

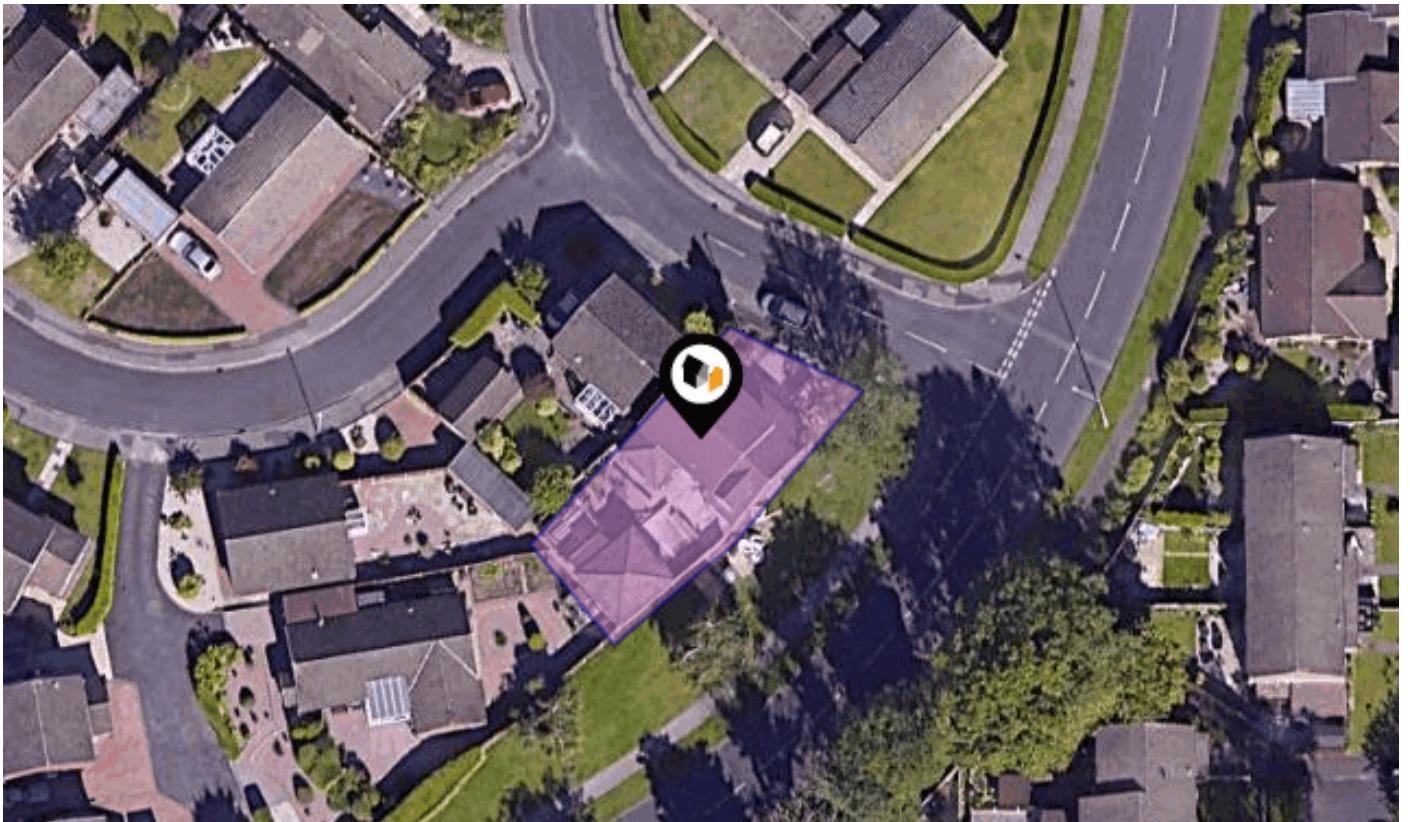


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd June 2025



FARFIELD, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

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Spacious and Versatile Family Home on a Generous Corner Plot – Prime Penwortham Location

Situated on a substantial corner plot in the ever-popular area of Penwortham, this well-proportioned and versatile property offers an excellent blend of internal space, outdoor living, and flexible accommodation to suit a variety of needs. Whether you're a growing family, working from home, or looking for room to entertain, this property has it all.

