

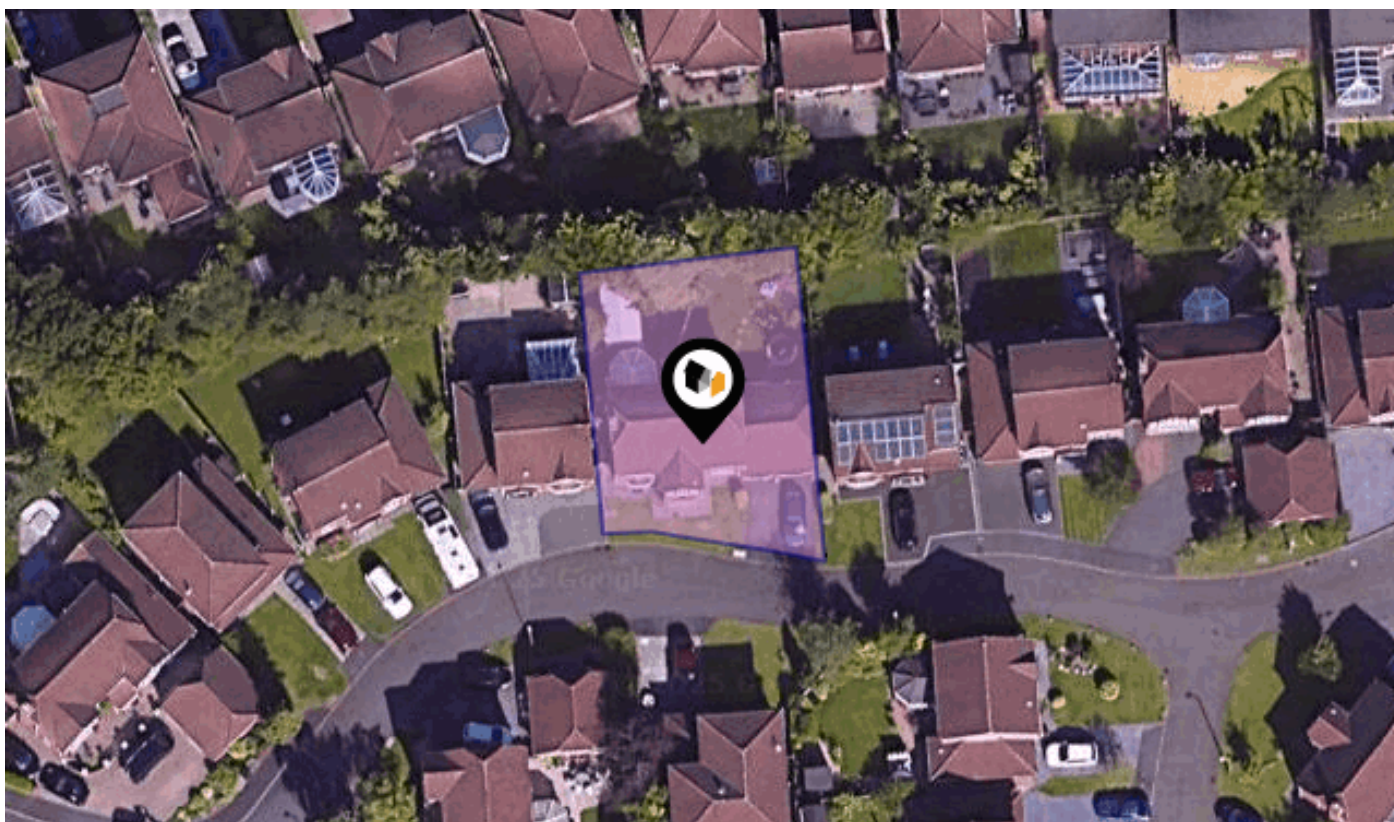


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 13th May 2025



WHITEBEAM CLOSE, PENWORTHAM, PRESTON, PR1

Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

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Spacious Four-Bedroom Detached Home in a Sought-After Cul-de-Sac Location – No Onward Chain
Nestled in a highly desirable cul-de-sac in the heart of Higher Penwortham, this generously proportioned four-bedroom detached home offers ideal family living with excellent access to well-regarded local schools, amenities, and transport links to both the motorway network and Preston City Centre.

