

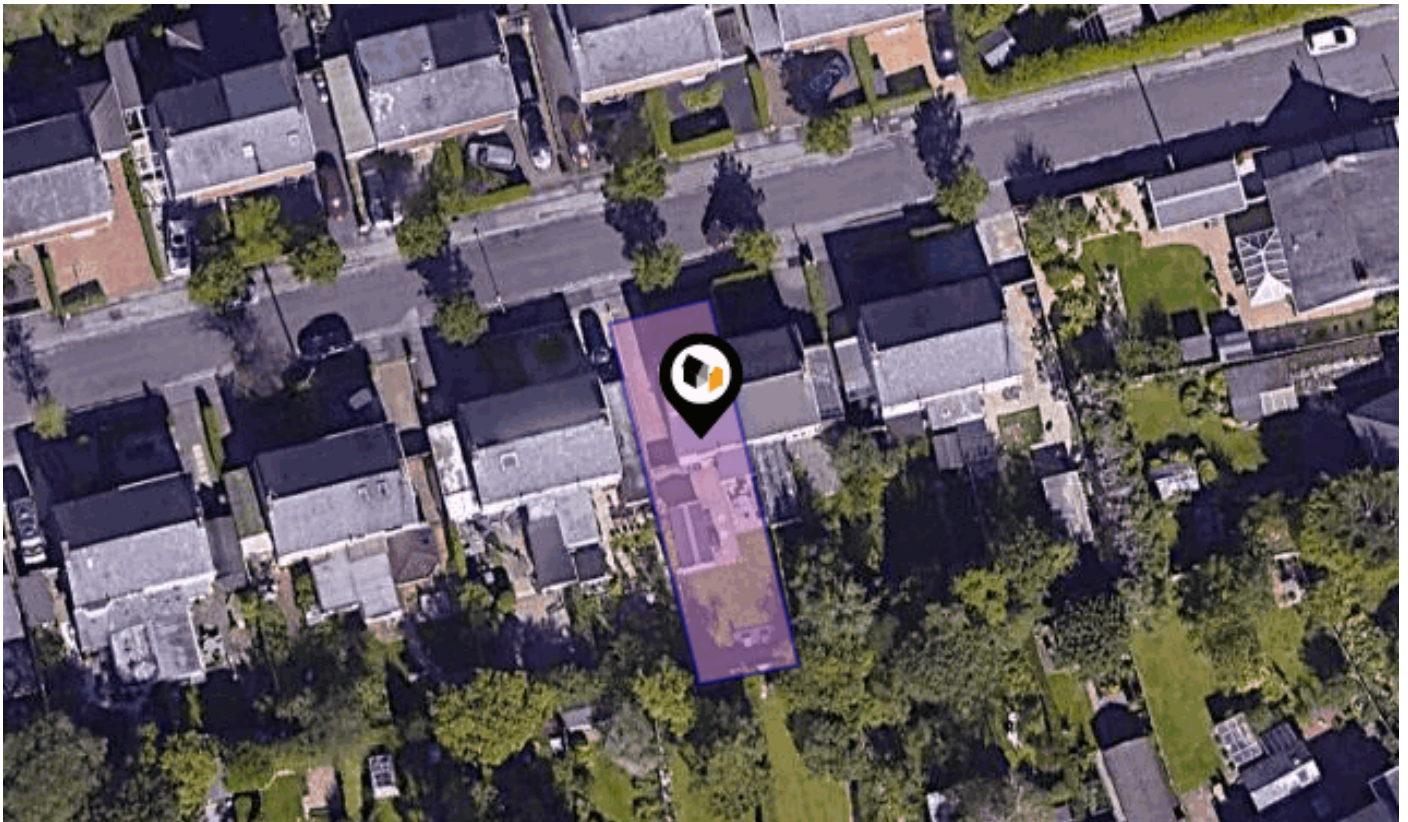


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 23rd May 2025



HOLLYWOOD AVENUE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



This well-presented three-bedroom semi-detached home is located in a quiet cul-de-sac in the highly sought-after area of Higher Penwortham. Offering a fantastic opportunity for first-time buyers, this attractive property combines modern living with a convenient location close to excellent schools, transport links, and local amenities.

