

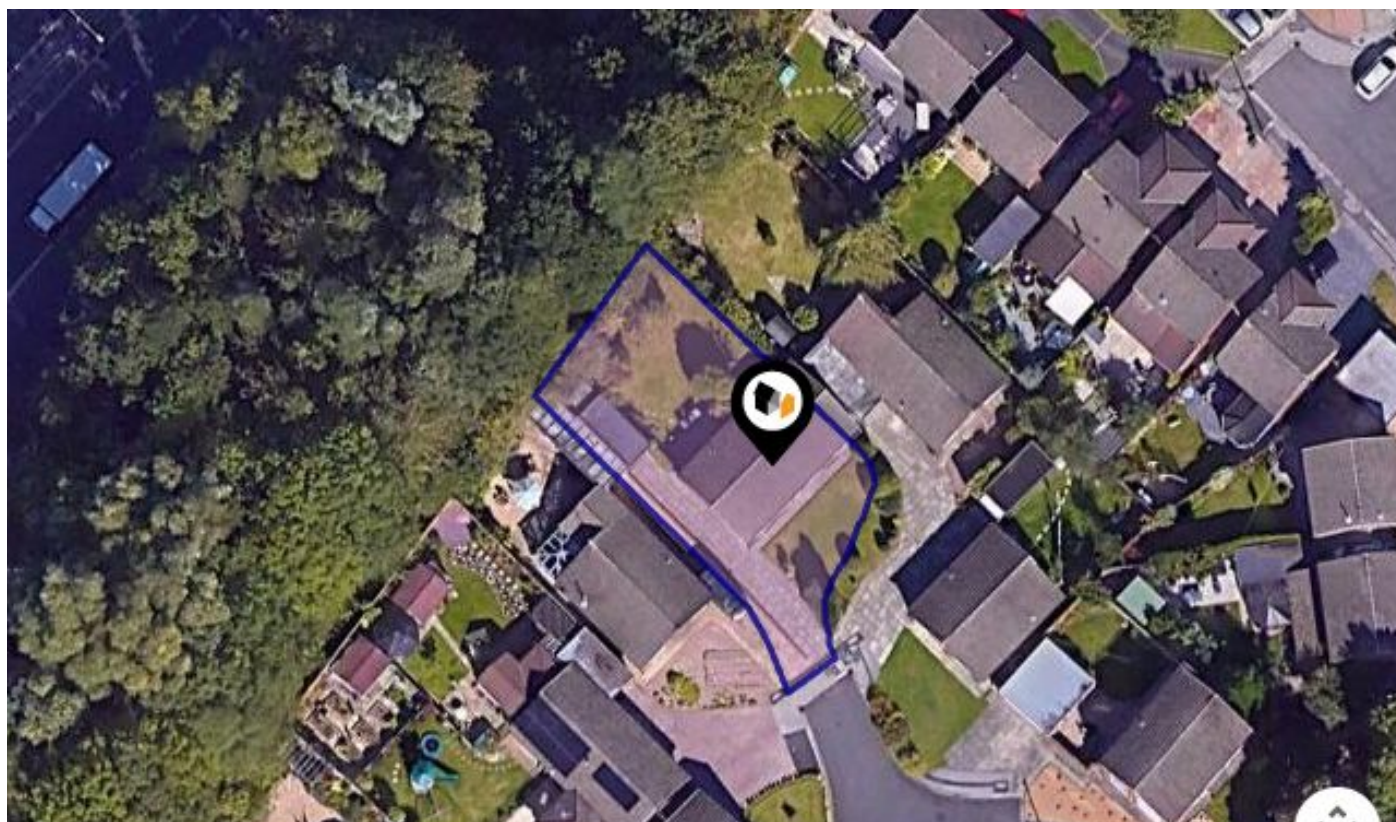


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 21st May 2025



CORNCROFT, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Detached Bungalow on a Generous Plot in Highly Sought-After Penwortham Cul-de-Sac

Set on an impressive, well-established plot in a quiet cul-de-sac location, this charming detached bungalow offers both privacy and potential in one of Penwortham's most desirable areas. With a newly replaced garage roof, a spacious layout, and a beautifully maintained garden, this home presents an ideal opportunity for downsizers, small families, or anyone seeking peaceful single-storey living.