The property welcomes you with a spacious entrance hall leading through to a bright and expansive 23ft living room featuring a living flame gas fireplace, perfect for relaxing evenings. Adjoining the living room is a charming conservatory that overlooks the private, sunny rear garden-an ideal space for entertaining or unwinding. There is also a further reception room to the front of the house.

The modern fitted kitchen is equipped with a Rangemaster dual-fuel range cooker, integrated dishwasher, microwave, and fridge freezer, offering both style and practicality. A separate utility room provides additional storage and has plumbing for a washing machine. A downstairs WC completes the ground floor.

Upstairs, the property boasts four generously sized double bedrooms. The impressively spacious principal bedroom features extensive fitted wardrobes and a luxury en-suite bathroom, complete with a corner Jacuzzi bath. The family bathroom includes a three-piece suite and a separate shower cubicle, catering to the needs of a busy household.

Externally, the home enjoys a good-sized, enclosed rear garden with a mix of lawn, patio, and mature shrubs, offering both privacy and space. To the front, there is driveway parking for two vehicles and a detached double garage with power and lighting.

Conveniently located close to a wide range of local shops, cafes, bars, and restaurants-including Booths supermarket-this home presents an exceptional opportunity for families seeking space, location, and convenience. Offered with no onward chain, early viewing is highly recommended.



Property

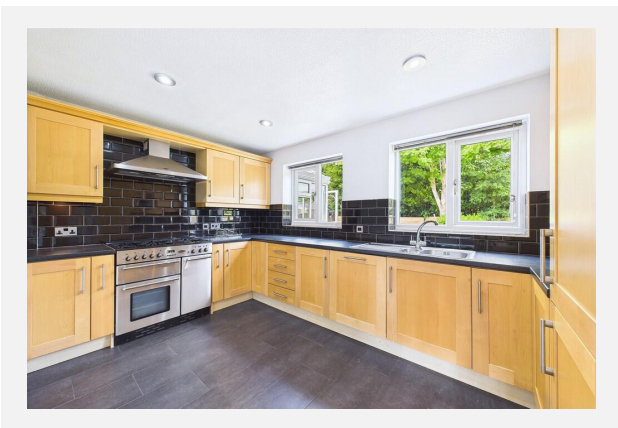
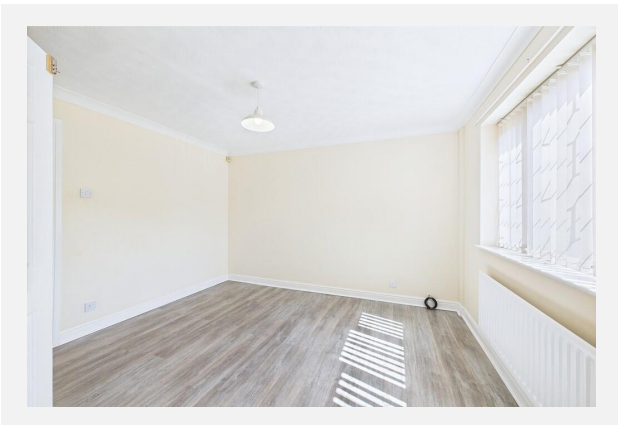
Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,356 ft ² / 126 m ²		
Plot Area:	0.1 acres		
Year Built :	1991-1995		
Council Tax :	Band F		
Annual Estimate:	£3,398		
Title Number:	LA699898		