The home opens with a welcoming entrance porch leading into a spacious hallway, where you'll also find a convenient downstairs WC. The living room is positioned at the front of the property and features a large window that fills the room with natural light, along with an electric fireplace that creates a cosy focal point. To the rear of the home, a second reception room offers a flexible living or dining space and benefits from patio doors that open directly onto the rear garden-perfect for enjoying the outdoors during warmer months or extending entertaining space.

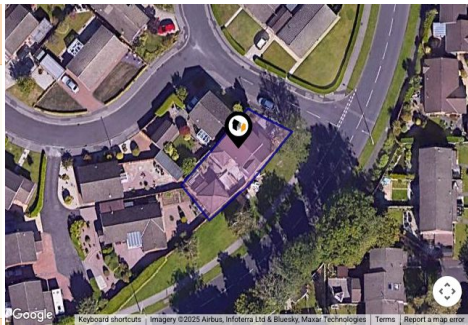
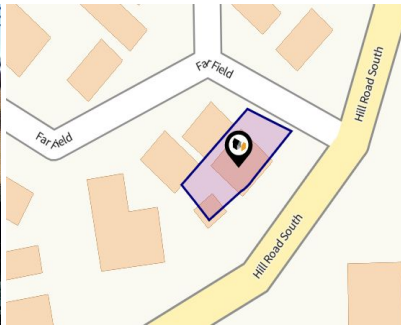
The kitchen is generously sized and flows seamlessly into an open dining area, making it ideal for modern family living. It is fitted with wood-effect cabinetry, dark worktops, and a central island that offers additional prep space. A gas range cooker adds a touch of character and practicality, while the kitchen also includes space with plumbing for a washing machine.

Upstairs, the property boasts four generously sized double bedrooms, offering plenty of space for family members or guests. The principal bedroom is fitted with built-in wardrobes, providing ample storage, and all bedrooms are served by a well-appointed four-piece family bathroom, which includes a bath, separate shower, WC, and basin.

Externally, this home continues to impress. The rear garden is fully enclosed and south-west facing, offering a fantastic outdoor space for both relaxation and entertainment. It features a large paved patio area, a raised lawn with additional seating space, and a charming summer house that could be used as a retreat, playroom, or hobby space.

The property also benefits from two garages-a rare and valuable feature. One of the garages is ideal for conversion into a home office or studio, making it perfect for those working from home or running a part-time business such as a gym, salon, or consulting space (subject to necessary permissions).




To the front, there's ample driveway parking and additional garage access, making parking and storage easy for multiple vehicles.

















Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,356 ft ² / 126 m ²		
Plot Area:	0.08 acres		
Year Built :	1976-1982		
Council Tax :	Band D		
Annual Estimate:	£2,352		
Title Number:	LA423142		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	8 mb/s	40 mb/s	1000 mb/s
• Surface Water	Very low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						

