

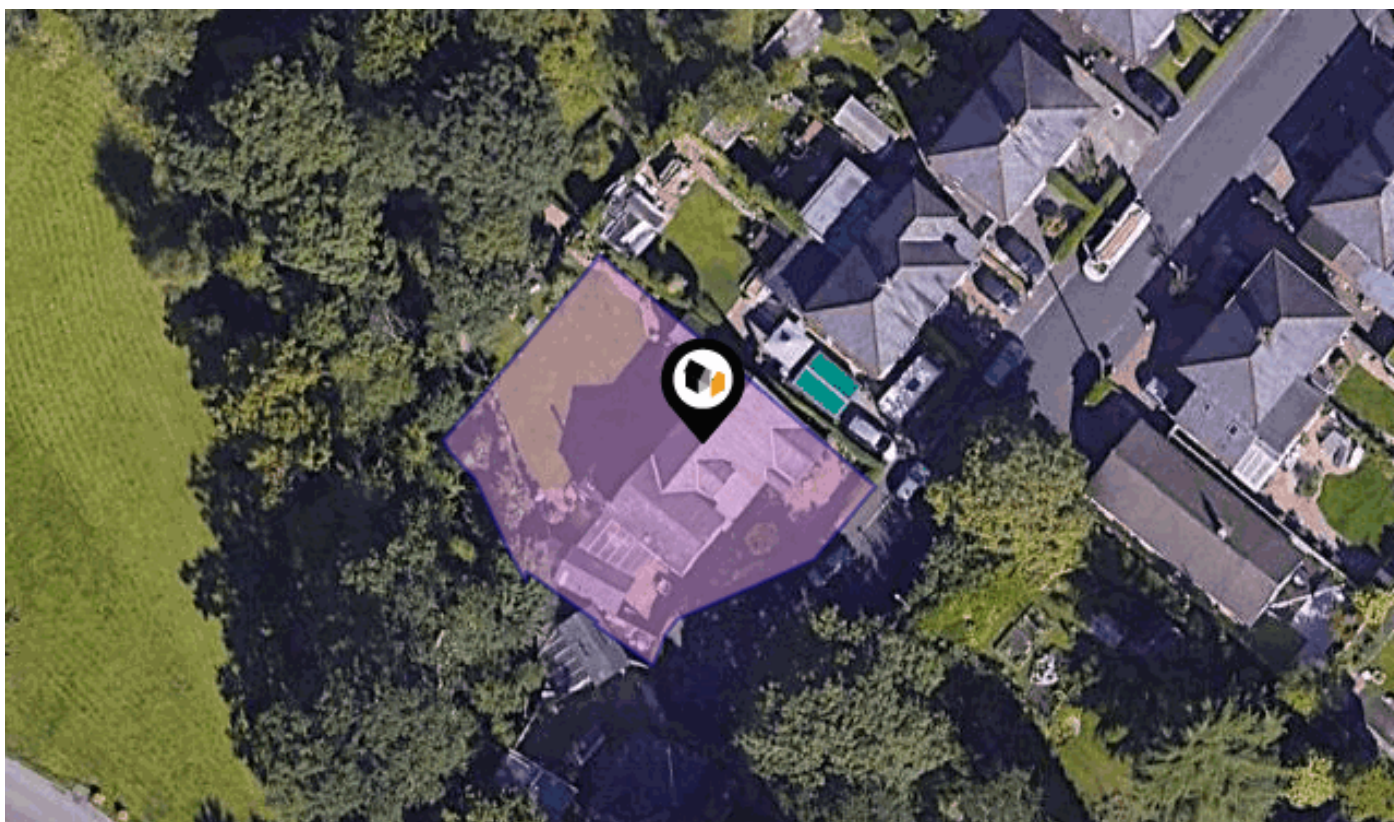


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 29th April 2025



STANLEY GROVE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

Immaculately Presented 4/5 Bedroom Detached Home in Sought-After Higher Penwortham Location
Nestled in a highly desirable area of Higher Penwortham, this exceptional 4/5-bedroom detached house offers an abundance of living space and a beautifully maintained interior, all within walking distance of Liverpool Road and local amenities. With meticulous attention to detail, this property combines modern comfort with stylish finishes, making it a perfect family home.