Local Area

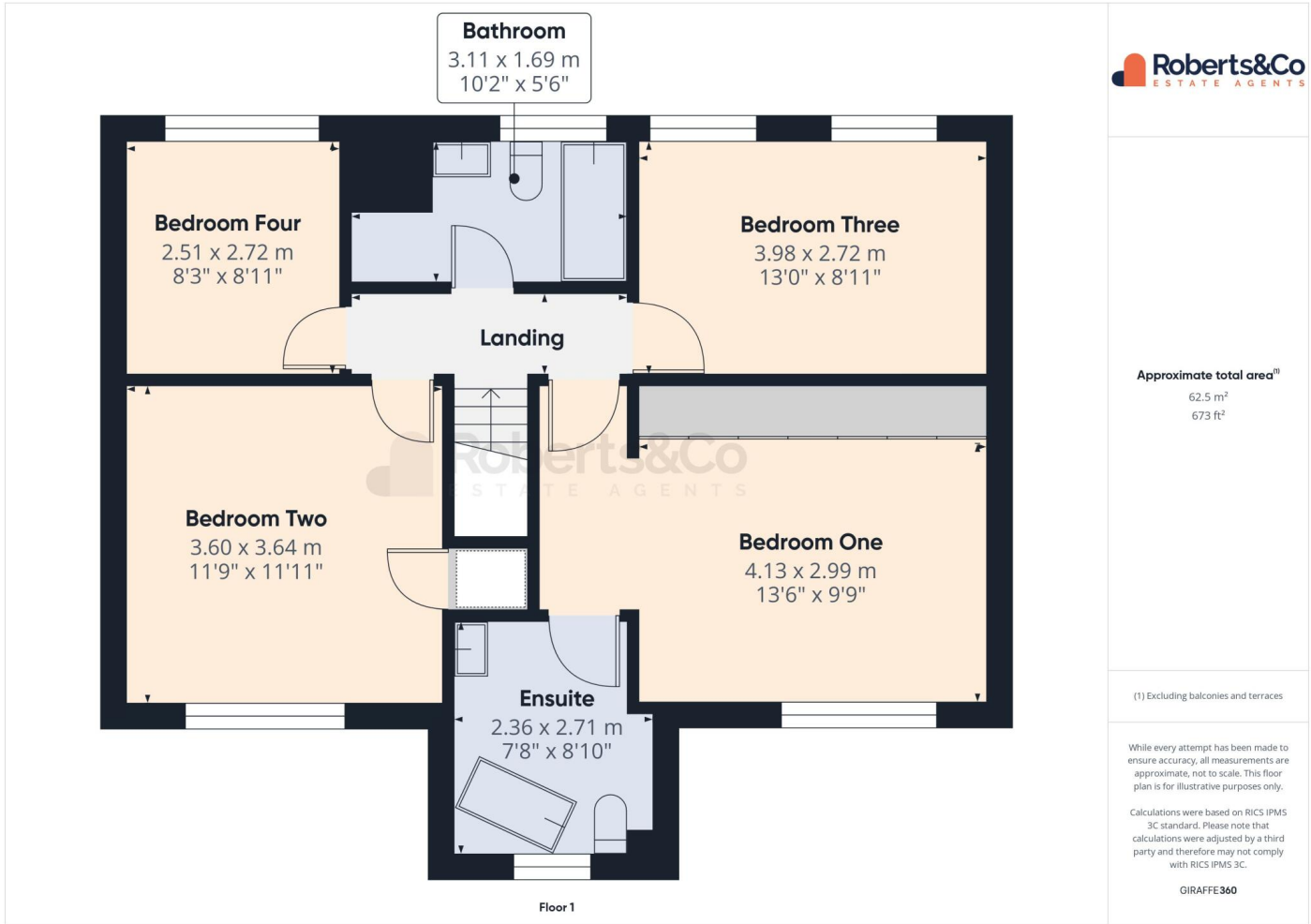
Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	14 mb/s	72 mb/s	- mb/s
• Surface Water	Very low			

