

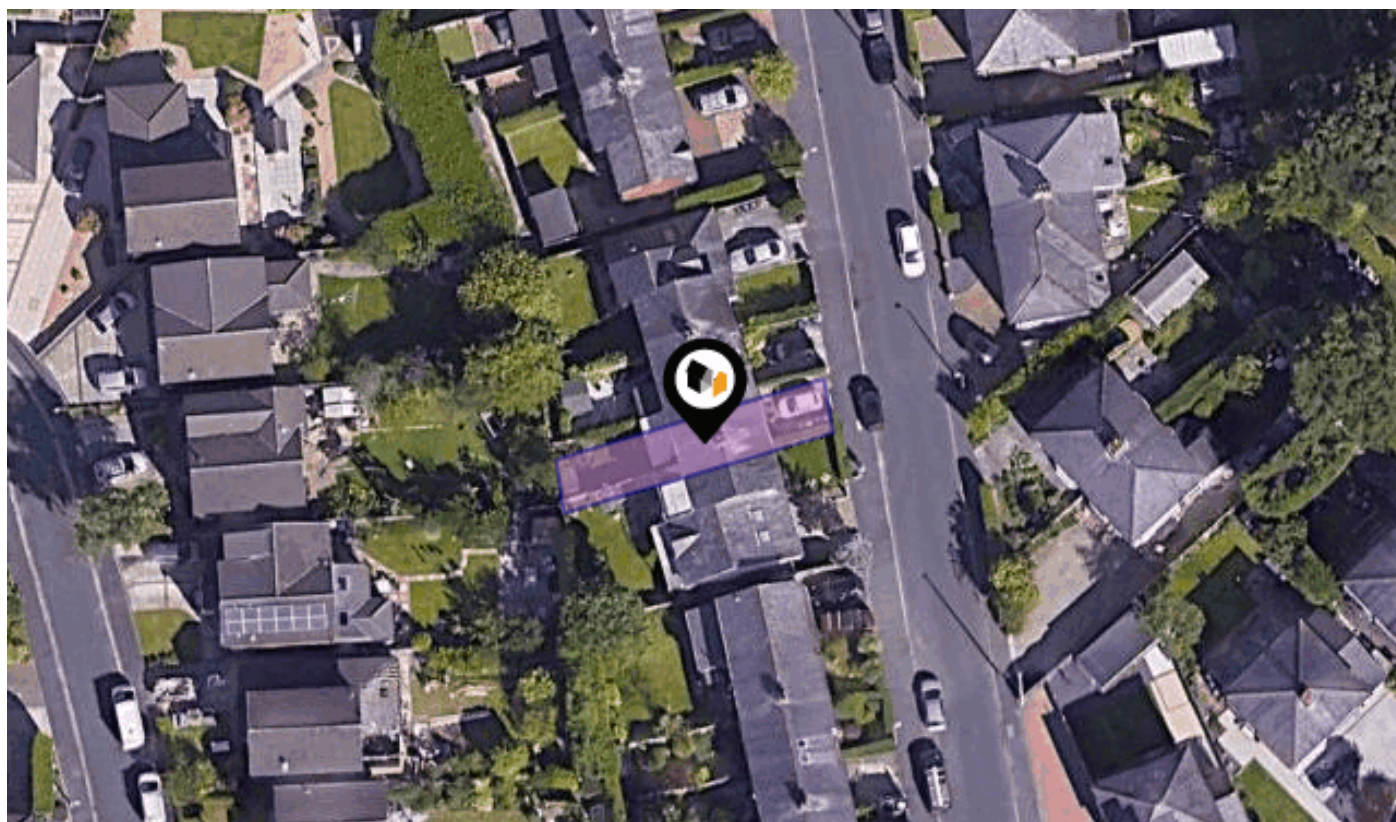


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th April 2025



CROOKINGS LANE, 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

Situated in a highly desirable and convenient location, this well-presented two-bedroom home offers a fantastic opportunity for first-time buyers, downsizers, or investors. With driveway parking and close proximity to local amenities, reputable schools, and excellent transport links, the property combines practicality with charm.