Planning History

This Address

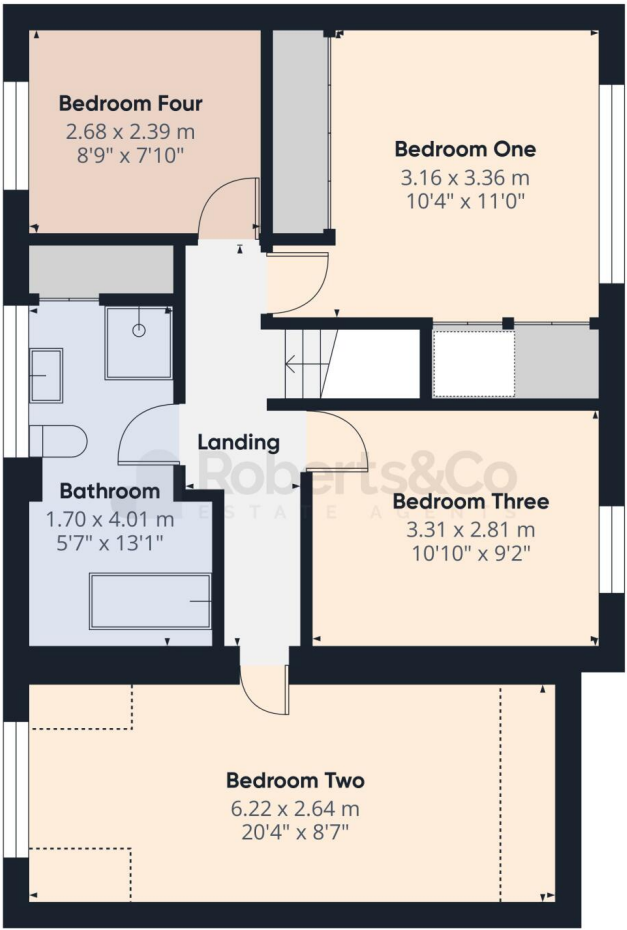
Planning records for: *Farfield, Penwortham, Preston, PR1*

Reference - SouthRibble/07/2007/0601/FUL	
Decision:	Decided
Date:	14th June 2007
Description:	Two storey side extension with dormer to rear. Single storey rear extension





FARFIELD, PENWORTHAM, PRESTON, PR1



Floor 1 Building 1

Approximate total area⁽¹⁾
58.9 m²
634 ft²

Reduced headroom
3 m²
32 ft²

(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.

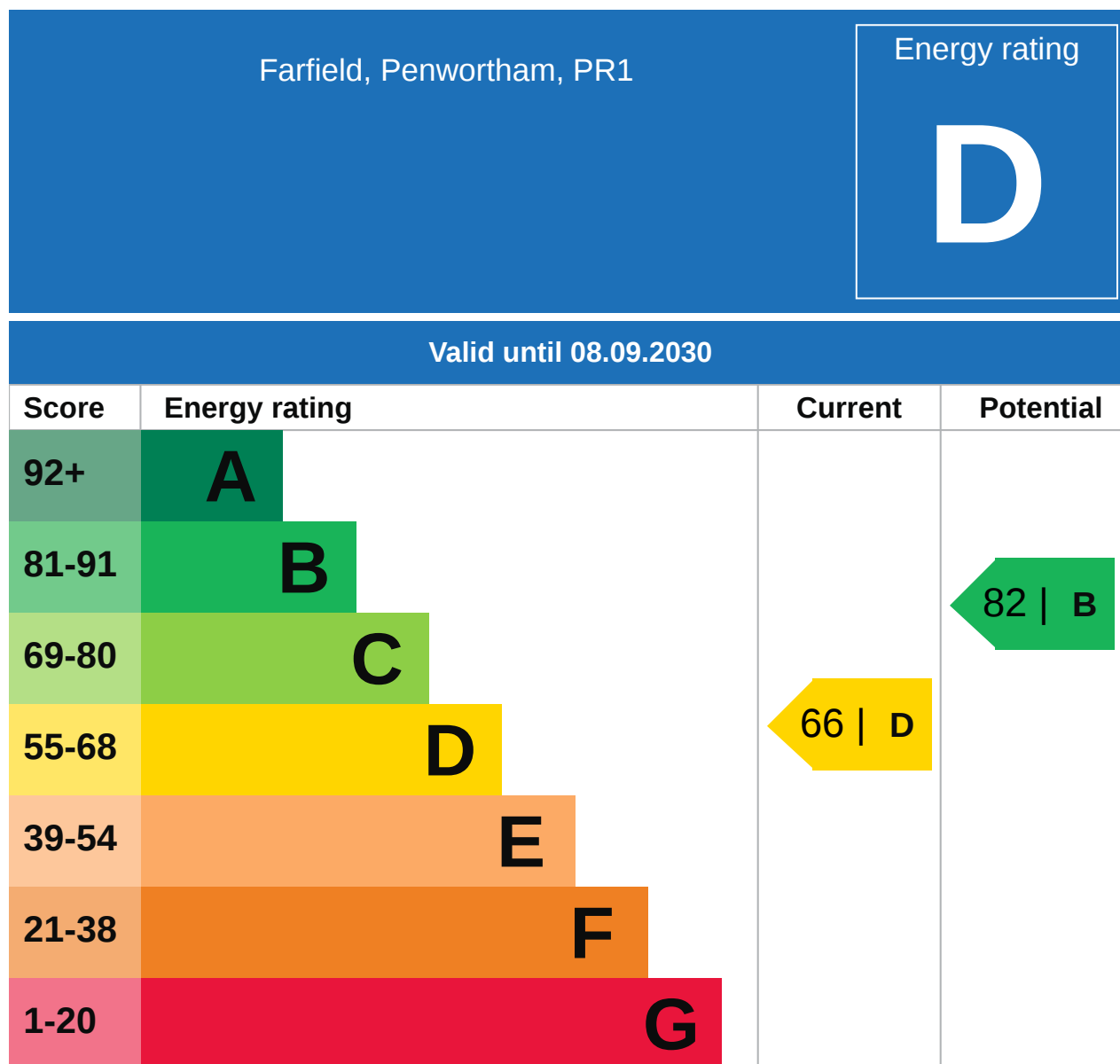
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FARFIELD, PENWORTHAM, PRESTON, PR1