Originally a 3-bedroom home, the property has been thoughtfully reconfigured to provide a spacious primary bedroom, which offers an excellent amount of room for relaxation and storage. Should you prefer, it could easily be converted back into a 3-bedroom layout, offering flexibility to suit your needs.

A long driveway leads to a detached garage, providing ample off-road parking. The front garden adds curb appeal and a welcoming feel as you approach.

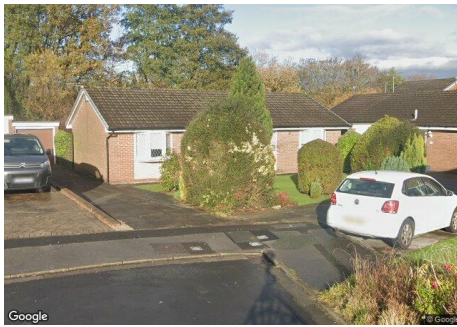
Step inside into a bright entrance hall that provides access to all rooms. At the front of the home, the living room is warm and inviting, filled with natural light. It flows seamlessly into a separate dining room with patio doors that open out onto the rear garden-ideal for entertaining or enjoying tranquil views.

The fitted kitchen offers practical workspace and includes space and plumbing for a washing machine, with potential to update or extend, given the generous proportions of the plot.

There are two comfortable bedrooms, with the primary bedroom being particularly spacious, thanks to the original 3-bedroom layout. The bathroom includes a bath with shower over and a vanity wash hand basin, while the WC is separate for added convenience.

Outside, the property truly shines. The rear garden is private and not directly overlooked, framed by mature trees and bushes, and features a well-maintained lawn and patio area-perfect for relaxing or gardening enthusiasts.











Offering fantastic scope to personalise or extend (subject to planning), this is a rare opportunity to secure a bungalow in a great location with a generous, private plot and everything you need for comfortable living on one level. With the option to revert to a 3-bedroom layout if desired, this property offers endless possibilities for the discerning buyer.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	775 ft ² / 72 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band D		
Annual Estimate:	£2,352		
Title Number:	LA419472		

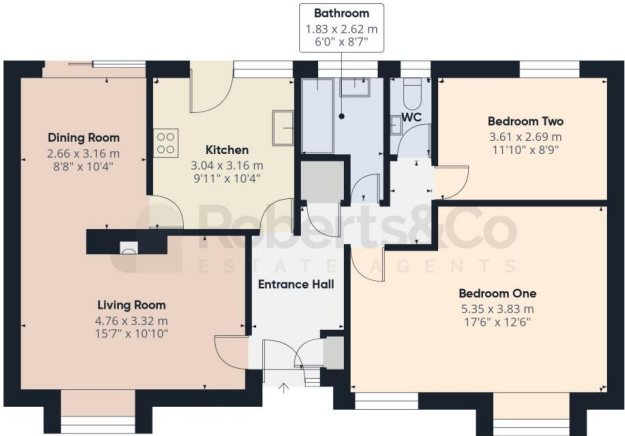
Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	9 mb/s	69 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
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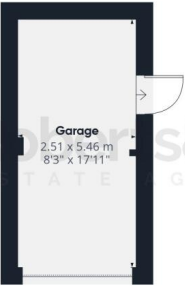




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Ground Floor Building 1



Ground Floor Building 2

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ESTATE AGENTS

Approximate total area[®]
92.6 m²
996 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.