Ground Floor: Upon entering, you'll be greeted by a welcoming hallway leading into a spacious dining kitchen, which is a true highlight of the home. Featuring an electric range cooker with an American tin tile backsplash, integrated fridge freezer, and dishwasher, this kitchen is designed for both functionality and style. The solid wood units paired with Corian worktops create a sleek and timeless look, while the adjoining utility room offers additional storage and plumbing for a washing machine.

The ground floor also boasts a generously sized living room with a stunning feature fireplace, ideal for cozy evenings. Adjoining the living room is a bright and airy sun room, providing delightful views of the well-maintained garden and complete with a log burner for those colder months. There are also two versatile additional rooms currently used as a bedroom and a music room, offering flexibility to suit various needs, along with a conveniently located bathroom.

First Floor: Upstairs, you'll find a spacious double bedroom with fitted wardrobes and a luxurious en-suite shower room. A separate office or single bedroom provides further options for customization. The standout feature of this home is the magnificent principal bedroom suite, offering a private en-suite bathroom, a walk-in wardrobe, and the unique addition of a freestanding bath within the bedroom itself – an indulgent space perfect for relaxation.

Externally: Externally, this property continues to impress with its beautifully landscaped gardens, meticulously cared for by the current owners. The resin paths and driveway lead to a detached garage with ample parking space. The gardens include a large lawn surrounded by mature flower beds, creating a serene and private oasis. At the rear, a stunning woodland garden offers complete privacy, providing a peaceful retreat from the hustle and bustle of daily life. There are also outbuildings and a brook running through the grounds, adding to the charm and natural beauty of the space.




With its expansive living areas, thoughtful design, and tranquil outdoor spaces, this home is a true gem in one of Penwortham's most desirable locations.










Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,034 ft ² / 189 m ²		
Plot Area:	0.15 acres		
Year Built :	1967-1975		
Council Tax :	Band F		
Annual Estimate:	£3,398		
Title Number:	LAN222559		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16 mb/s	80 mb/s	1000 mb/s
• Surface Water	Very low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
O ₂	EE	3	O	BT	sky	Virgin media









STANLEY GROVE, PENWORTHAM, PRESTON, PR1



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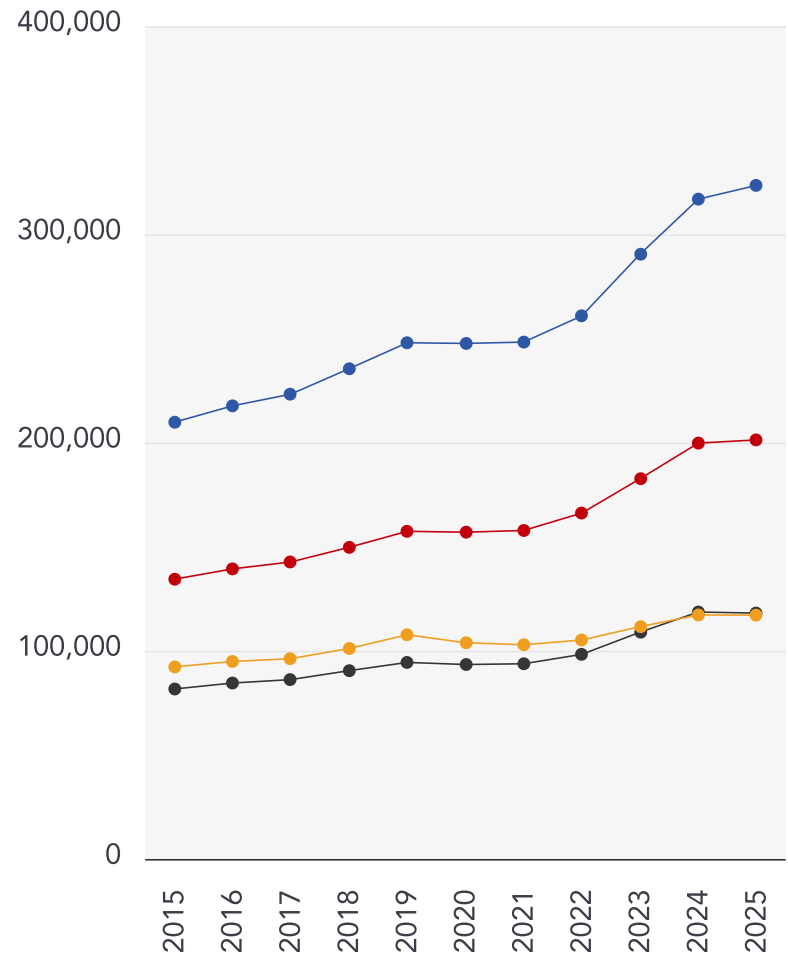