Upon entering, you're welcomed into a bright and comfortable living room-perfect for relaxing or hosting guests. To the rear, the spacious dining kitchen is fitted with an electric hob and oven, with ample space and plumbing for a washing machine. An understairs cupboard provides handy storage, and a lovely conservatory extends the living space, offering a peaceful spot that opens directly onto the rear garden. The garden features a stoned patio area ideal for alfresco dining, along with a small lawn and gated rear access, making it both secure and low maintenance.

Upstairs, the property offers two bedrooms: a generously sized main bedroom with an attractive bay window, and a second single bedroom that's perfect for a child's room, home office, or guest space. A well-appointed three-piece bathroom completes the upper floor.

This delightful home is thoughtfully laid out and presented with care, offering comfort, convenience, and a touch of character in a fantastic location.



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	570 ft ² / 53 m ²
Plot Area:	0.02 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,829
Title Number:	LAN71471

Tenure: Freehold

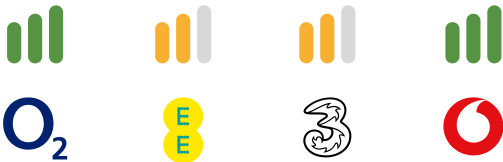
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

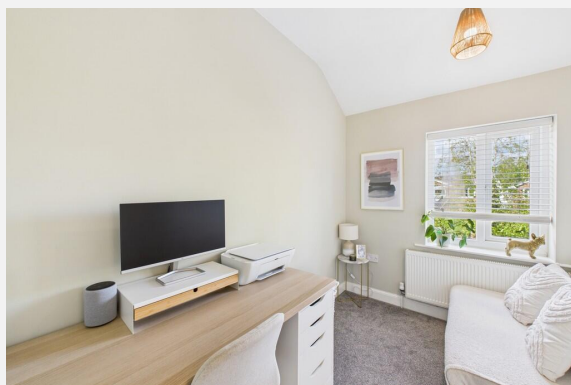
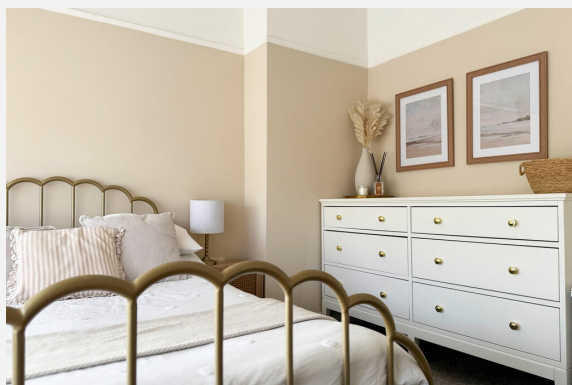
16 mb/s	63 mb/s	1000 mb/s

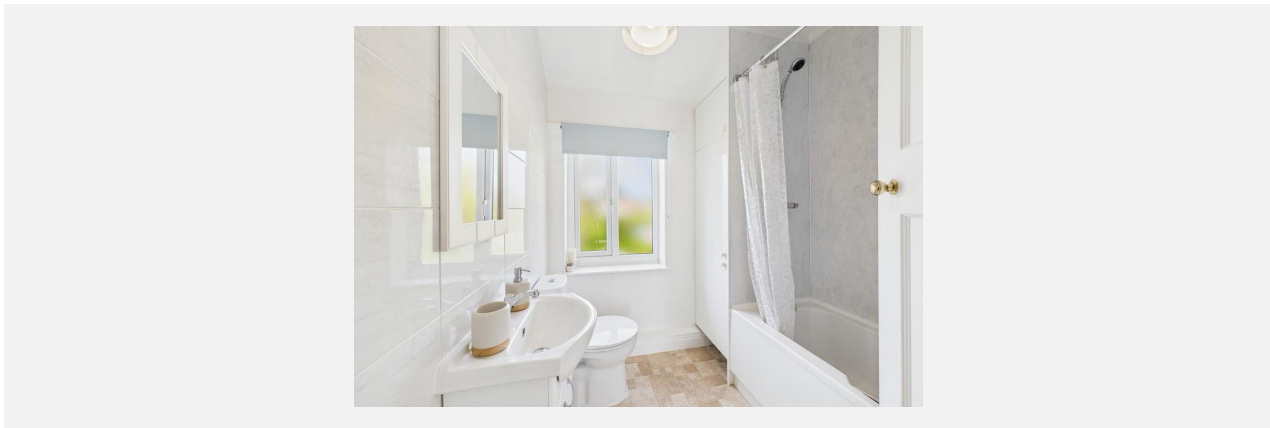
Mobile Coverage: (based on calls indoors)