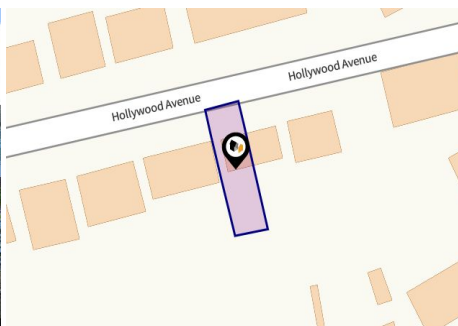
The accommodation begins with a welcoming entrance hall, leading into a bright and comfortable living room, ideal for relaxing at the end of the day. To the rear of the property is a spacious open-plan family dining kitchen, perfect for modern living and entertaining. The kitchen is well-equipped with a range of integrated appliances including a dishwasher, space for an American-style fridge freezer, electric double oven, hob, and has plumbing for a washing machine. There is ample space for both dining and family seating areas, making this a true heart of the home.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles and a comfortable single room, ideal as a child's bedroom, nursery, or home office.

A modern family bathroom serves the first floor, offering practicality for everyday living.

Externally, the property benefits from driveway parking and a detached garage, providing additional storage or workshop potential. To the rear, there is a south-facing garden, offering a private and sunny outdoor space perfect for relaxing, gardening, or entertaining during the warmer months.

This home is move-in ready and offers both comfort and potential, making it an ideal choice for those stepping onto the property ladder.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	914 ft ² / 85 m ²
Plot Area:	0.06 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£2,091
Title Number:	LA765688

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

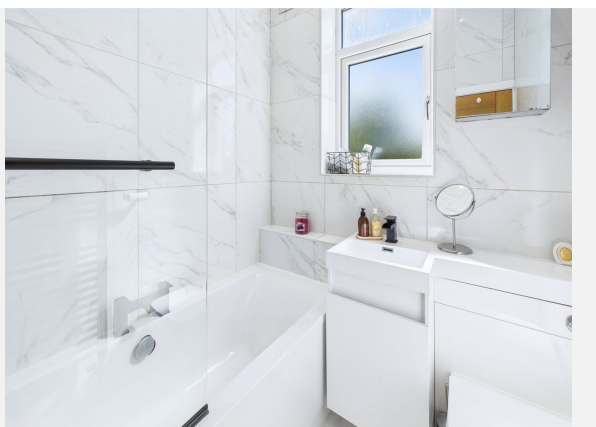
15 mb/s	64 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)