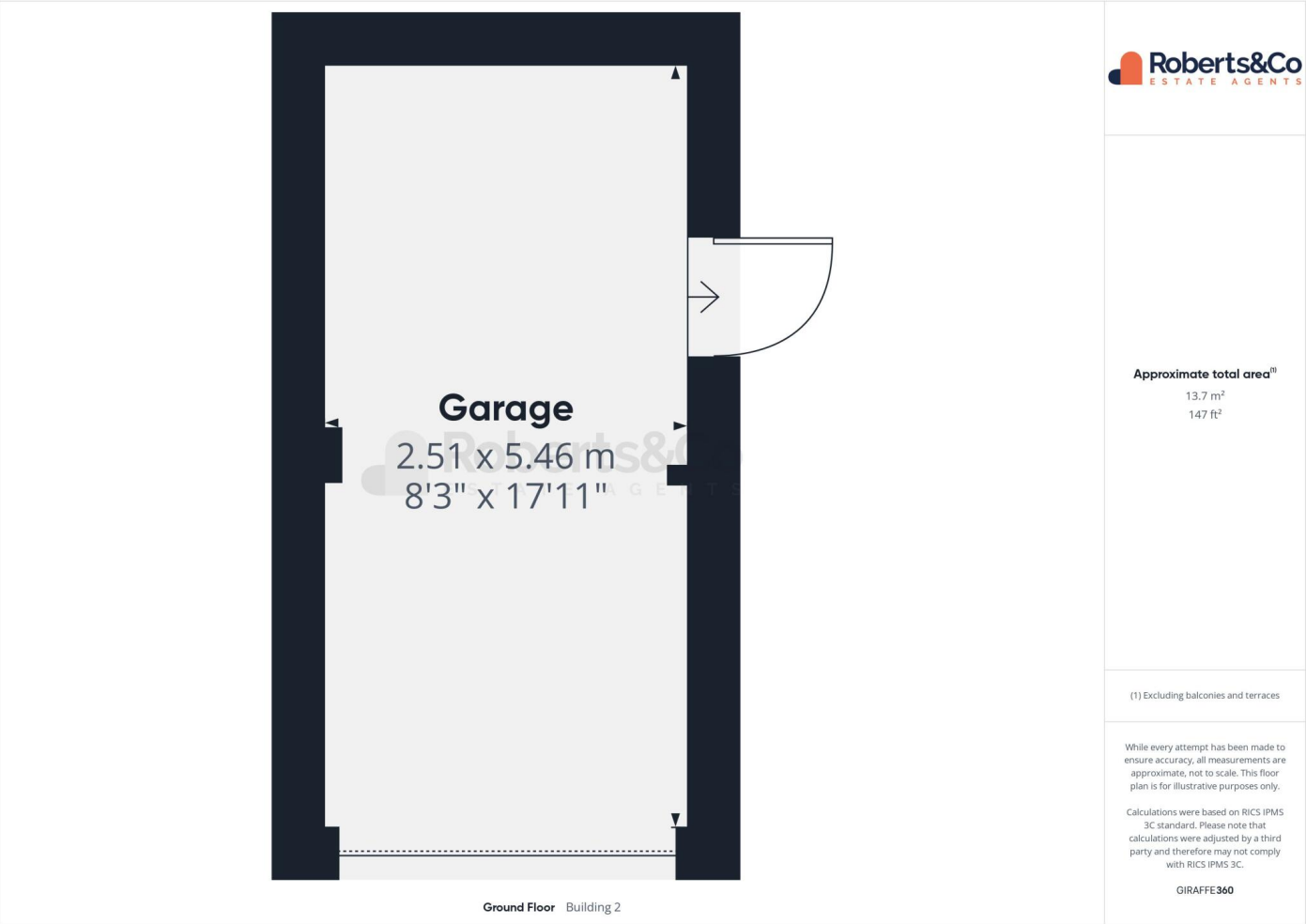
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