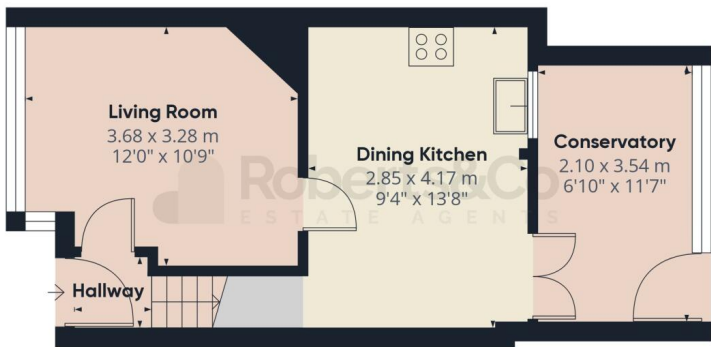
Satellite/Fibre TV Availability:



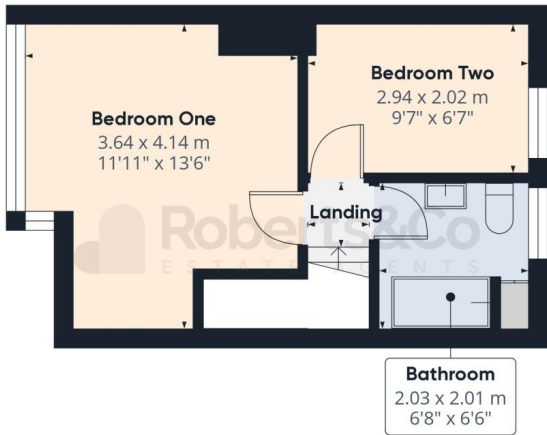




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Ground Floor



Floor 1



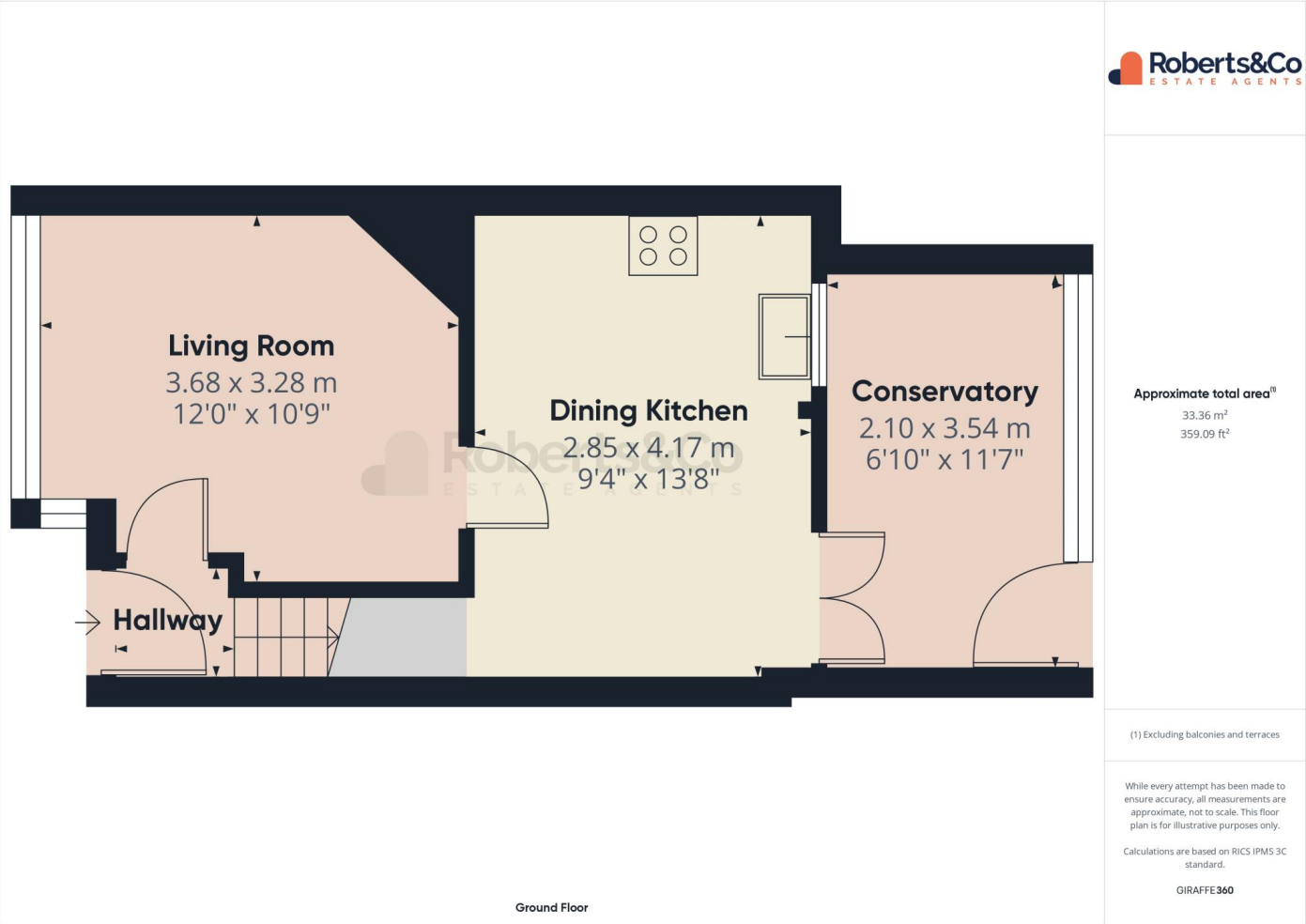
Approximate total area[†]
56.65 m²
609.78 ft²

