

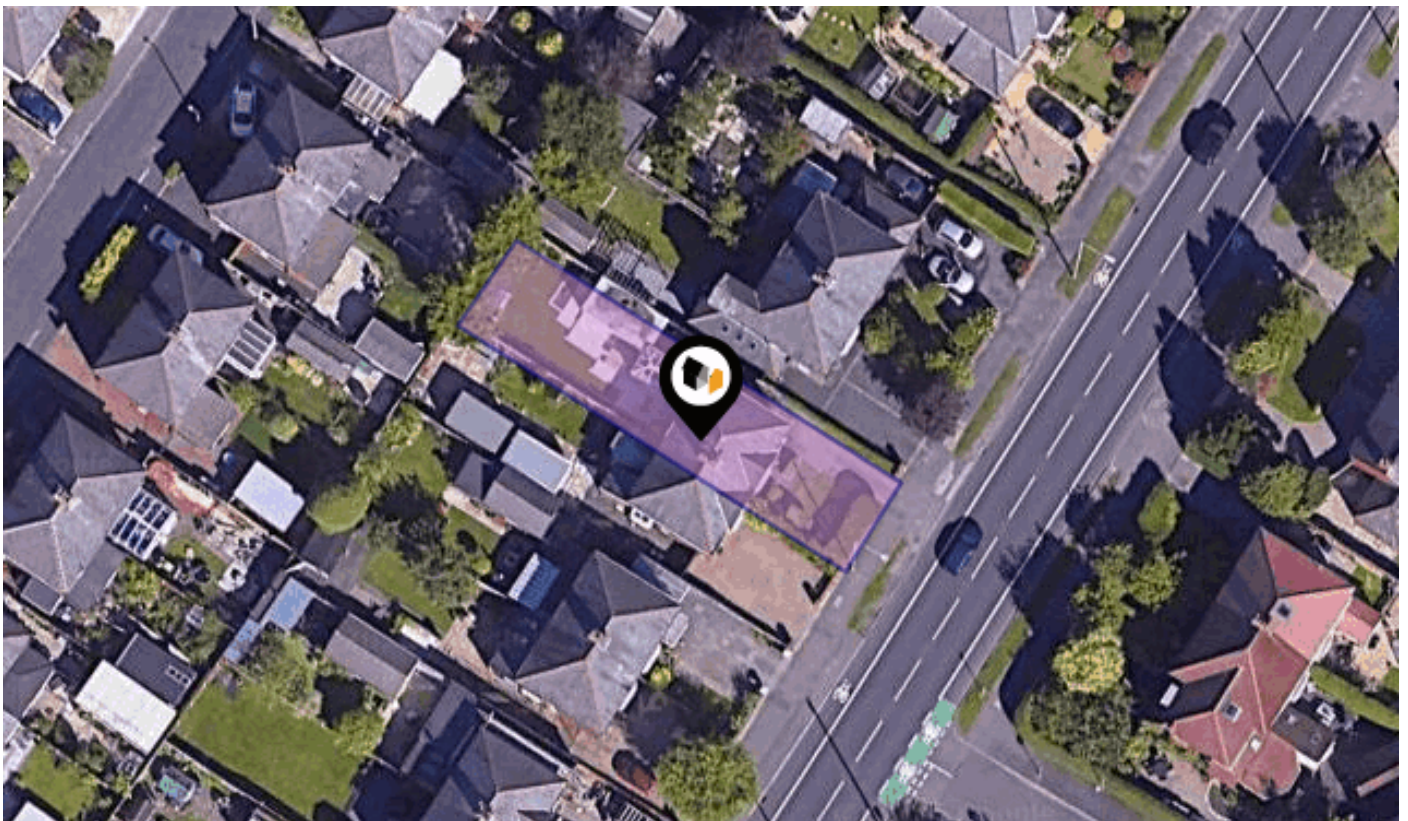


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd June 2025



LIVERPOOL ROAD, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Stunning Extended 3-Bedroom Semi-Detached Home in the Heart of Higher Penwortham

Situated in a highly sought-after residential area, this beautifully presented three-bedroom semi-detached home offers spacious and versatile living, perfect for families or those looking to upsize. Ideally located within walking distance of local shops, highly regarded schools, and excellent transport links, this property combines style, comfort, and convenience.

As you enter the home, you're welcomed by a bright and inviting entrance hall that sets the tone for the rest of the property. To the front, the formal dining room features a charming bay window and a gas fireplace, creating a warm and welcoming atmosphere. At the rear, the extended living room provides a generous and comfortable space for relaxation, complete with patio doors that open onto the beautifully landscaped rear garden-ideal for entertaining or enjoying the outdoors in privacy, as the garden is not overlooked.