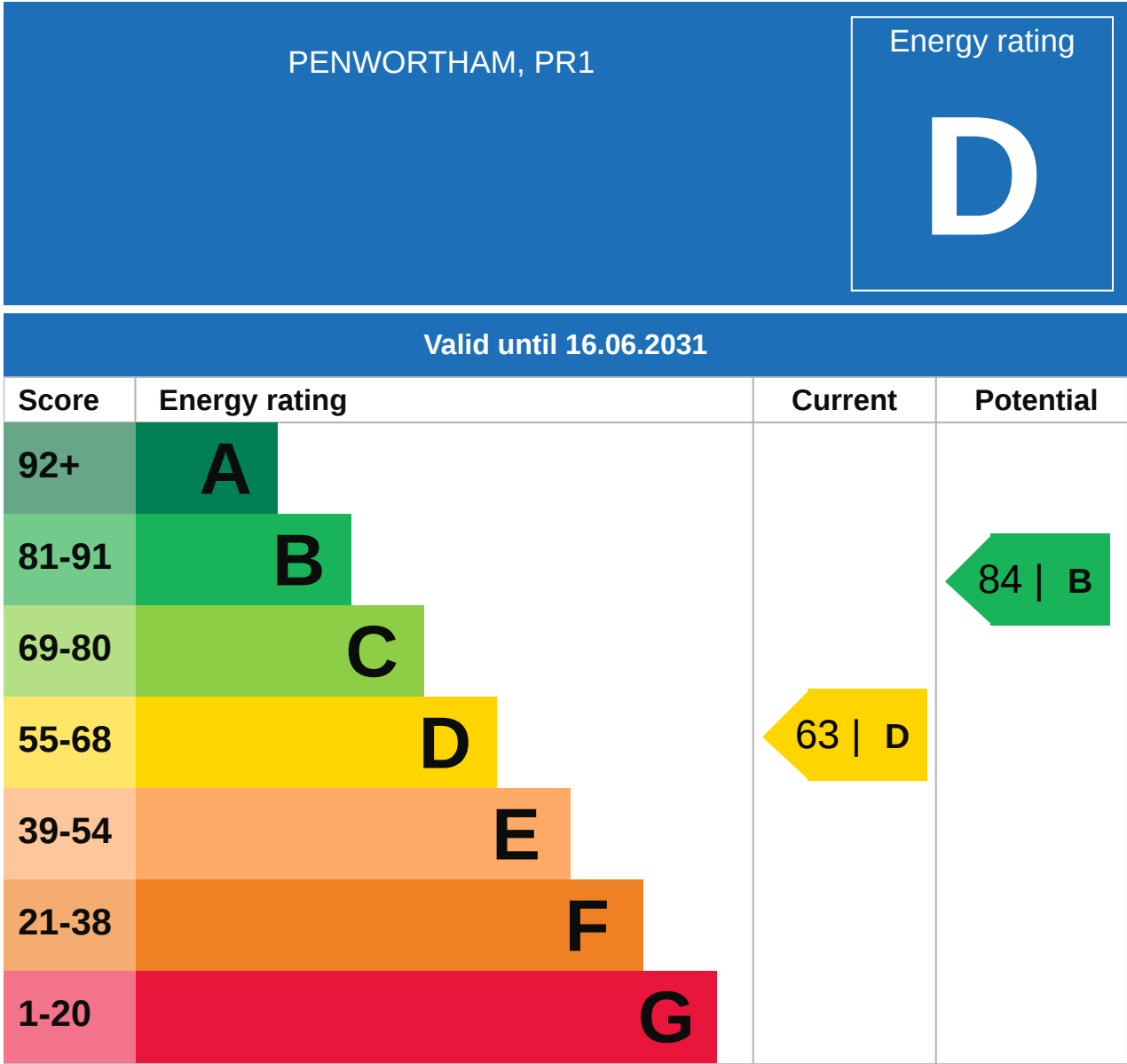


Satellite/Fibre TV Availability:









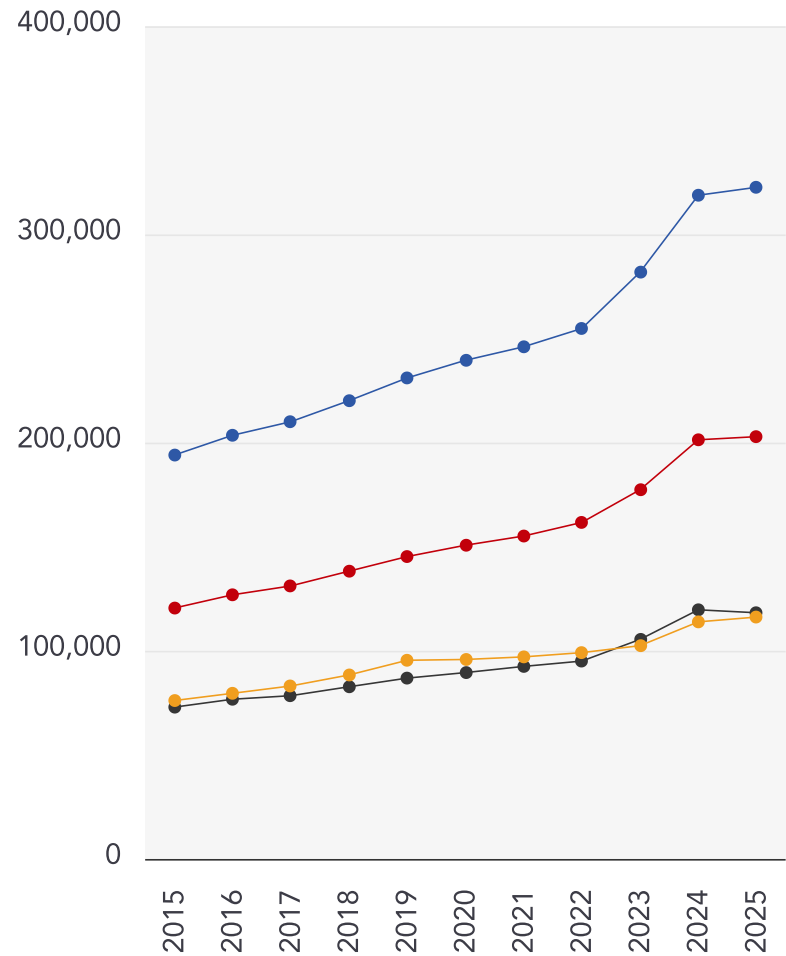
Additional EPC Data

Property Type:	House
Build Form:	Semi-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, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	85 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

