

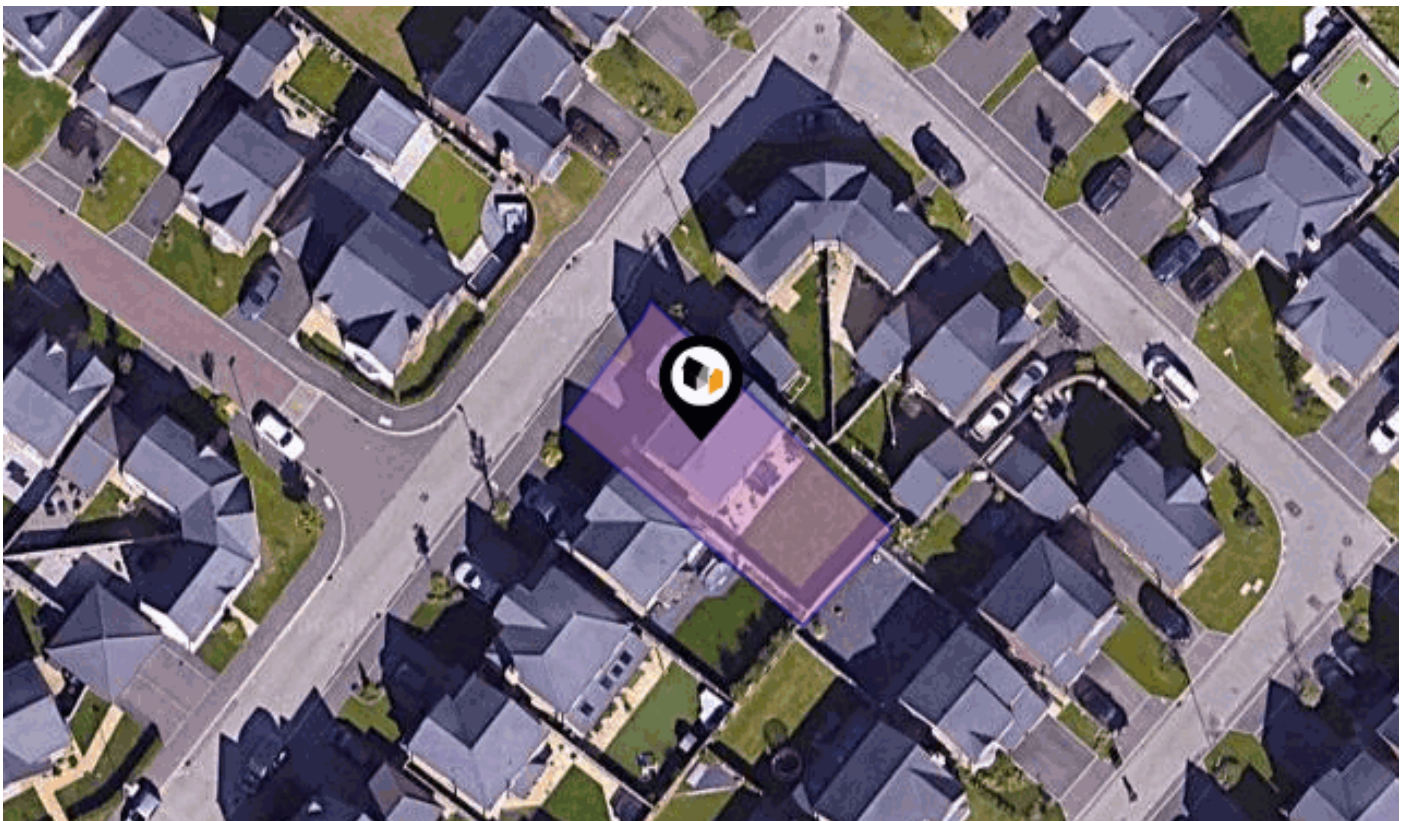


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09th June 2025



ASHDALE CRESCENT, PENWORTHAM, PRESTON, PR1

Roberts & Co

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www.roberts-estates.co.uk



Immaculately Presented Four-Bedroom Detached Home in a Sought-After Residential Area