The modern, extended kitchen is a true highlight of the home. Thoughtfully designed, it opens seamlessly into a light-filled conservatory, perfect for casual dining or a morning coffee. The kitchen features elegant granite worktops, an induction hob, integrated dishwasher, and a premium Bosch electric oven, blending functionality with style.

Upstairs, the home offers three well-proportioned bedrooms. The principal bedroom is a spacious double with fitted wardrobes, as is the second bedroom, while the third bedroom is a comfortable single-ideal for a child's room, guest space, or home office. The contemporary three-piece family bathroom is stylish and practical, providing everything needed for modern living.

Additional features include:

A newly installed driveway (2025) offering ample off-road parking

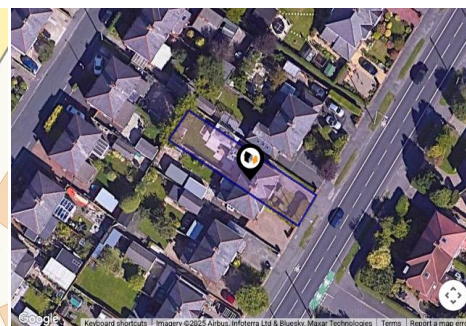
A garage to the side with plumbing for both a washing machine and dryer

Recently re-felted and re-tiled roof (2023), offering peace of mind for years to come

Modern double-glazed windows installed approximately seven years ago

A meticulously landscaped rear garden, providing a serene and private outdoor retreat

This is a truly special home, offering both character and contemporary comfort in a prime location. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,033 ft ² / 96 m ²
Plot Area:	0.08 acres
Year Built :	1930-1949
Council Tax :	Band D
Annual Estimate:	£2,352
Title Number:	LAN131584

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)