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

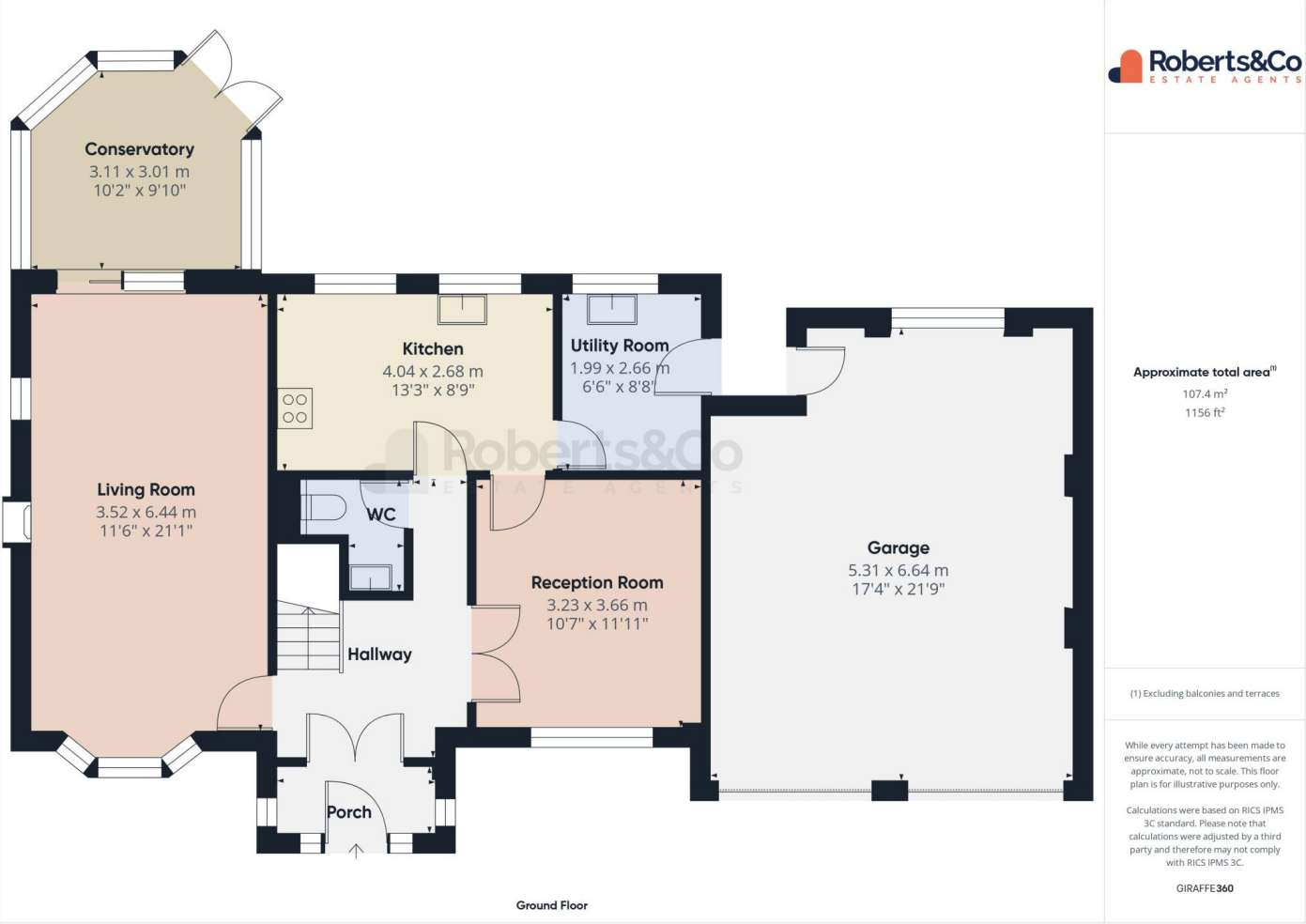




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Ground Floor



Floor 1