Approximate total area⁽¹⁾	
209.21 m ²	
2251.91 ft ²	
Reduced headroom	
0.92 m ²	
9.94 ft ²	
(1) Excluding balconies and terraces	
Reduced headroom ----- Below 1.5 m/5 ft	
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative 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

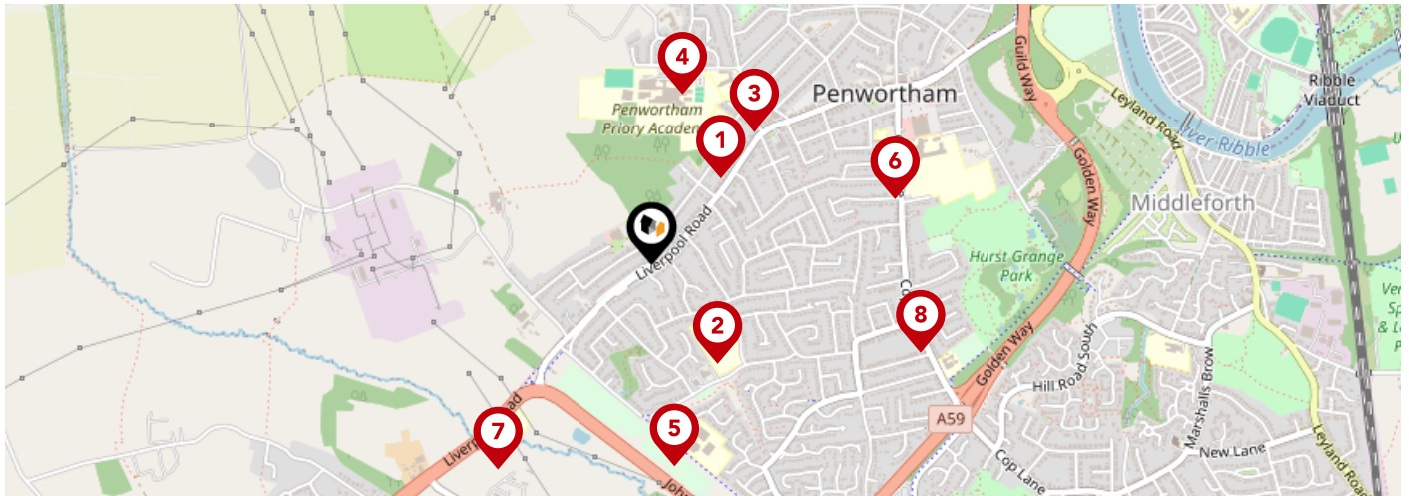
+49.8%

Flat

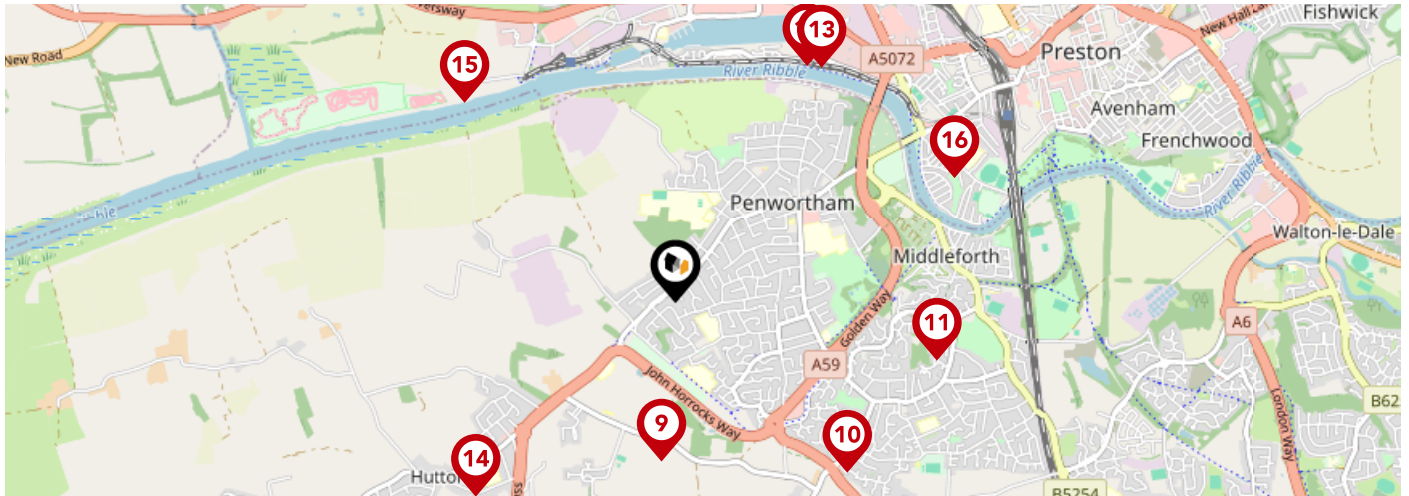
+26.94%

Terraced

+44.66%



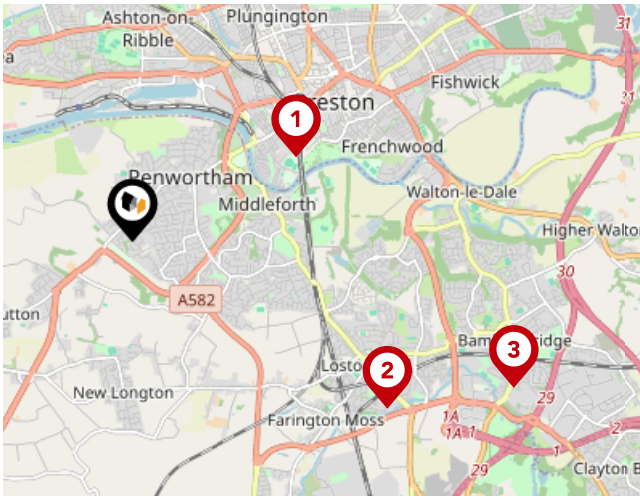
		Nursery	Primary	Secondary	College	Private
1	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.37	<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:0.38	<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:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.56	<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:0.62	<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:0.7	<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:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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"/>
	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pioneer TEC Ofsted Rating: Requires improvement Pupils:0 Distance:1.28	<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:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

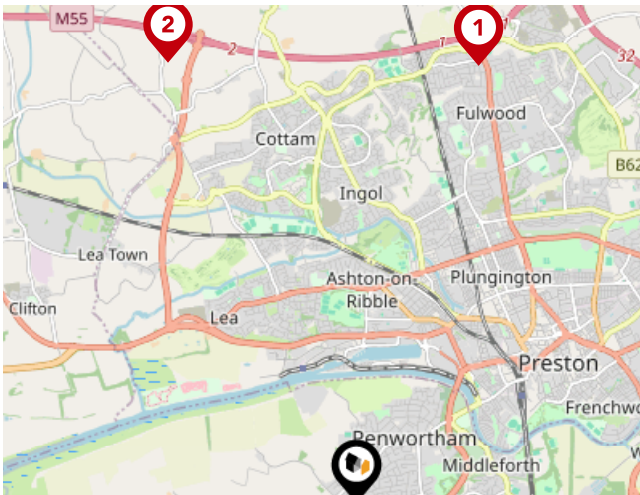
Area

Transport (National)



