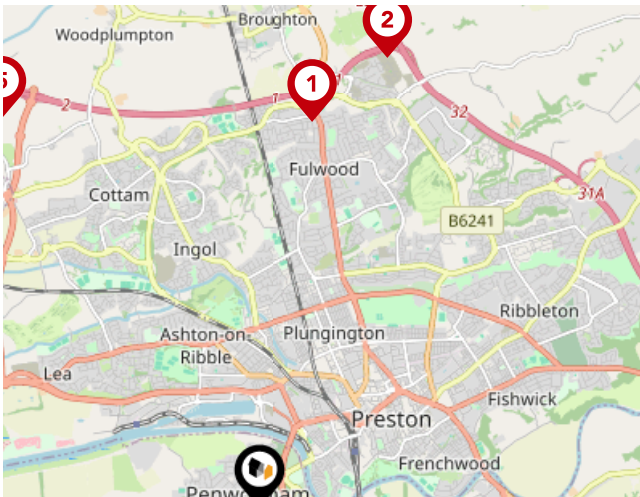
Area

Transport (National)



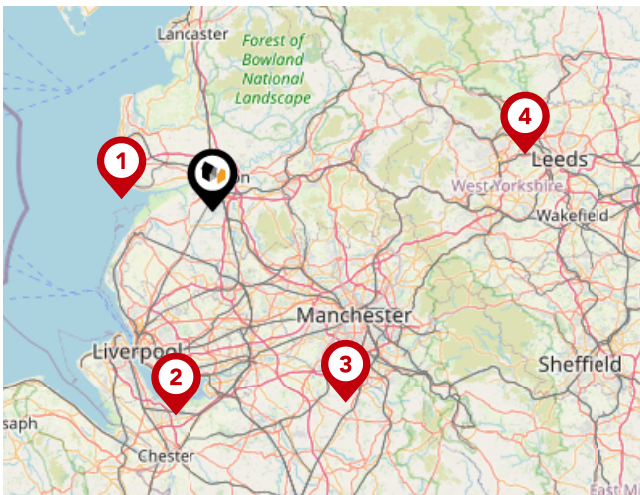
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.89 miles
2	Lostock Hall Rail Station	2.51 miles
3	Bamber Bridge Rail Station	3.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.42 miles
2	M6 J32	4.1 miles
3	M65 J1A	3.4 miles
4	M65 J1	3.62 miles
5	M55 J2	4.09 miles

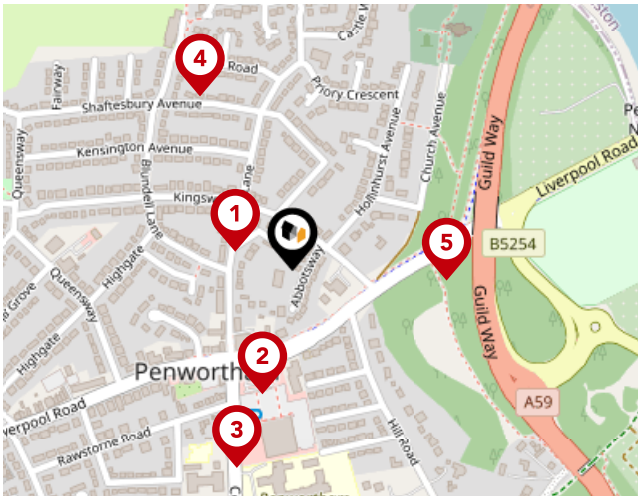


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.96 miles
2	Speke	29.12 miles
3	Manchester Airport	32.78 miles
4	Leeds Bradford Airport	44.35 miles

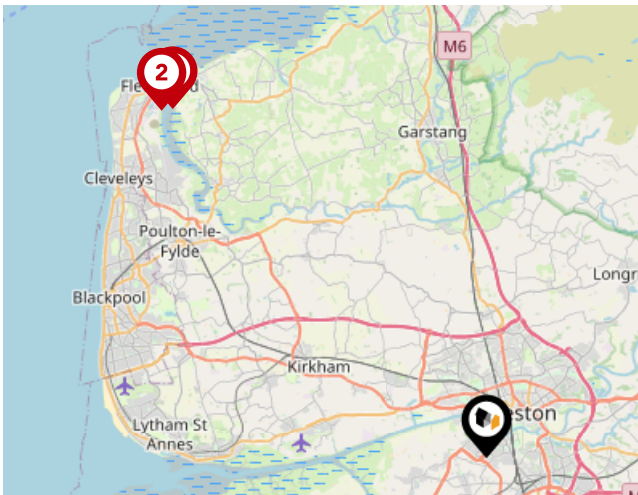
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Priory Lane	0.07 miles
2	Tesco	0.14 miles
3	St Marys Health Centre	0.22 miles
4	Clive Road	0.21 miles
5	Flyover	0.17 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.42 miles
2	Fleetwood for Knott End Ferry Landing	16.63 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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