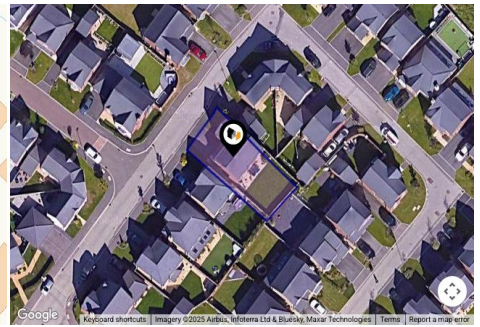
Offered to the market for the first time since new, this spacious and well-maintained detached property has been thoughtfully upgraded, including the installation of high-quality Neff cooking appliances in the kitchen. Located in a highly desirable and peaceful residential area, the home enjoys a tranquil setting while remaining within easy reach of excellent travel links, local amenities, and reputable schools-making it ideal for families and commuters alike.

The property benefits from a private driveway with space for two vehicles, as well as an attached garage, providing additional parking or storage. A welcoming entrance hall includes a convenient ground-floor WC. At the front of the house is a bright and spacious living room, featuring a large window that floods the space with natural light. To the rear, a separate dining room offers patio doors that open directly onto the enclosed rear garden, seamlessly connecting indoor and outdoor living.

The modern fitted kitchen is a standout feature, boasting high-end Neff appliances, including a five-ring gas hob, double Neff ovens, and an integrated dishwasher-perfect for keen cooks and entertainers. Adjoining the kitchen is a practical utility room with space and plumbing for a washing machine and a separate dryer, along with internal access to the garage.

Upstairs, you'll find four generously sized double bedrooms. The principal bedroom is especially impressive, offering an exceptionally spacious layout that delivers a true 'wow' factor. It also includes fitted wardrobes and a private en-suite shower room. Bedroom 2 also benefits from fitted wardrobes, providing ample storage. A well-appointed three-piece family bathroom serves the remaining bedrooms.

The property sits on a good-sized plot and features a well-maintained enclosed rear garden, complete with a lawned area and patio-ideal for outdoor dining, relaxing, or entertaining guests.



Property



| | |
|------------------|--|
| Type: | Detached |
| Bedrooms: | 4 |
| Floor Area: | 1,517 ft ² / 141 m ² |
| Plot Area: | 0.07 acres |
| Council Tax : | Band E |
| Annual Estimate: | £2,875 |
| Title Number: | LAN272546 |

Local Area

| | |
|--------------------|------------|
| Local Authority: | Lancashire |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

| | | |
|---|--|---|
| 3 | 80 | 10000 |
| mb/s | mb/s | mb/s |
|  |  |  |

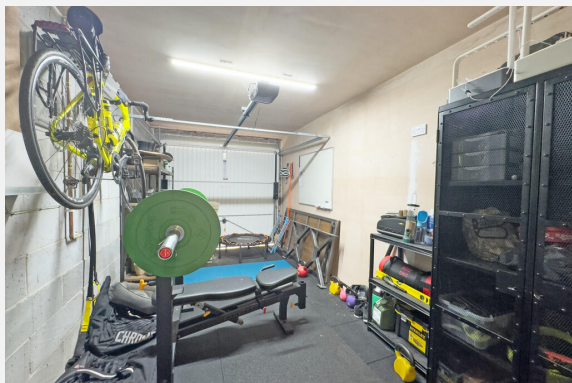
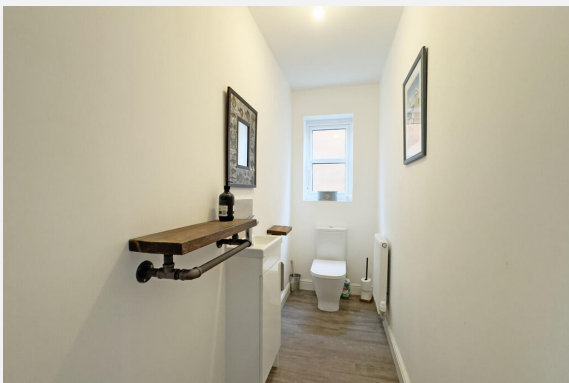
Mobile Coverage:

(based on calls indoors)