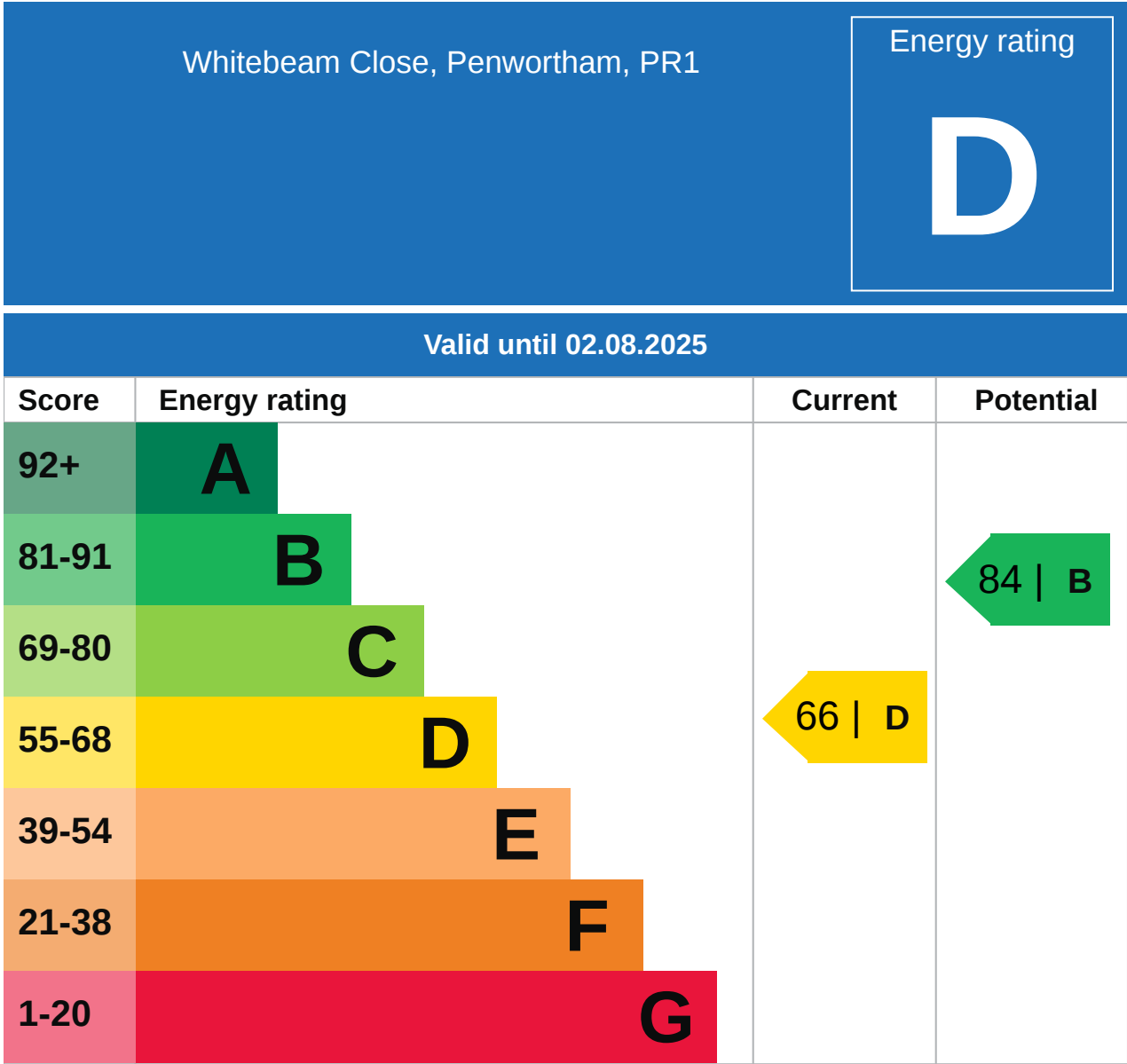
Approximate total area[®]
169.9 m²
1829 ft²

(1) 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 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.