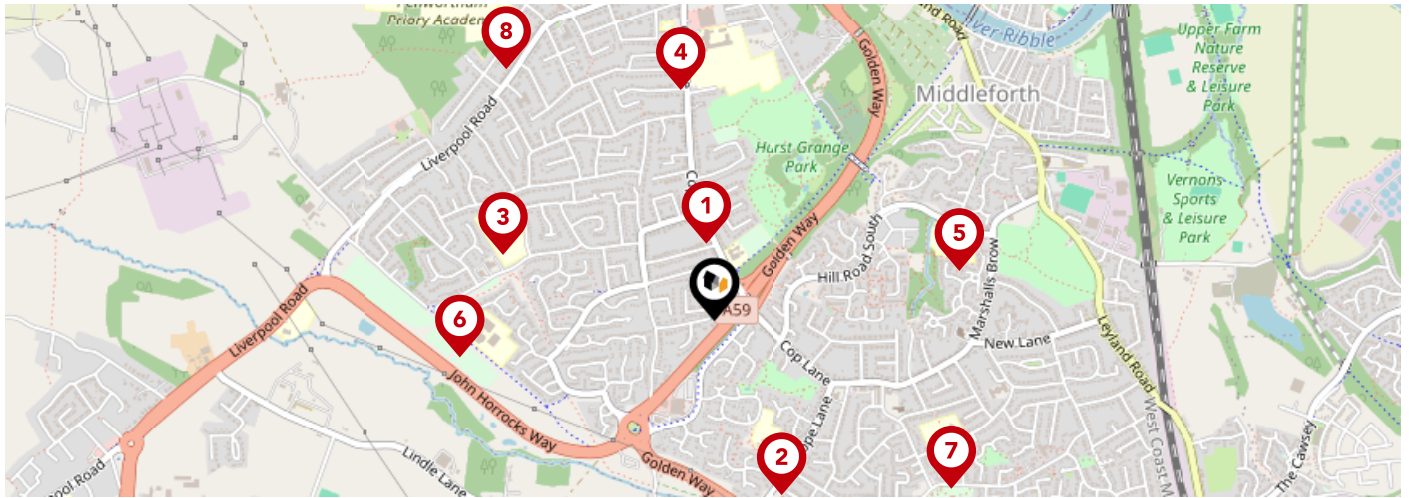
+68.31%

Flat

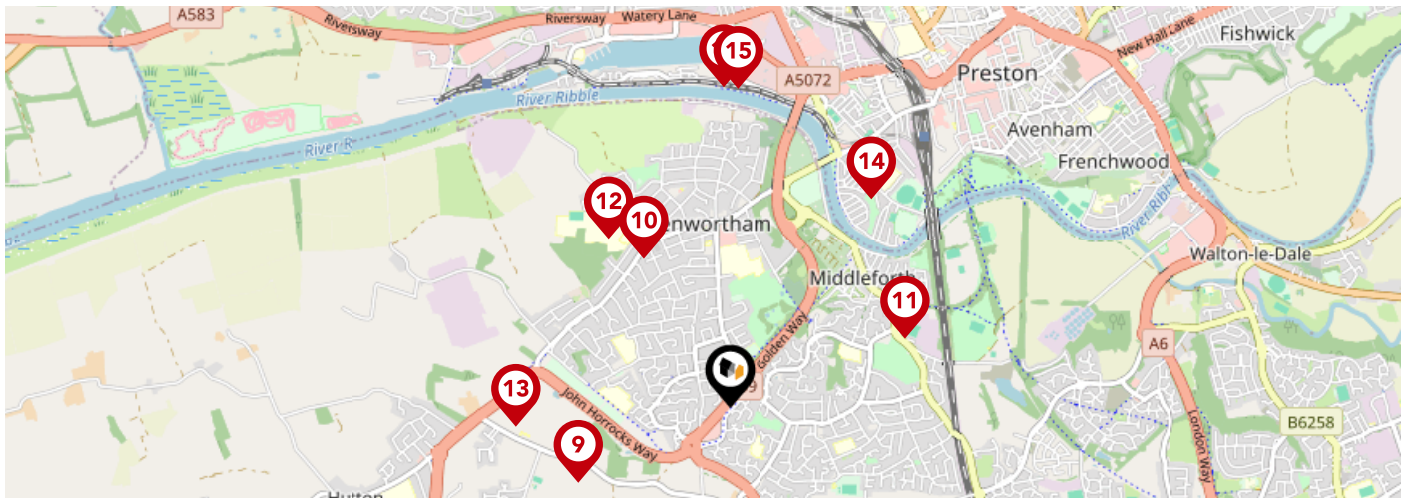
+52.7%

Terraced

+62.15%



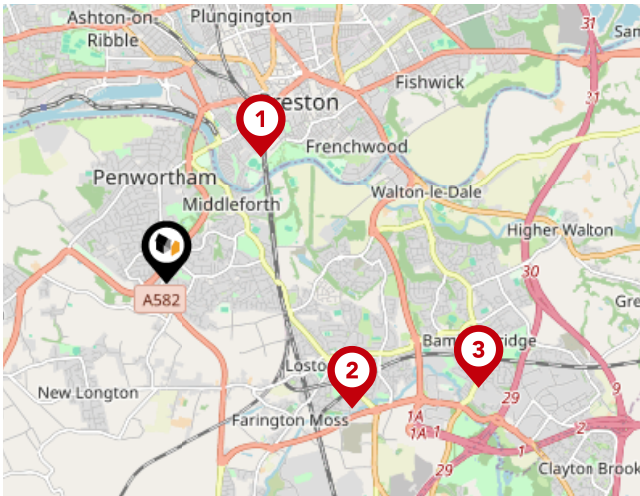
		Nursery	Primary	Secondary	College	Private
1	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.17	☐	☒	☐	☐	☐
2	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.41	☐	☒	☐	☐	☐
3	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.48	☐	☒	☐	☐	☐
4	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.51	☐	☐	☒	☐	☐
5	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.55	☐	☒	☐	☐	☐
6	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.56	☐	☐	☒	☐	☐
7	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.64	☐	☒	☐	☐	☐
8	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.72	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.75	☐	☒	☐	☐	☐
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.76	☐	☒	☐	☐	☐
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.82	☐	☒	☐	☐	☐
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.91	☐	☐	☒	☐	☐
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.95	☐	☒	☐	☐	☐
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.1	☐	☒	☐	☐	☐
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:1.39	☐	☐	☒	☐	☐
	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.4	☐	☐	☒	☐	☐

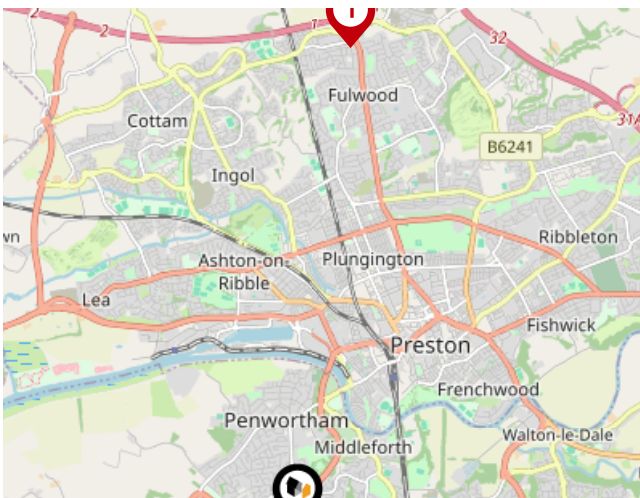
Area

Transport (National)