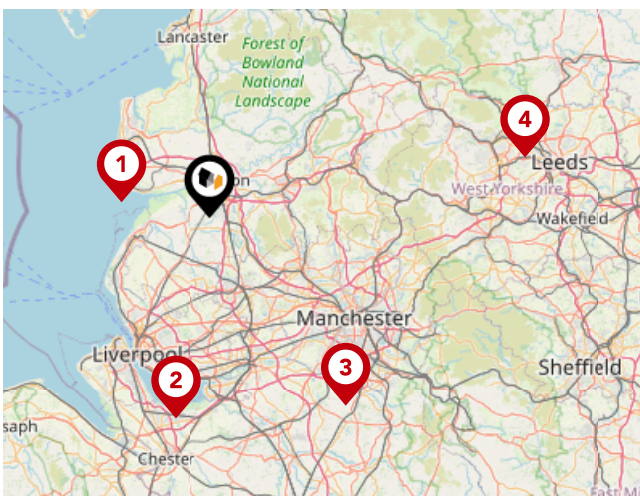
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.63 miles
2	Lostock Hall Rail Station	2.67 miles
3	Bamber Bridge Rail Station	3.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.99 miles
2	M55 J2	4.2 miles
3	M6 J32	4.72 miles
4	M65 J1A	3.59 miles
5	M6 J28	4.4 miles

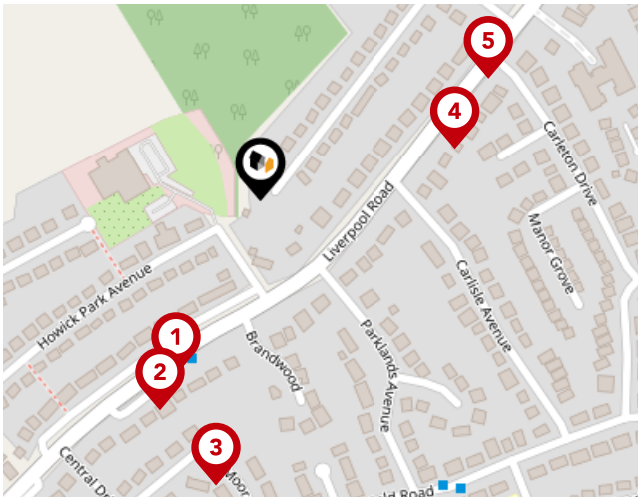


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.44 miles
2	Speke	28.58 miles
3	Manchester Airport	32.76 miles
4	Leeds Bradford Airport	45.03 miles

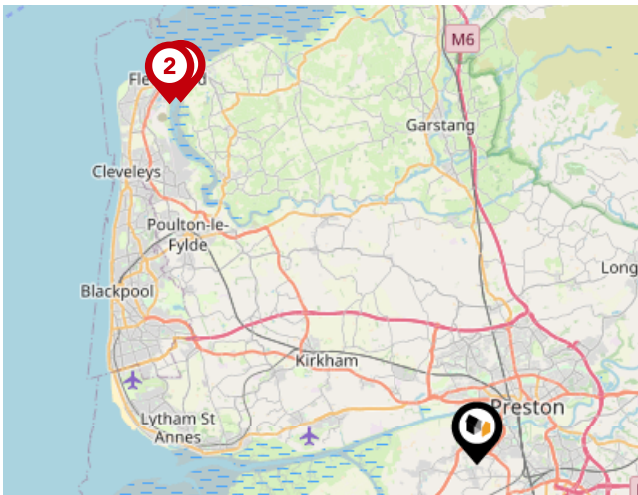
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Howick Shops	0.11 miles
2	Howick Shops	0.13 miles
3	Moor Avenue	0.16 miles
4	Carleton Drive	0.11 miles
5	Blashaw Lane	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.38 miles
2	Fleetwood for Knott End Ferry Landing	16.57 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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