(†) Excluding balconies and terraces

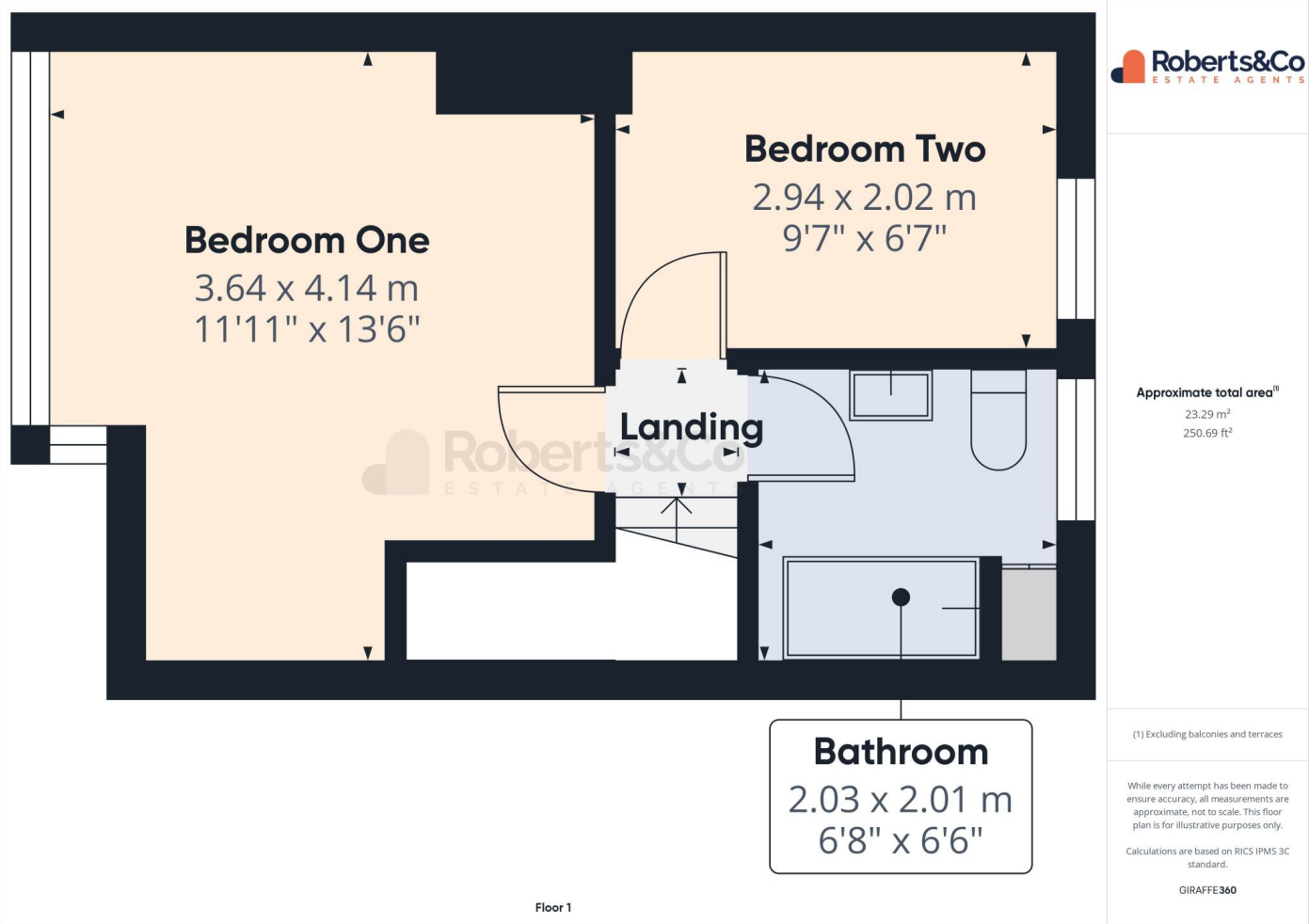
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