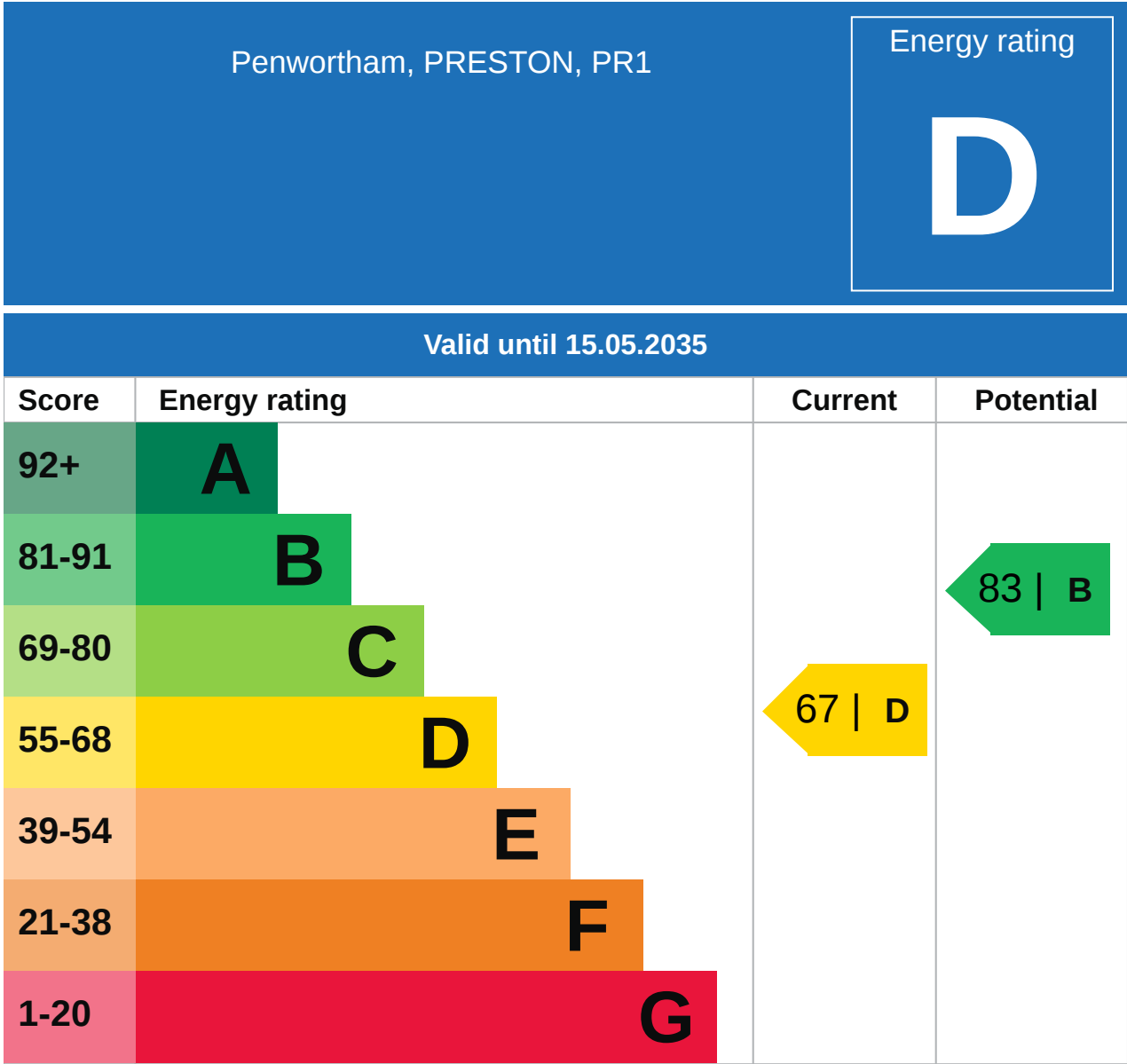
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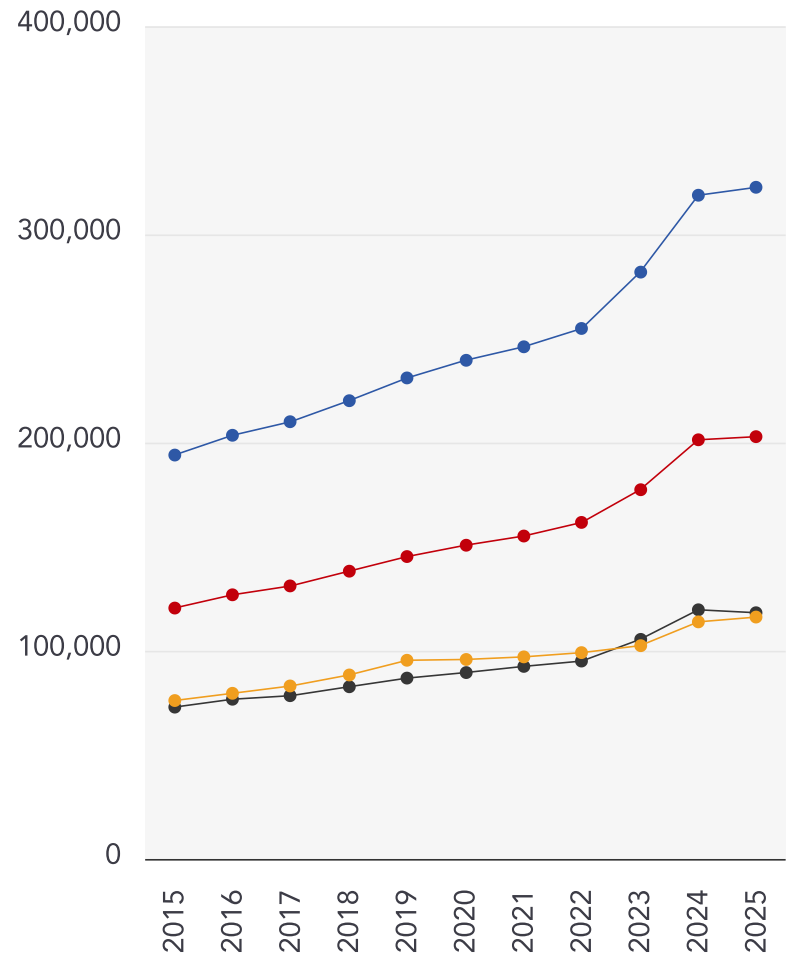
Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 77% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	72 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