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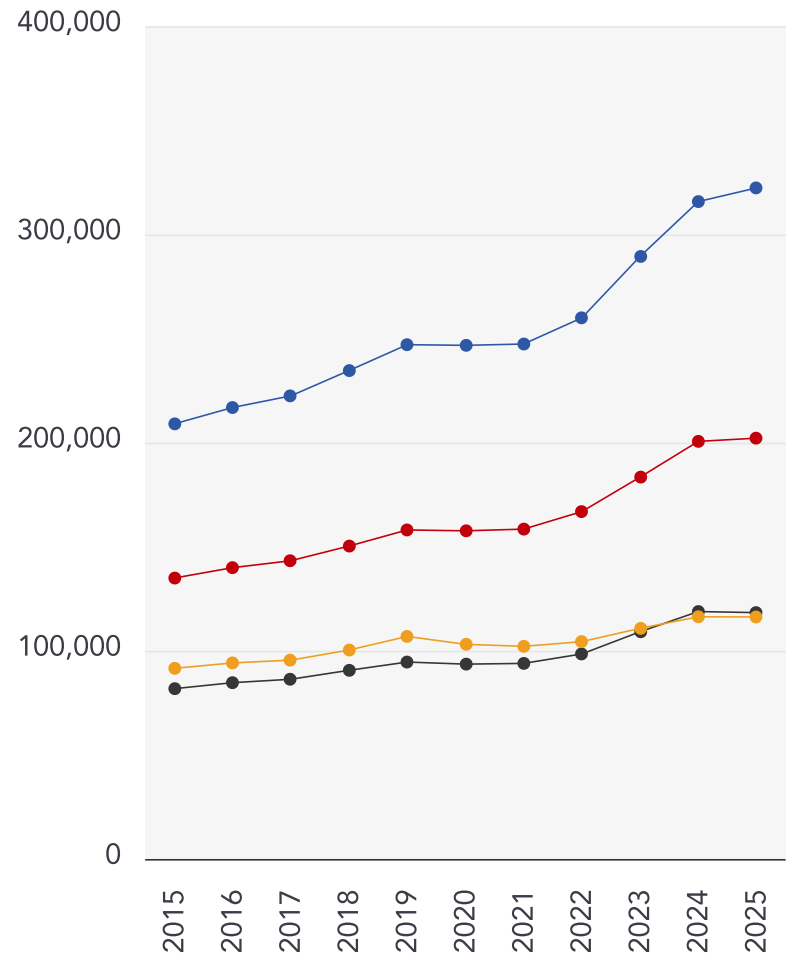
Additional EPC Data

Property Type:	House
Build Form:	Detached
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 during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 54% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	126 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