FARFIELD, PENWORTHAM, PRESTON, PR1





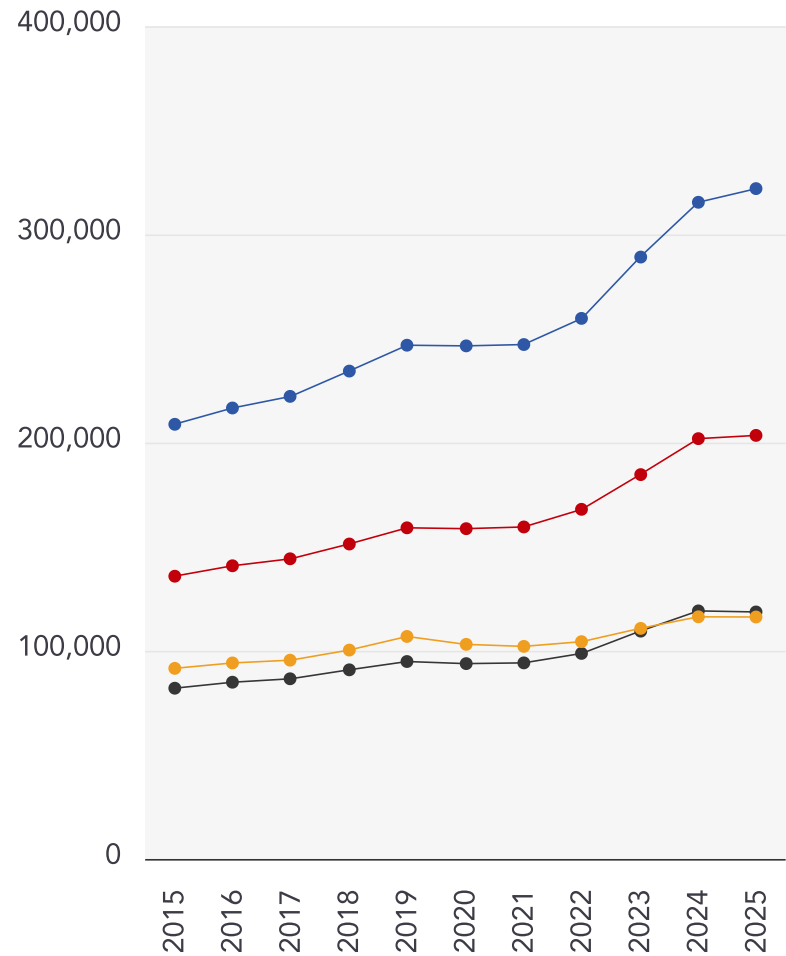
Additional EPC Data

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
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	Good
Lighting:	Low energy lighting in 86% 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