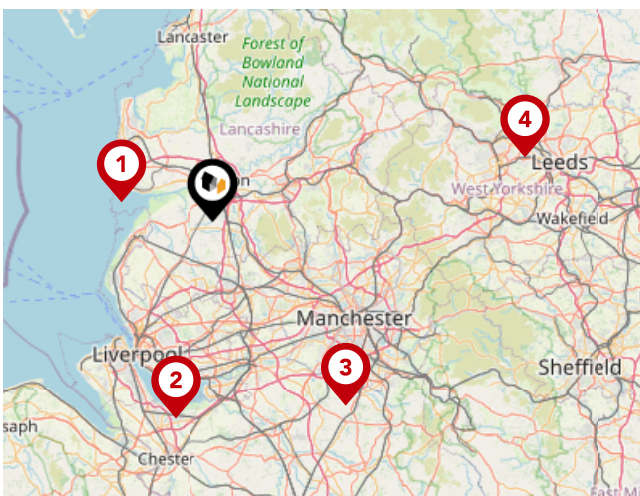
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.4 miles
2	Lostock Hall Rail Station	1.96 miles
3	Bamber Bridge Rail Station	2.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	4.23 miles
2	M65 J1A	2.88 miles
3	M6 J28	3.75 miles
4	M65 J1	3.11 miles
5	M6 J29	3.23 miles

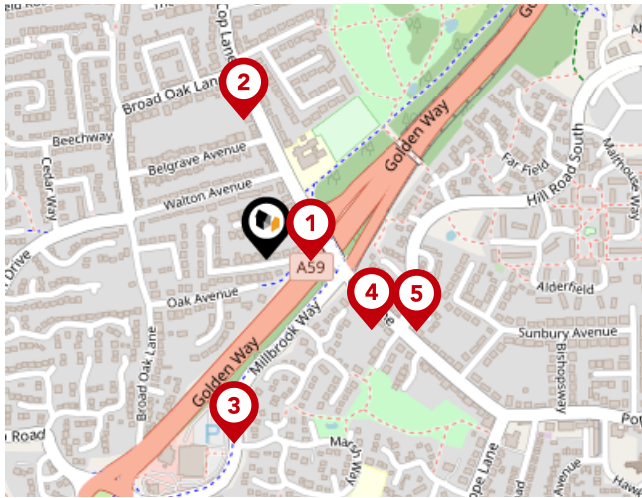


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.1 miles
2	Speke	28.32 miles
3	Manchester Airport	32.11 miles
4	Leeds Bradford Airport	44.51 miles

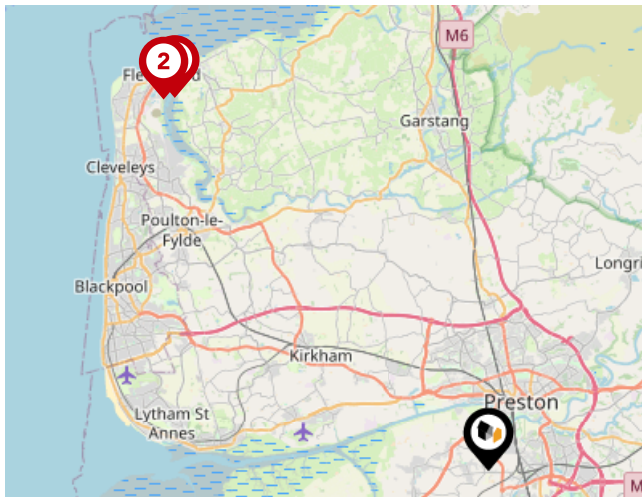
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cromwell Road	0.05 miles
2	Broad Oak Lane	0.15 miles
3	Millbrook Way	0.21 miles
4	Hill Rd South	0.14 miles
5	Little Close	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.04 miles
2	Fleetwood for Knott End Ferry Landing	17.23 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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Roberts & Co

Branch address 36E Liverpool Road,
Penwortham, Preston, PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