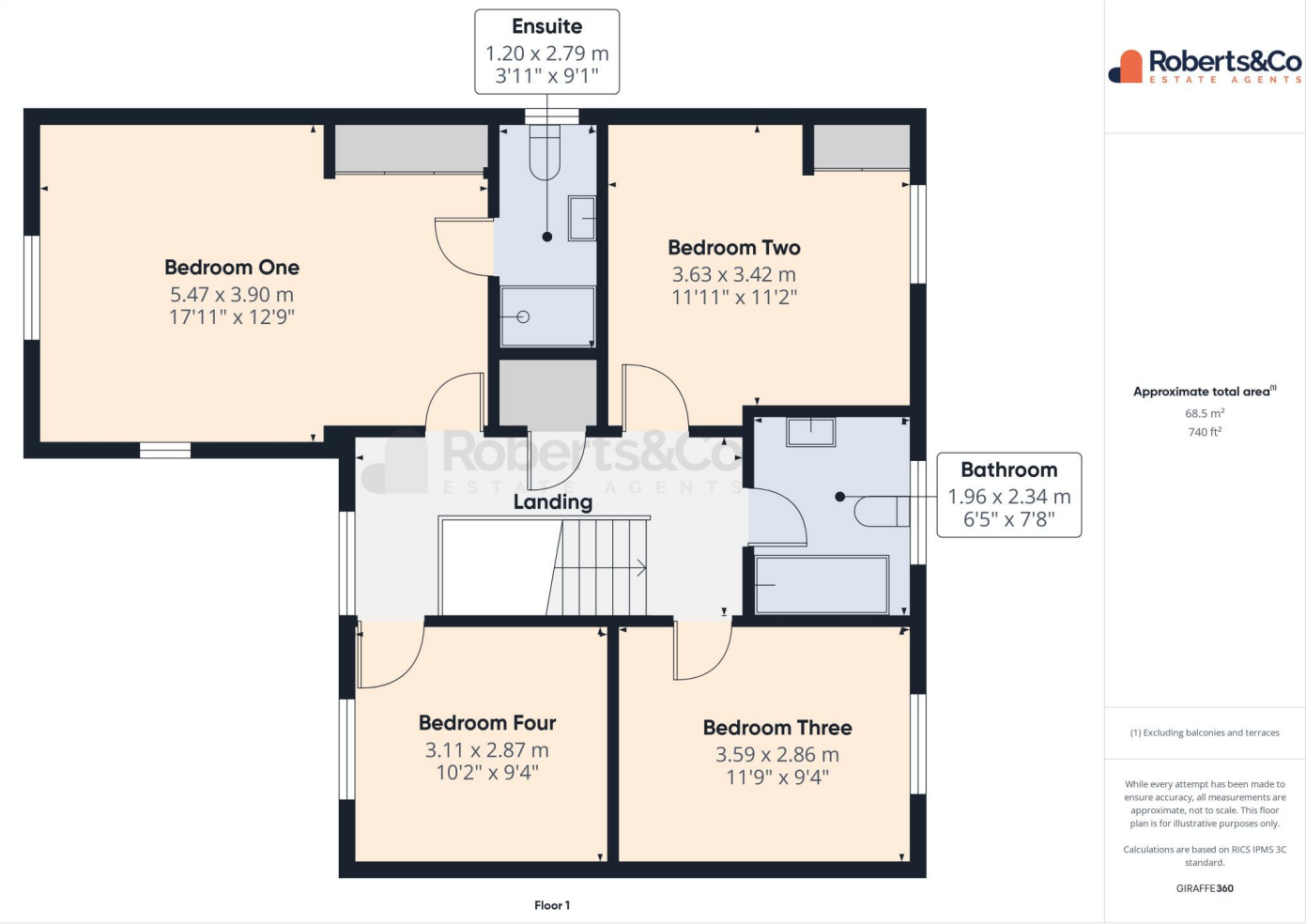
Satellite/Fibre TV Availability:



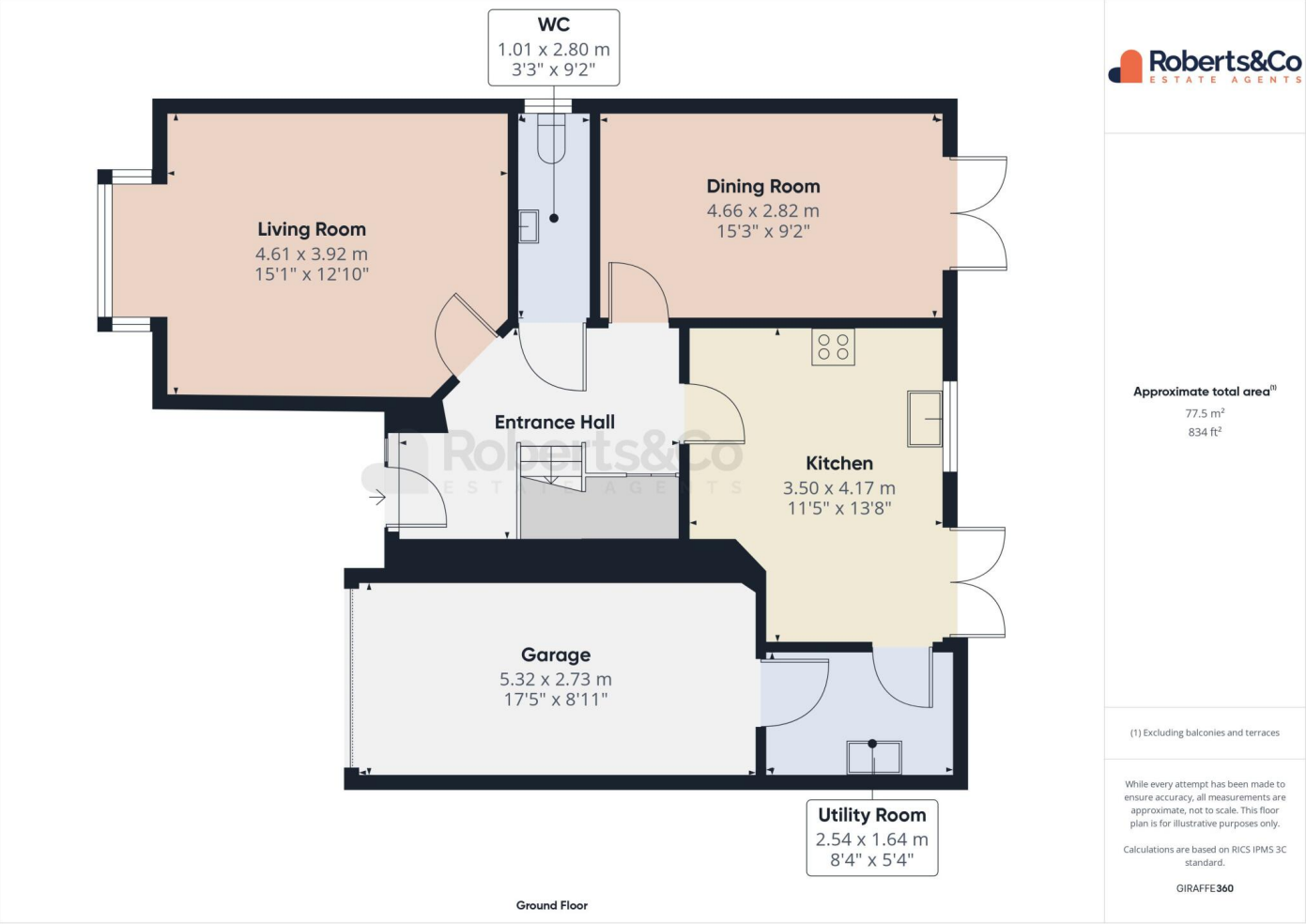




ASHDALE CRESCENT, PENWORTHAM, PRESTON, PR1

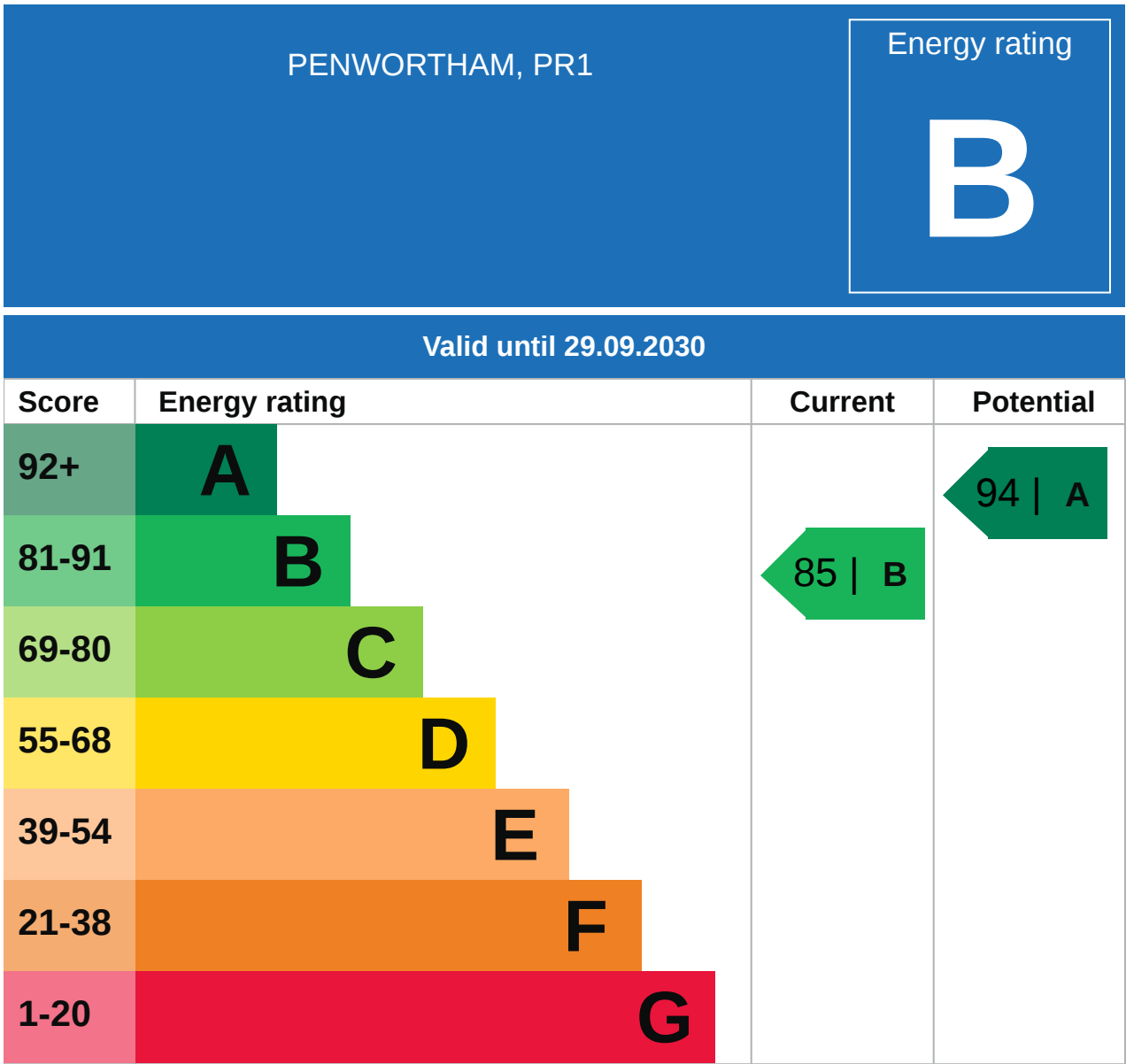


ASHDALE CRESCENT, PENWORTHAM, PRESTON, PR1



ASHDALE CRESCENT, PENWORTHAM, PRESTON, PR1





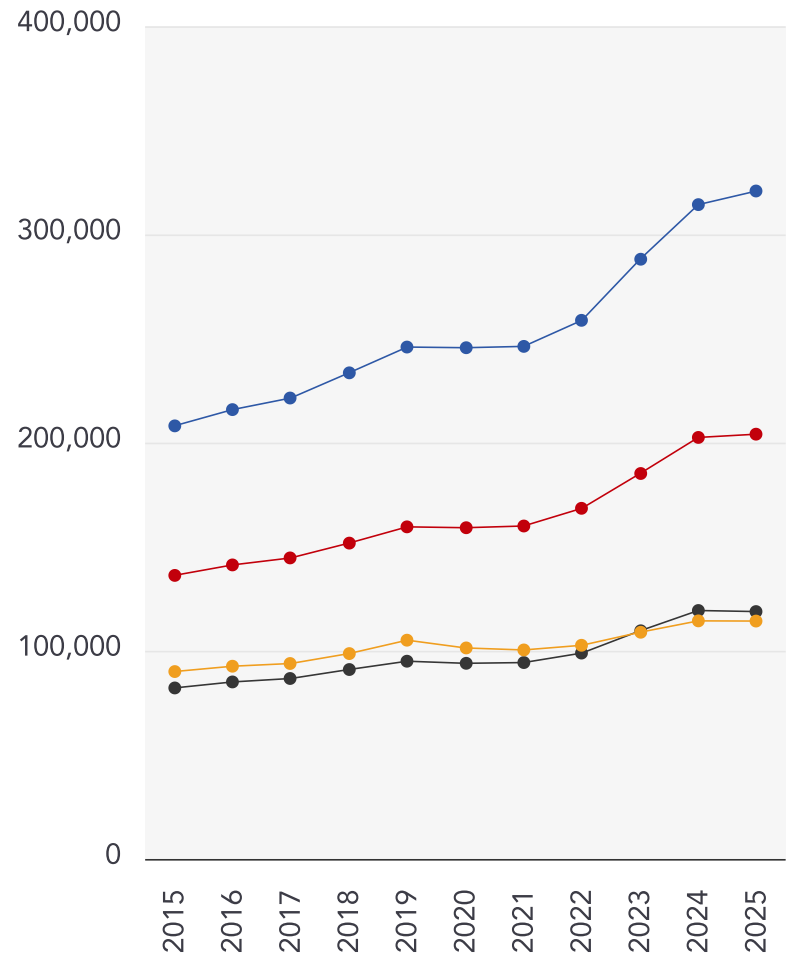
Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | New dwelling |
| Energy Tariff: | Standard tariff |
| Main Fuel: | Gas: mains gas |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Average thermal transmittance 0.23 W/m-Â°K |
| Walls Energy: | Very Good |
| Roof: | Average thermal transmittance 0.09 W/m-Â°K |
| Roof Energy: | Very Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Time and temperature zone control |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Average thermal transmittance 0.13 W/m-Â°K |
| Total Floor Area: | 141 m ² |