17
mb/s



80
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



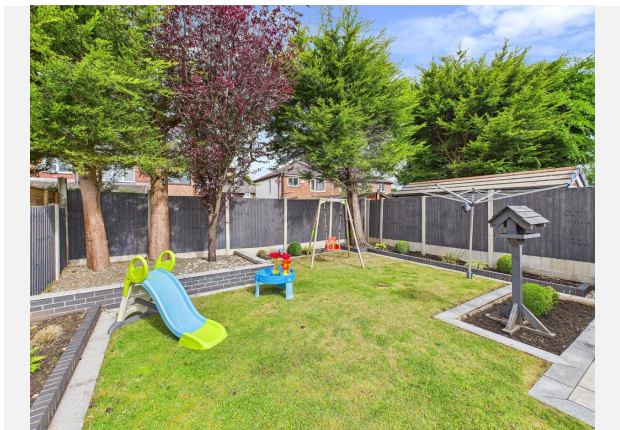
Planning History

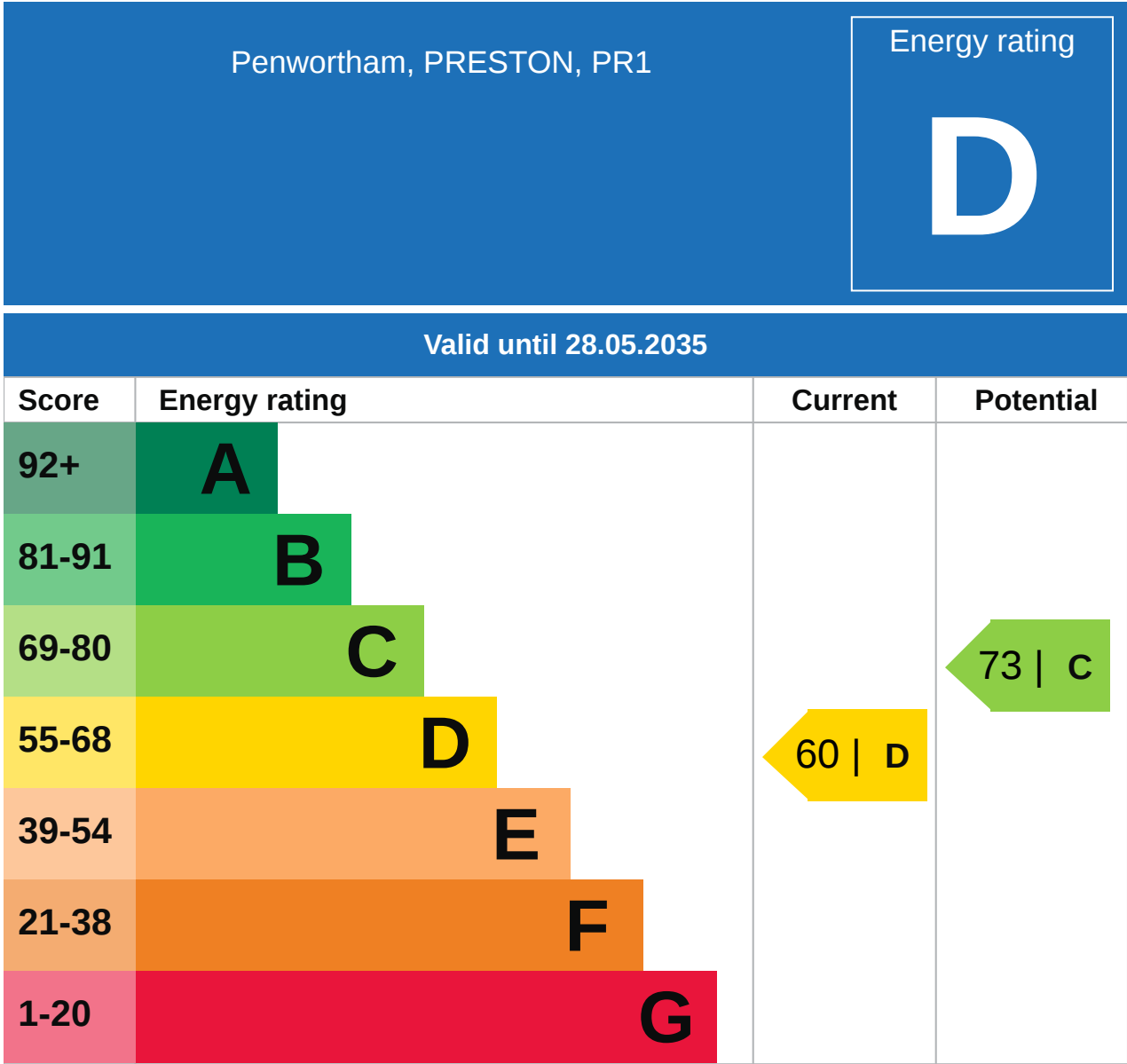
This Address

Planning records for: *Liverpool Road, Penwortham, Preston, PR1*

Reference - SouthRibble/07/2014/0563/HOH	
Decision:	Decided
Date:	30th July 2014
Description:	Single storey rear and side extension following demolition of existing garage and conservatory.







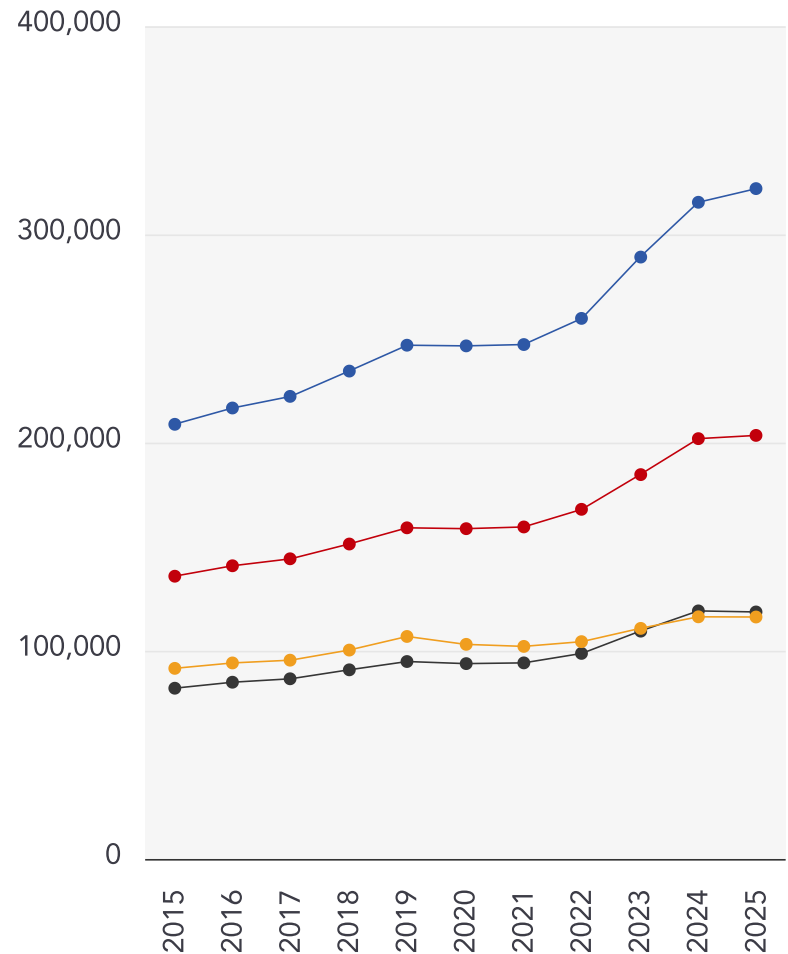
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 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 all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	96 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