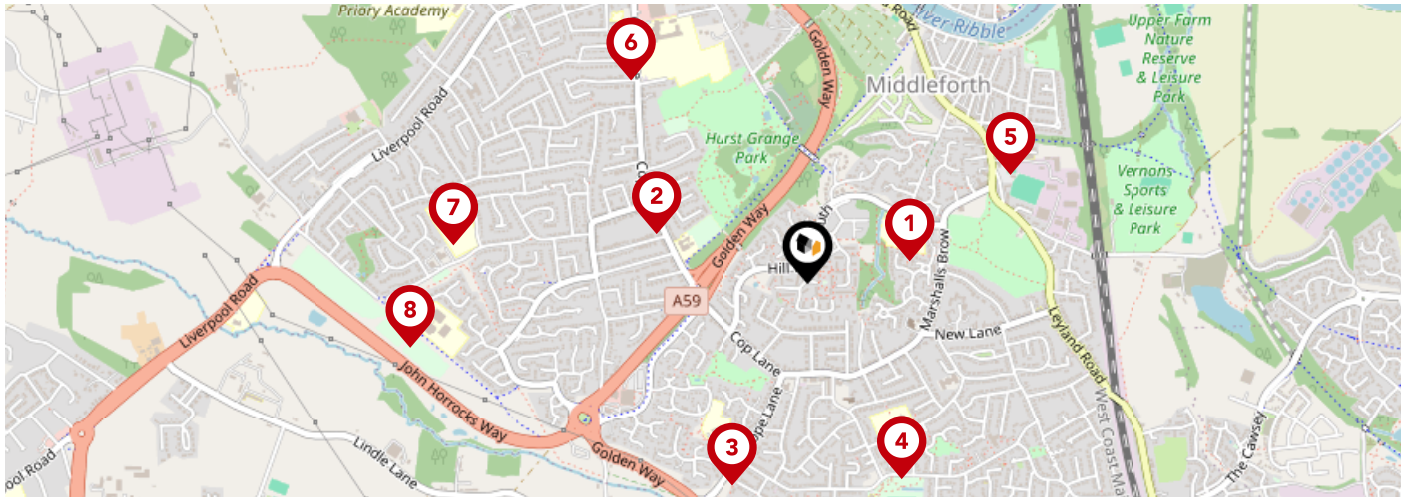
+49.8%

Flat

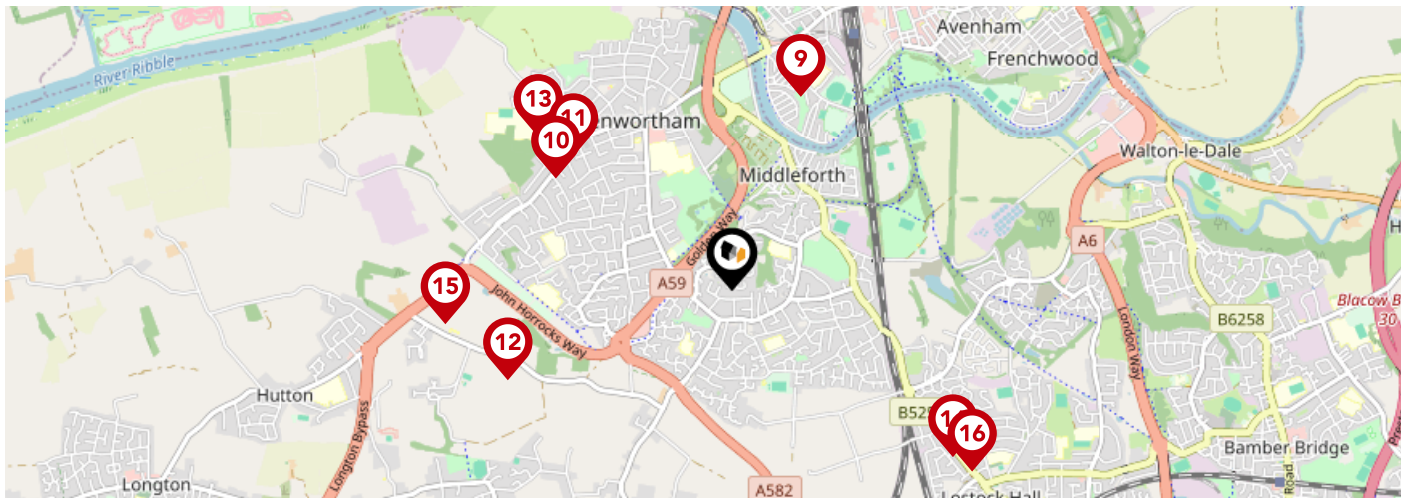
+26.94%









Terraced

+44.66%



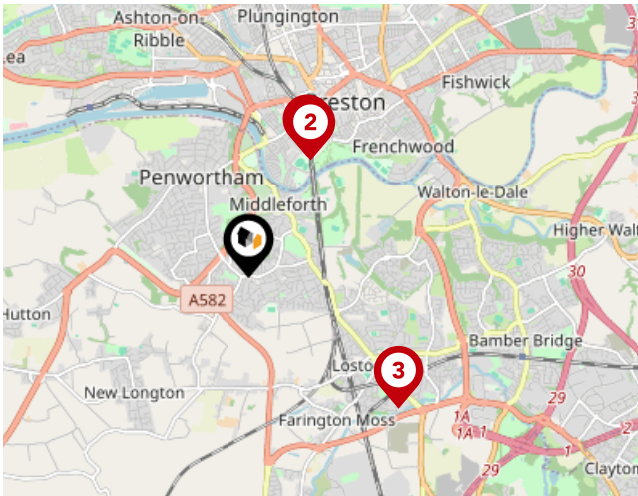
		Nursery	Primary	Secondary	College	Private
1	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.35	<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:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 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:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.78	<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:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.92	<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:0.92	<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:1.06	<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:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:1.21	<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:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

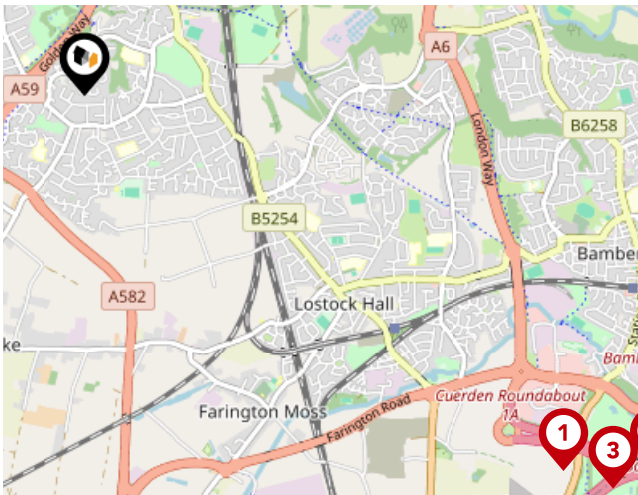
Area

Transport (National)