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

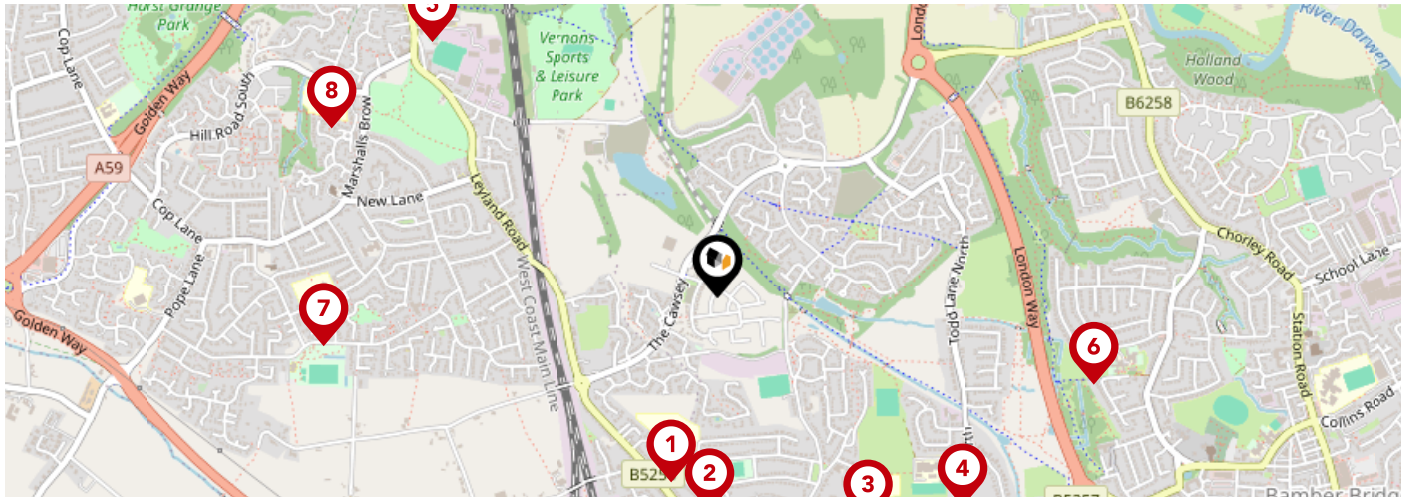
+49.8%

Flat

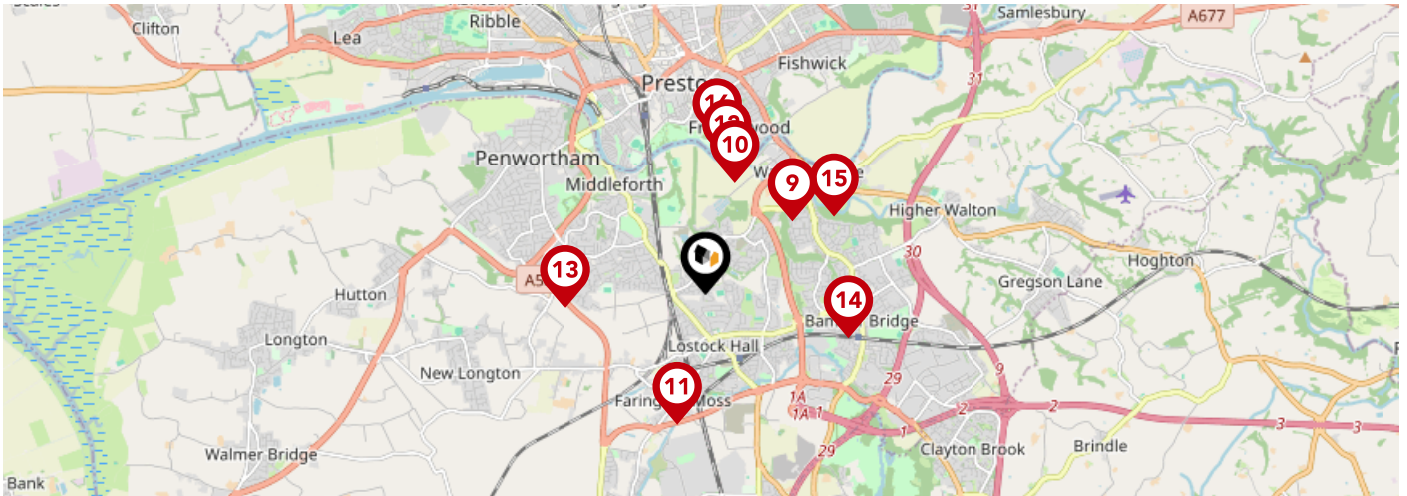
+26.94%









Terraced

+44.66%



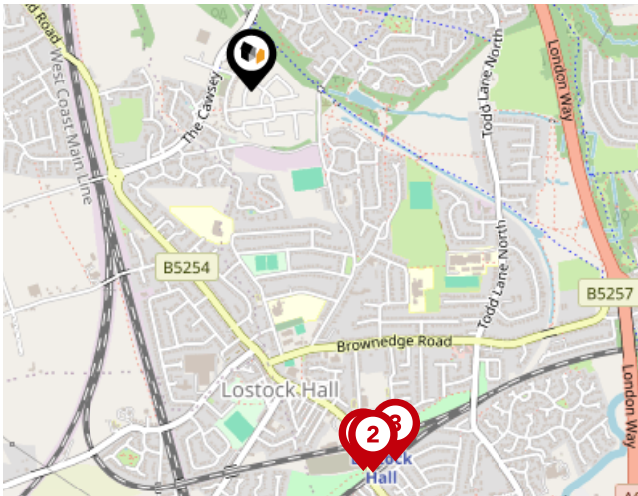
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.42 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.47 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.59 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.71 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:0.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.02 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:1.16 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:1.17 | <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:1.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:1.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:1.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Augustine's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 278 Distance:1.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

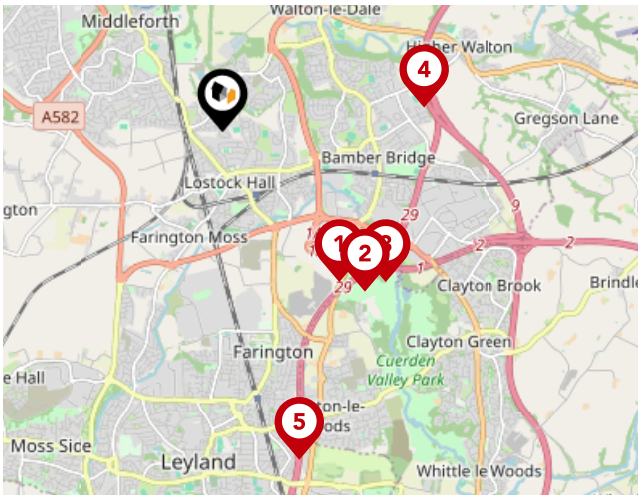
Area

Transport (National)