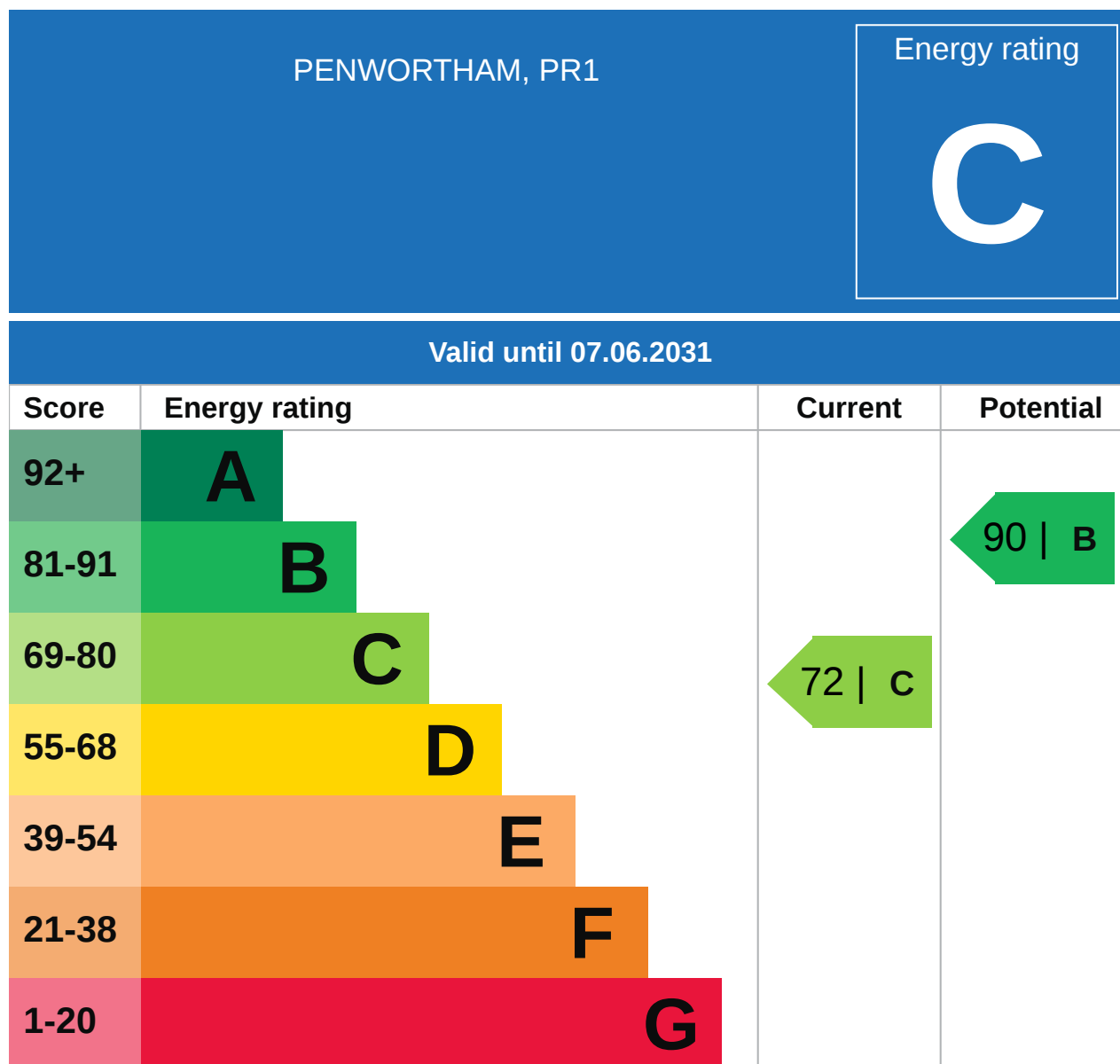
GIRAFFE360

CROOKINGS LANE, PENWORTHAM, PRESTON, PR1



CROOKINGS LANE, PENWORTHAM, PRESTON, PR1