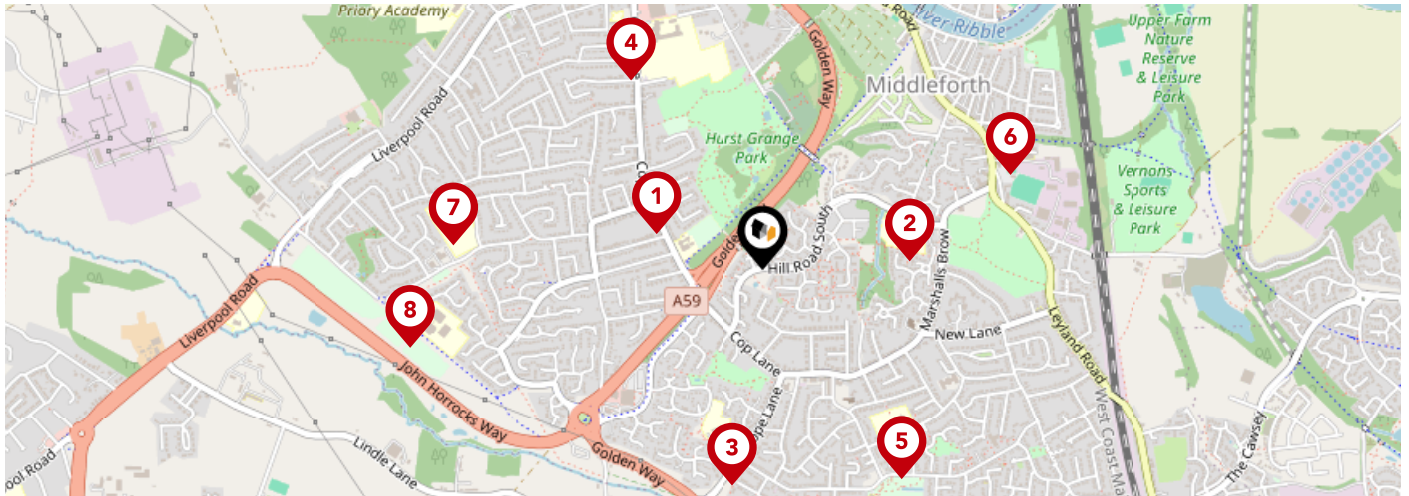
+68.31%

Flat

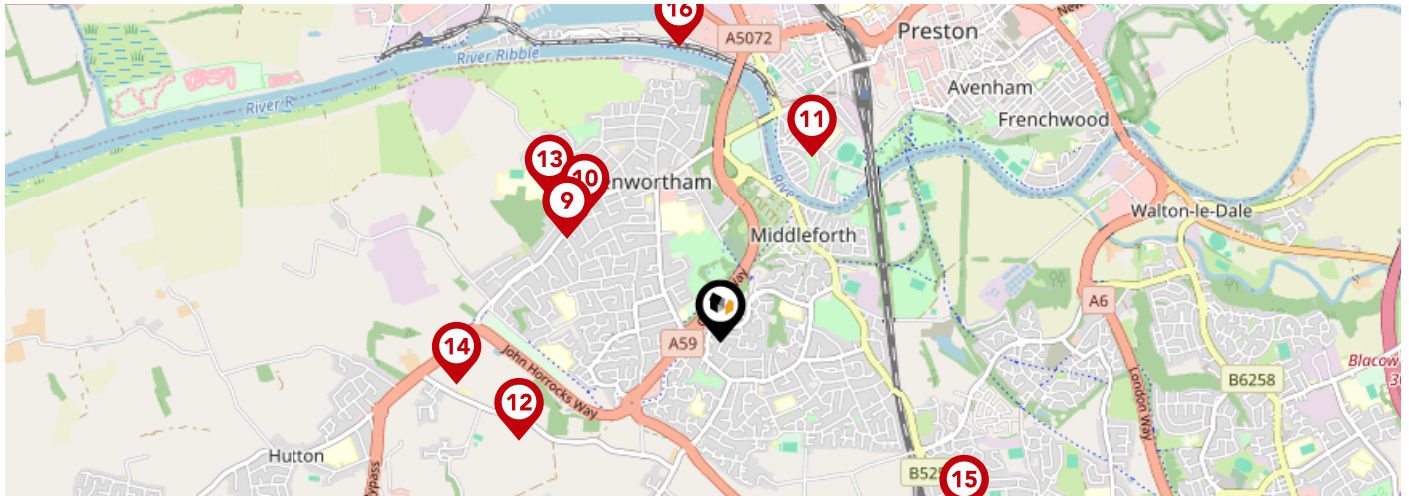
+52.7%









Terraced

+62.15%



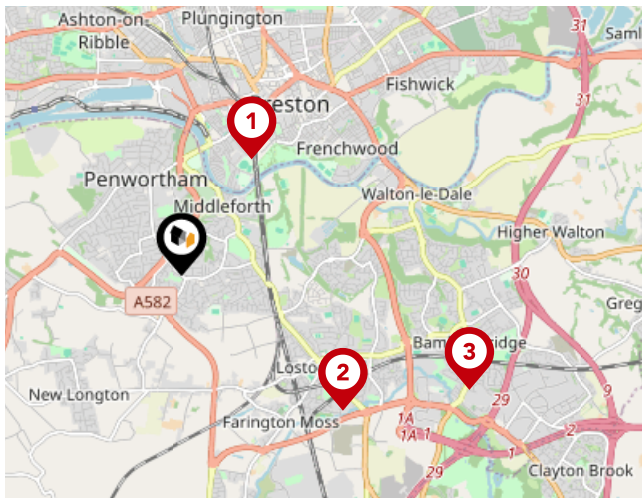
		Nursery	Primary	Secondary	College	Private
1	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.48	<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:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.58	<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:0.68	<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:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






		Nursery	Primary	Secondary	College	Private
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.82	<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:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.98	<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:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:1.31	<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:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