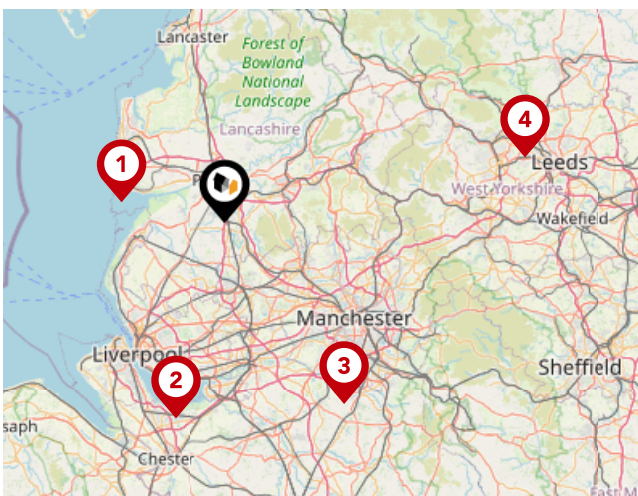
National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------|------------|
| 1 | Lostock Hall Rail Station | 0.87 miles |
| 2 | Lostock Hall Rail Station | 0.88 miles |
| 3 | Lostock Hall Rail Station | 0.87 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M65 J1A | 1.67 miles |
| 2 | M65 J1 | 1.87 miles |
| 3 | M6 J29 | 1.94 miles |
| 4 | M6 J30 | 1.78 miles |
| 5 | M6 J28 | 2.96 miles |

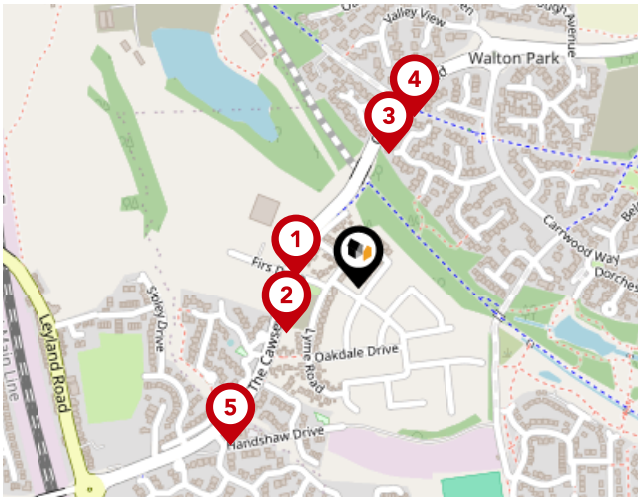


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Highfield | 14.51 miles |
| 2 | Speke | 28.36 miles |
| 3 | Manchester Airport | 30.67 miles |
| 4 | Leeds Bradford Airport | 43.22 miles |

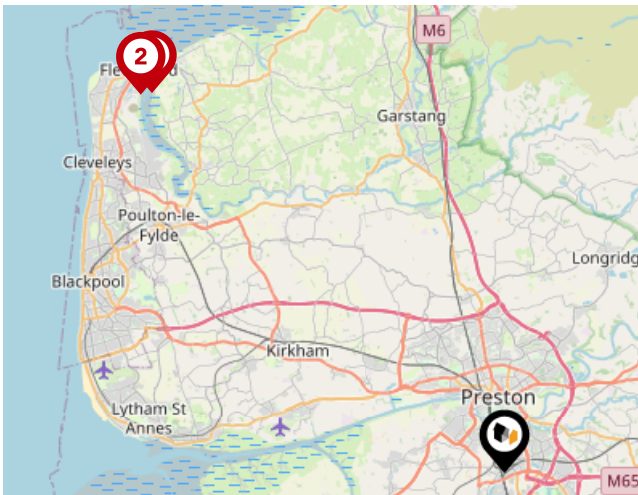
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | Firs Drive | 0.07 miles |
| 2 | Firs Drive | 0.09 miles |
| 3 | Old Tram Road | 0.15 miles |
| 4 | Old Tram Road | 0.2 miles |
| 5 | Handshaw Drive | 0.22 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------------------------|-------------|
| 1 | Knott End-On-Sea Ferry Landing | 18.15 miles |
| 2 | Fleetwood for Knott End Ferry Landing | 18.36 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



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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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