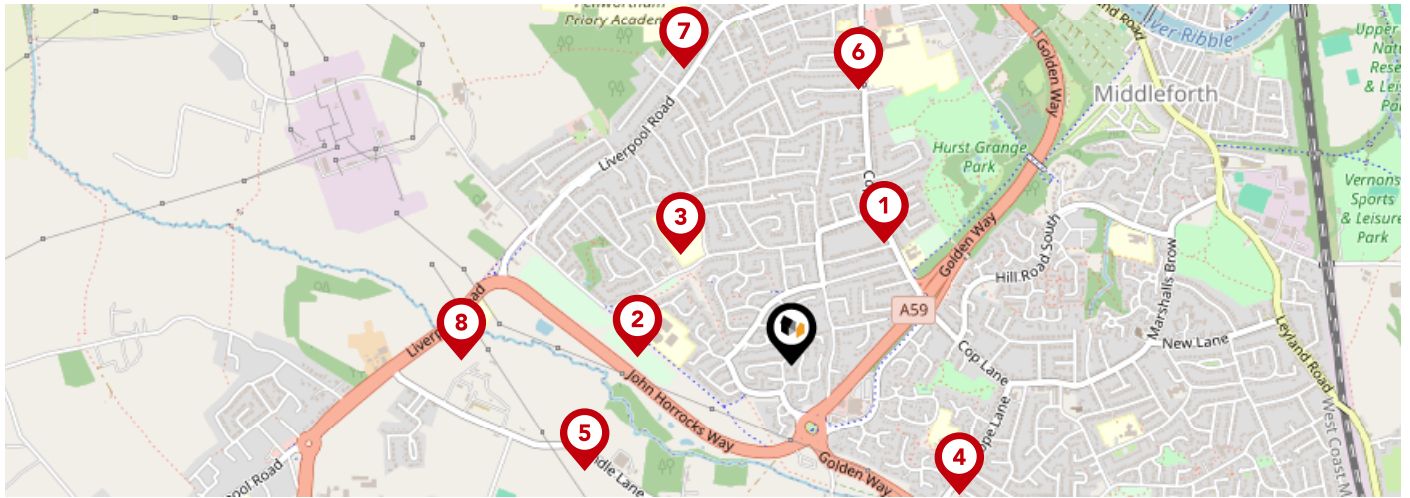
+49.8%

Flat

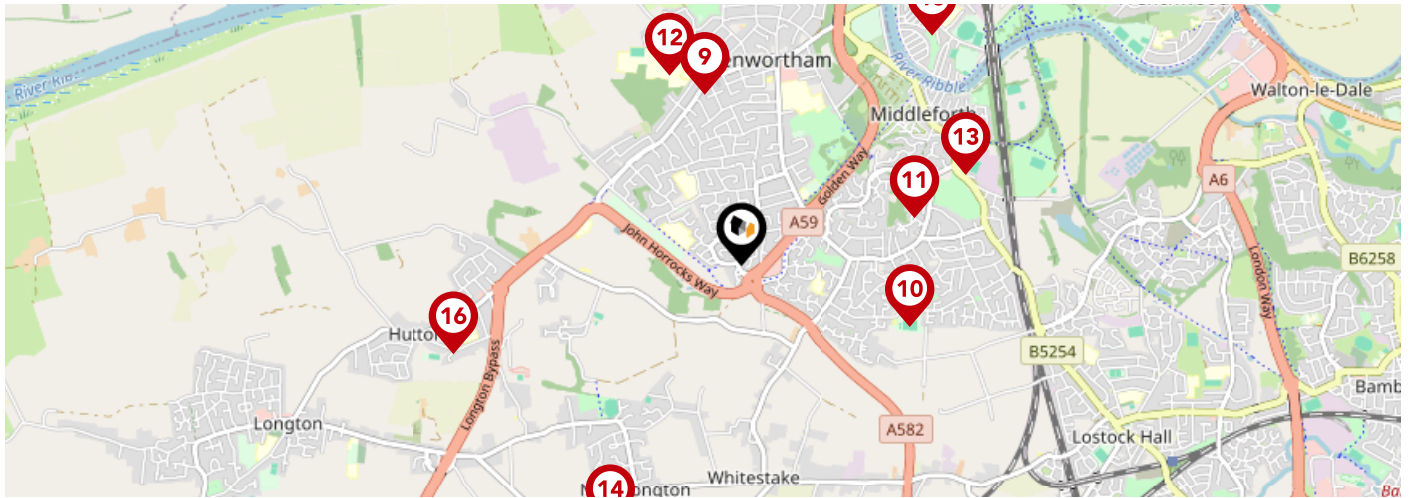
+26.94%









Terraced

+44.66%



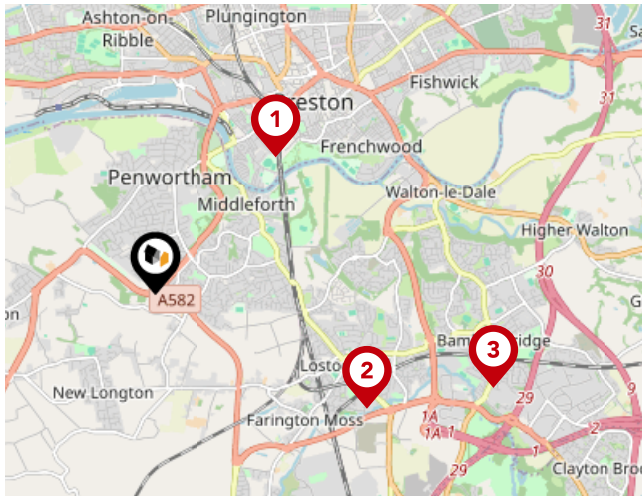
		Nursery	Primary	Secondary	College	Private
1	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.77	<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:0.79	<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:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

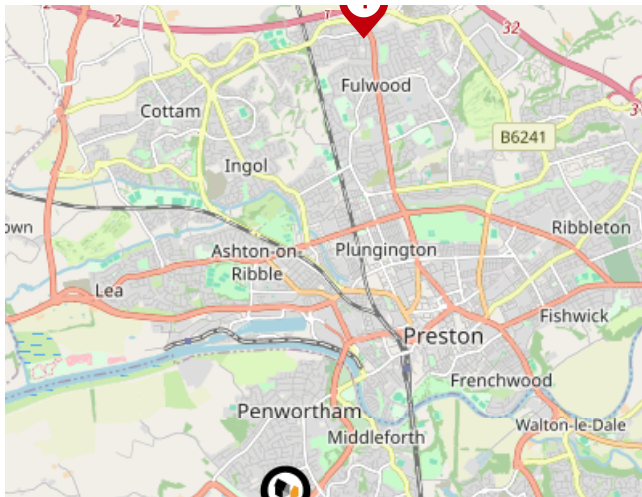
Area

Transport (National)