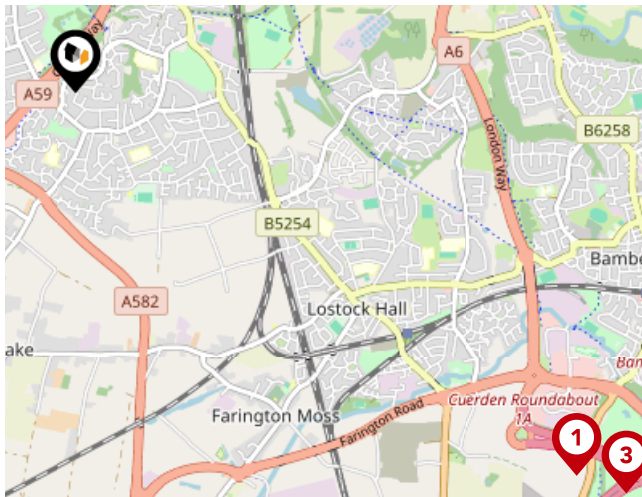
Area

Transport (National)








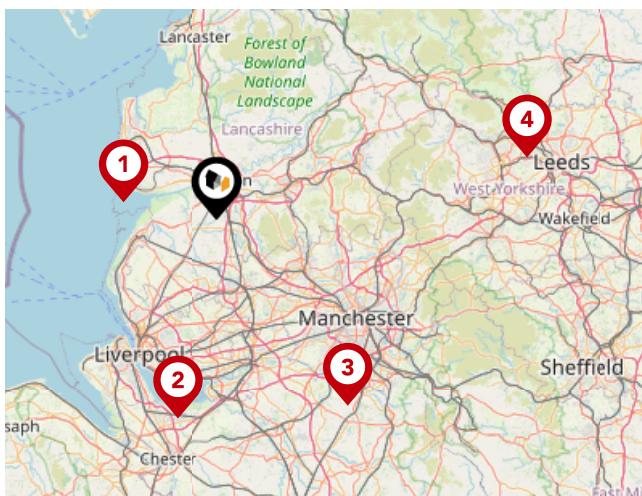
National Rail Stations

Pin	Name	Distance
	Preston Rail Station	1.2 miles
	Lostock Hall Rail Station	1.85 miles
	Bamber Bridge Rail Station	2.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M65 J1A	2.76 miles
	M55 J1	4.12 miles
	M65 J1	2.99 miles
	M6 J28	3.72 miles
	M6 J29	3.09 miles



Airports/Helipads

Pin	Name	Distance
	Highfield	13.29 miles
	Speke	28.46 miles
	Manchester Airport	32.07 miles
	Leeds Bradford Airport	44.28 miles

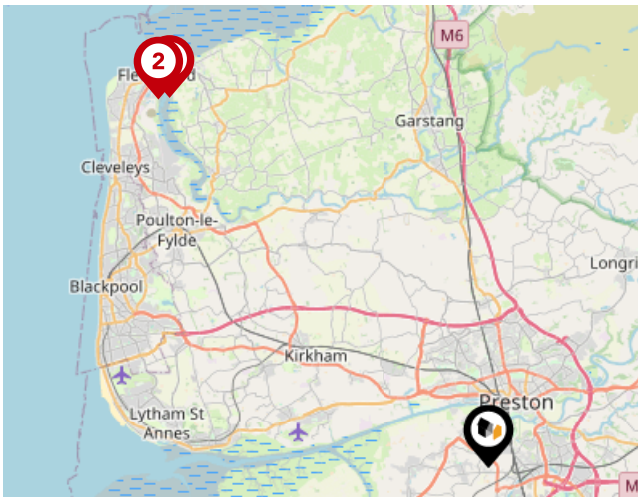
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hill Road South	0.07 miles
2	Hill Road South	0.08 miles
3	Little Close	0.18 miles
4	Hill Rd South	0.2 miles
5	Cromwell Road	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.11 miles
2	Fleetwood for Knott End Ferry Landing	17.31 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.



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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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