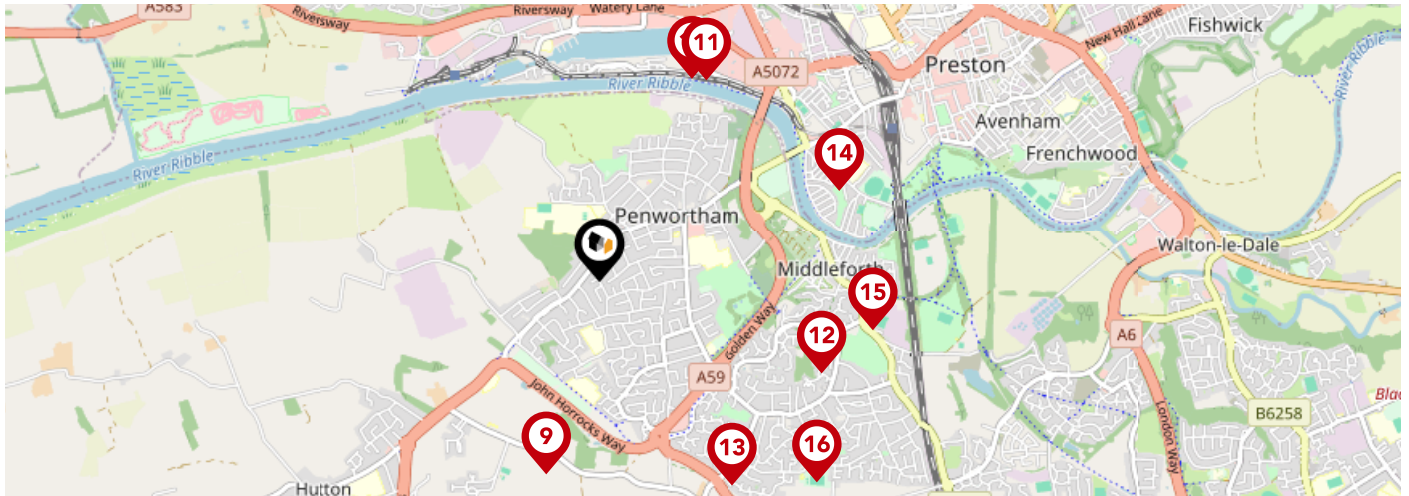
+26.94%









Terraced

+44.66%



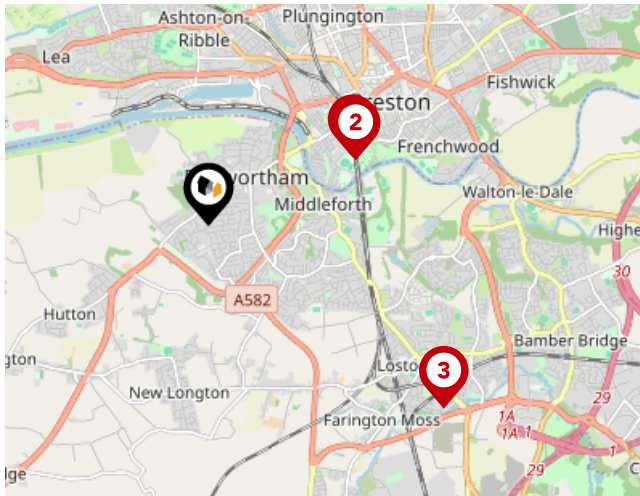
		Nursery	Primary	Secondary	College	Private
1	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.36	<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:0.37	<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:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.78	<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:0.87	<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:0.98	<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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Middlefirth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.05	<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"/>
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.21	<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:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