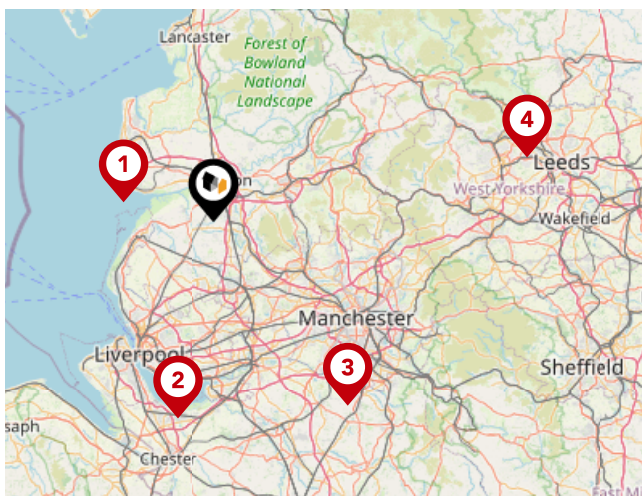
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.61 miles
2	Lostock Hall Rail Station	2.1 miles
3	Bamber Bridge Rail Station	3.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	4.36 miles
2	M65 J1A	3.02 miles
3	M6 J28	3.8 miles
4	M65 J1	3.25 miles
5	M6 J29	3.38 miles

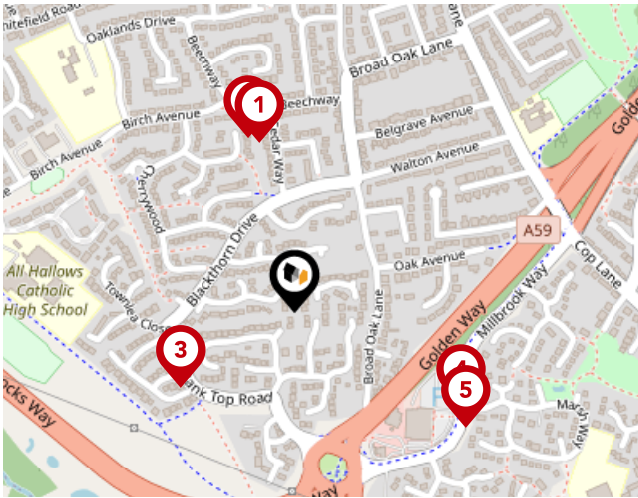


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.91 miles
2	Speke	28.19 miles
3	Manchester Airport	32.16 miles
4	Leeds Bradford Airport	44.75 miles

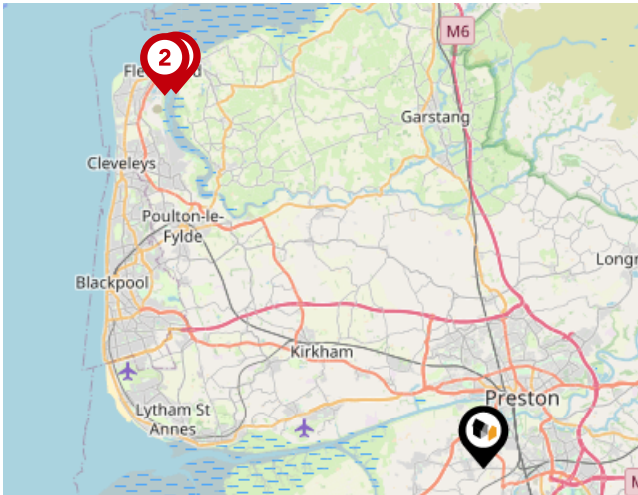
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Birch Avenue	0.19 miles
2	Birch Avenue	0.2 miles
3	Blackthorn Drive	0.15 miles
4	Millbrook Way	0.21 miles
5	Millbrook Way South	0.23 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.98 miles
2	Fleetwood for Knott End Ferry Landing	17.17 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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