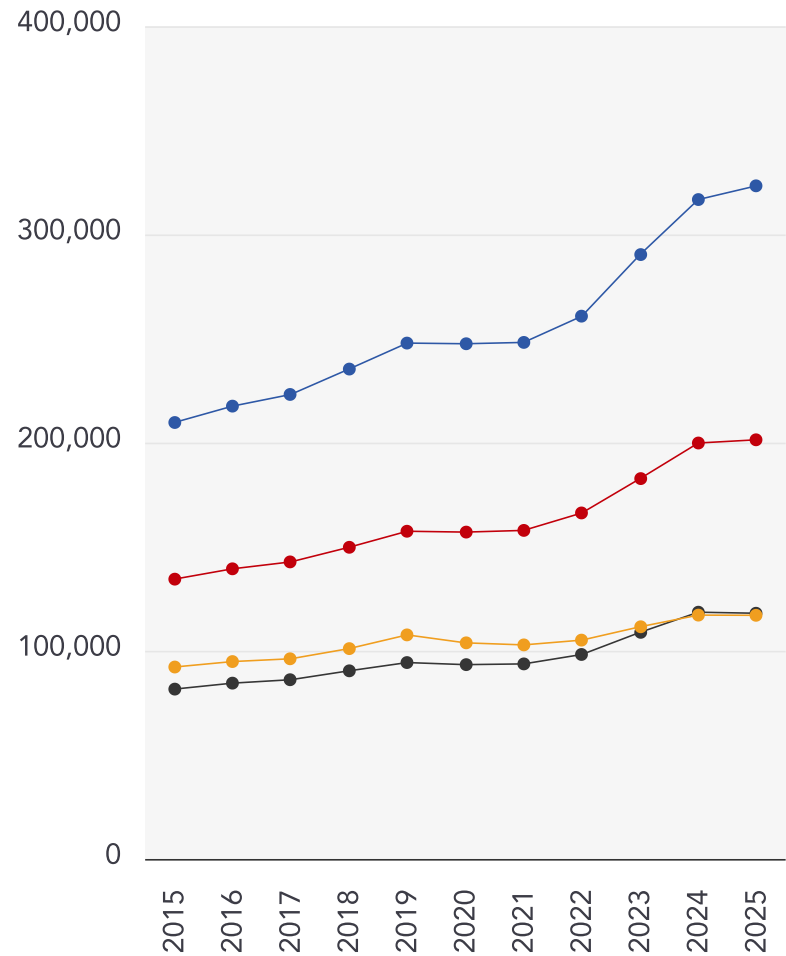
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	53 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