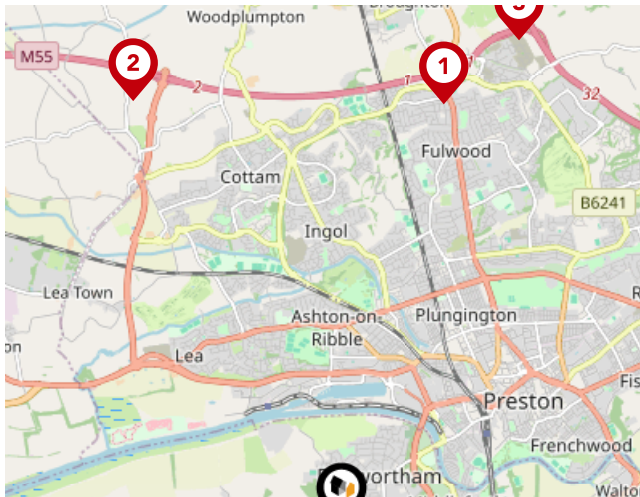
Area

Transport (National)



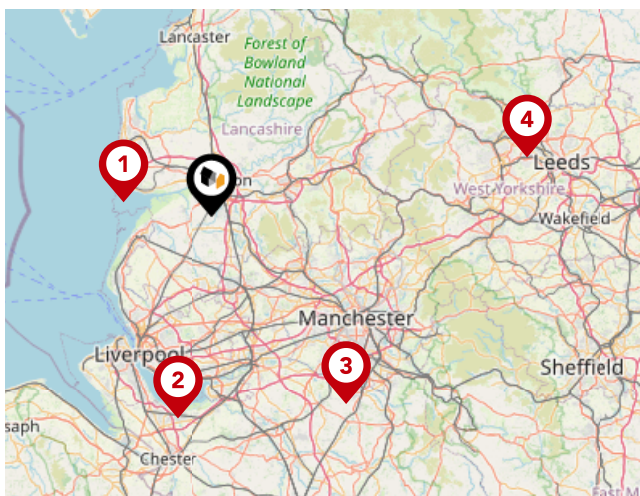
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.41 miles
2	Preston Rail Station	1.43 miles
3	Lostock Hall Rail Station	2.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.8 miles
2	M55 J2	4.14 miles
3	M6 J32	4.52 miles
4	M65 J1A	3.53 miles
5	M6 J28	4.42 miles

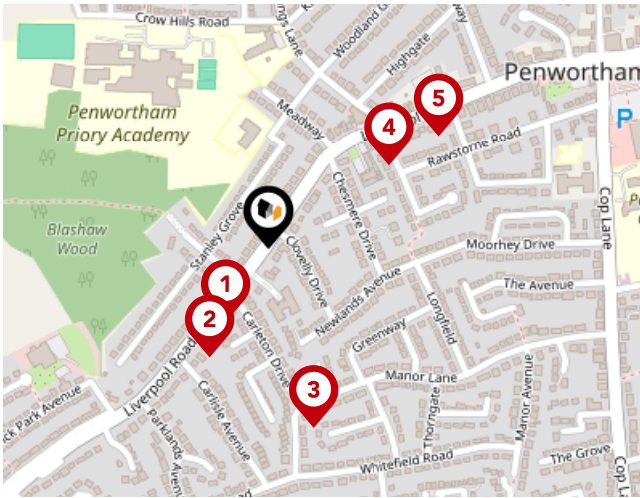


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.58 miles
2	Speke	28.75 miles
3	Manchester Airport	32.34 miles
4	Leeds Bradford Airport	44.84 miles

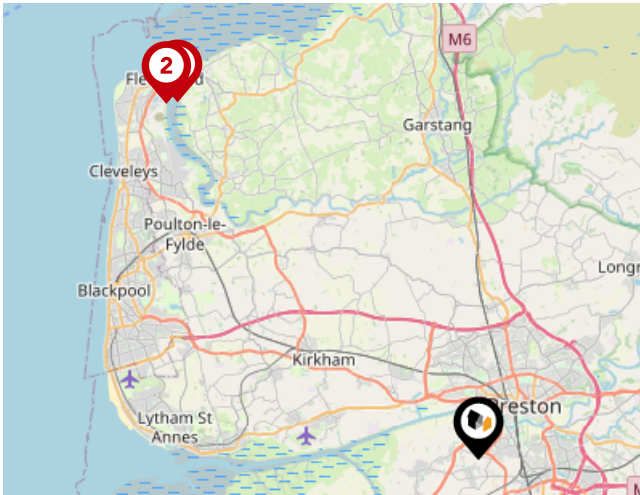
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Blashaw Lane	0.09 miles
2	Carleton Drive	0.14 miles
3	Manor Lane	0.2 miles
4	Crookings Lane	0.16 miles
5	Crookings Lane	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.37 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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