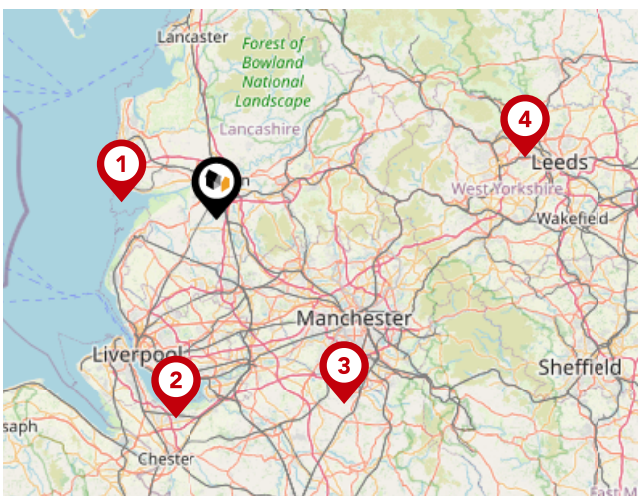
National Rail Stations

Pin	Name	Distance
	Preston Rail Station	1.18 miles
	Preston Rail Station	1.17 miles
	Lostock Hall Rail Station	1.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M65 J1A	2.66 miles
	M55 J1	4.15 miles
	M65 J1	2.89 miles
	M6 J28	3.64 miles
	M6 J29	2.99 miles

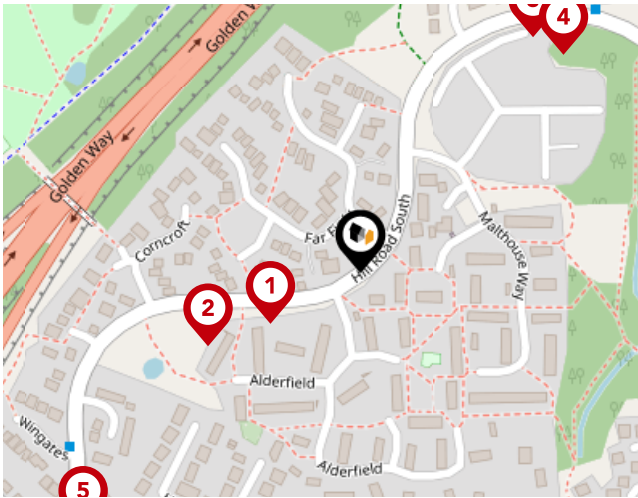


Airports/Helipads






Pin	Name	Distance
	Highfield	13.4 miles
	Speke	28.44 miles
	Manchester Airport	31.54 miles
	Leeds Bradford Airport	44.19 miles

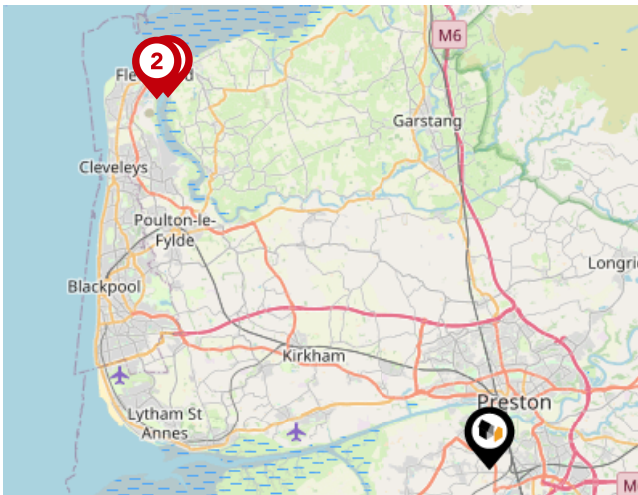
Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
	Hill Road South	0.06 miles
	Hill Road South	0.09 miles
	Abbot Meadow	0.16 miles
	Abbot Meadow	0.16 miles
	Little Close	0.21 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	17.2 miles
	Fleetwood for Knott End Ferry Landing	17.4 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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