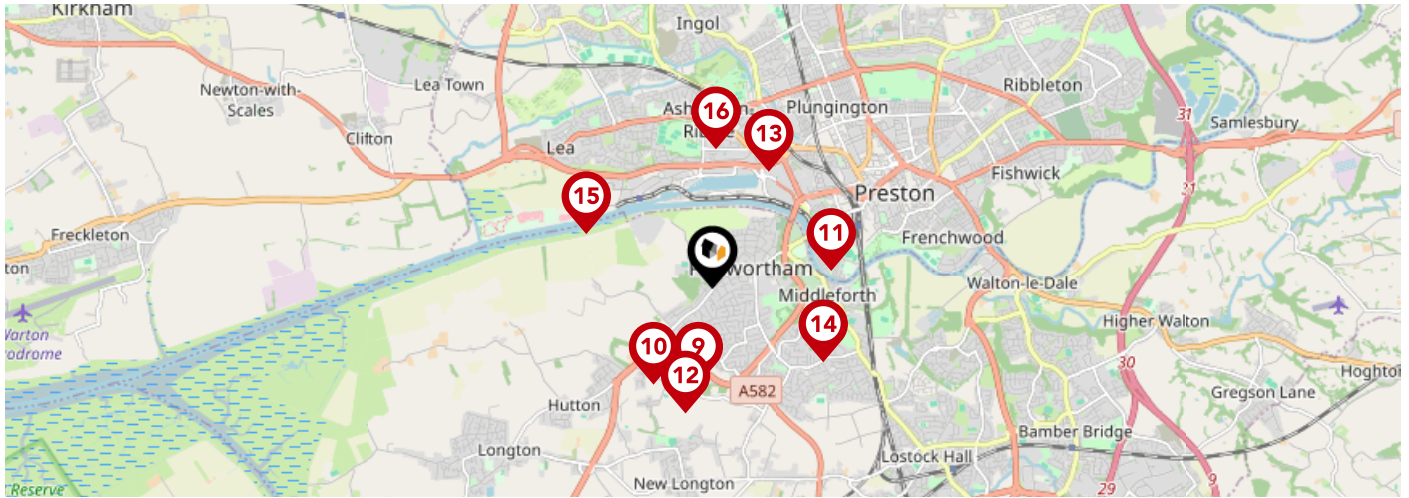
+26.94%

Terraced

+44.66%



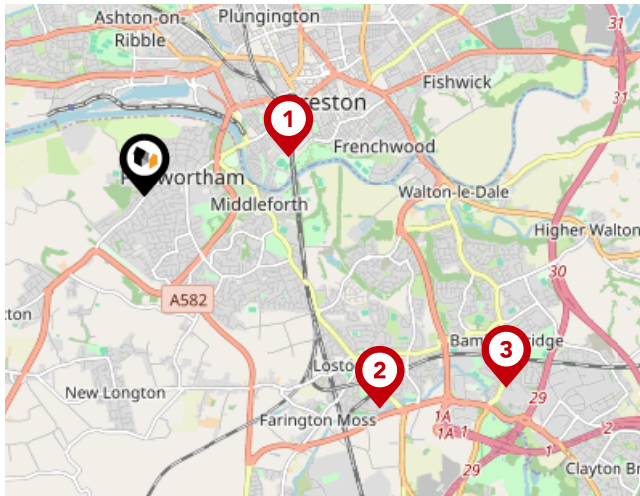
		Nursery	Primary	Secondary	College	Private
1	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.11	<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:0.21	<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:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Pioneer TEC Ofsted Rating: Requires improvement Pupils:0 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	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"/>

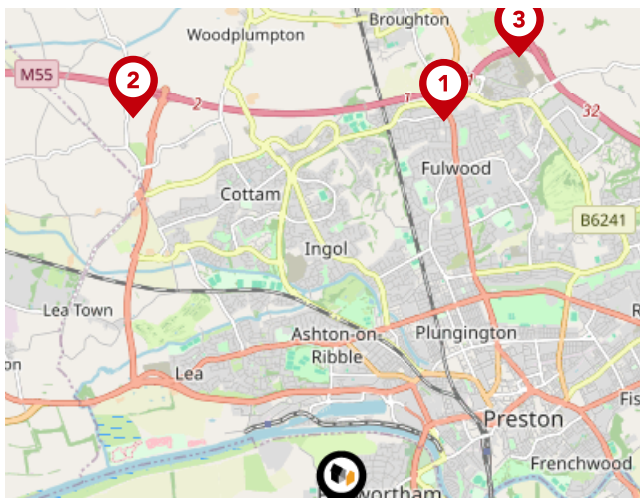
Area

Transport (National)



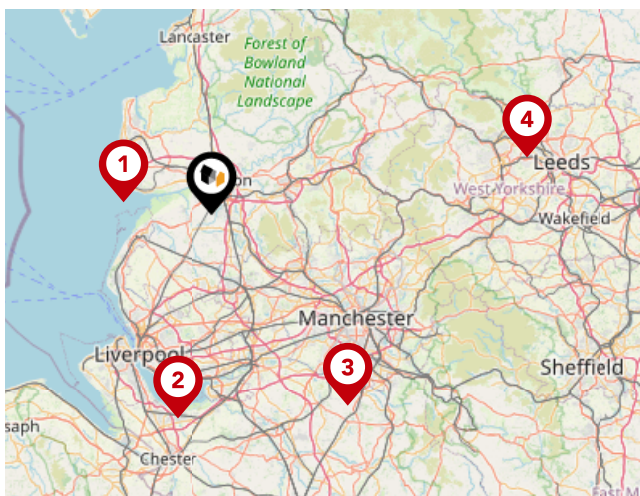
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.32 miles
2	Lostock Hall Rail Station	2.77 miles
3	Bamber Bridge Rail Station	3.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.57 miles
2	M55 J2	3.92 miles
3	M6 J32	4.29 miles
4	M65 J1A	3.68 miles
5	M65 J1	3.9 miles

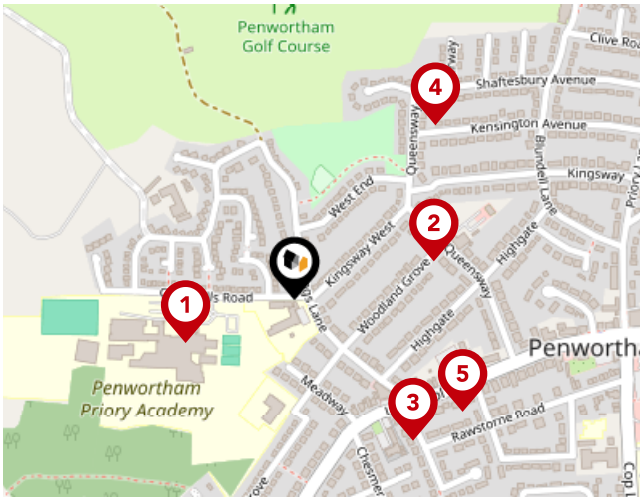


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.54 miles
2	Speke	28.99 miles
3	Manchester Airport	32.98 miles
4	Leeds Bradford Airport	44.79 miles

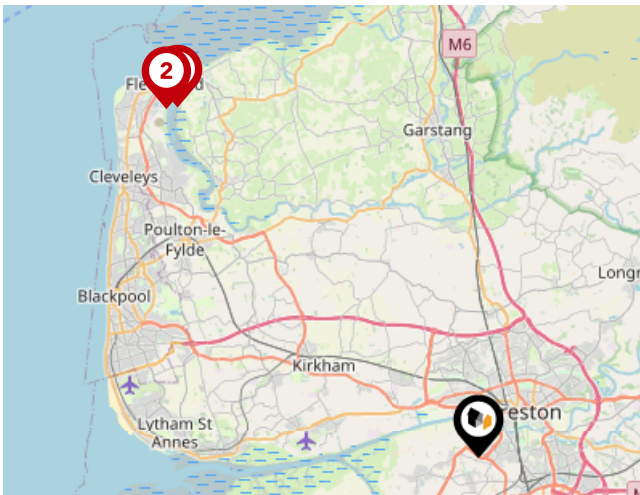
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Priory Tech College	0.13 miles
2	St Teresa's Church	0.16 miles
3	Crookings Lane	0.2 miles
4	Shaftesbury Avenue	0.25 miles
5	Crookings Lane	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.18 miles
2	Fleetwood for Knott End Ferry Landing	16.38 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



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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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