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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 24th June 2025



PARK LANE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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* Individually Designed 5-Bedroom Detached Residence * Set on a Private Road* Built in 2012, Benefiting From Advanced Insulation Tech* Ideal For Modern Family Living

Perfectly situated for convenient access to the city centre, well-regarded local amenities, extensive transport links, and a range of highly rated schools, this home provides an ideal base for families and professionals alike.

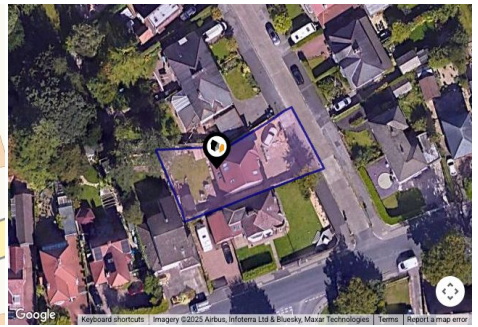
Accommodation OverviewSpanning three thoughtfully arranged floors, the home combines functional design with elegant finishes:

Ground FloorA welcoming open storm porch leads into a spacious entrance hallway featuring excellent understairs storage. The bay-fronted living room offers a bright and relaxing space. At the heart of the home is a stunning open-plan family dining kitchen, fitted with a premium Schüller kitchen suite. Appliances include an integrated dishwasher, two refrigerators, a freezer, and state-of-the-art Siemens WiFi-controlled ovens. A rear porch provides direct access to the garden and outdoor spaces. The entire ground floor benefits from energy-efficient underfloor heating for optimal comfort.

First FloorThree generously proportioned double bedrooms occupy the first floor, including one with a stylish en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, finished with modern fixtures and fittings.

Second FloorThe top floor hosts an impressive principal bedroom, showcasing a vaulted ceiling and two large Velux windows that flood the space with natural light. A dedicated dressing area with fitted wardrobes leads to a private en-suite shower room. This floor also includes an additional versatile room, perfect as a fifth bedroom or home office.

External FeaturesExternally, the property provides ample off-road parking via a convenient roll-in, roll-out driveway, complemented by an integral garage and a useful carport. The fully enclosed rear garden is ideal for children or pets and includes a secure storage area and garden shed, enhancing the home's practicality.



Property

Type:	Detached
Bedrooms:	5
Floor Area:	2,109 ft ² / 196 m ²
Plot Area:	0.13 acres
Council Tax :	Band F
Annual Estimate:	£3,398
Title Number:	LA874534

Tenure: Freehold

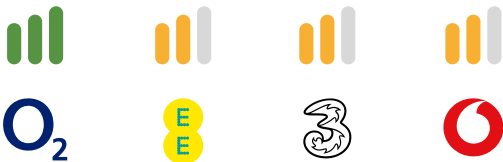
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

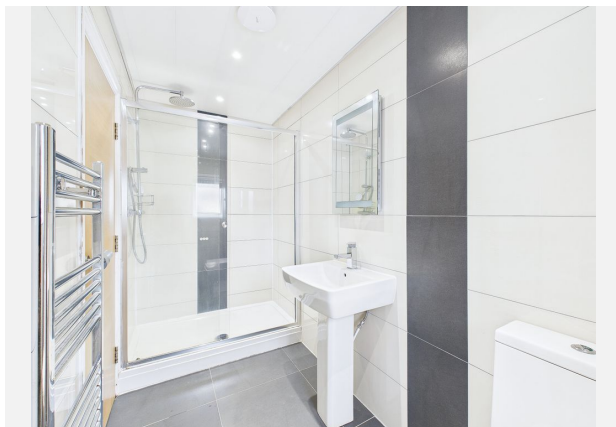
8 mb/s	80 mb/s	- mb/s

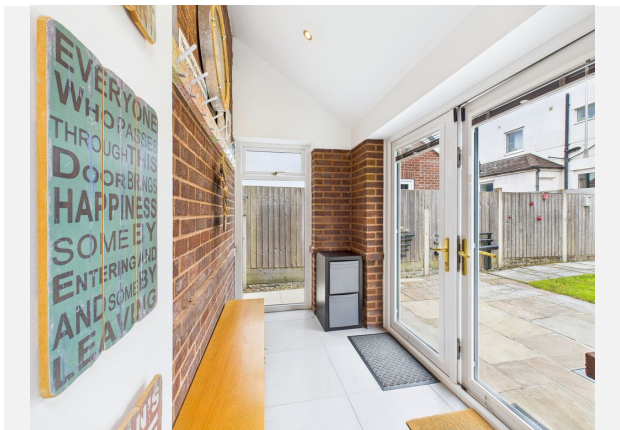
Mobile Coverage:
(based on calls indoors)



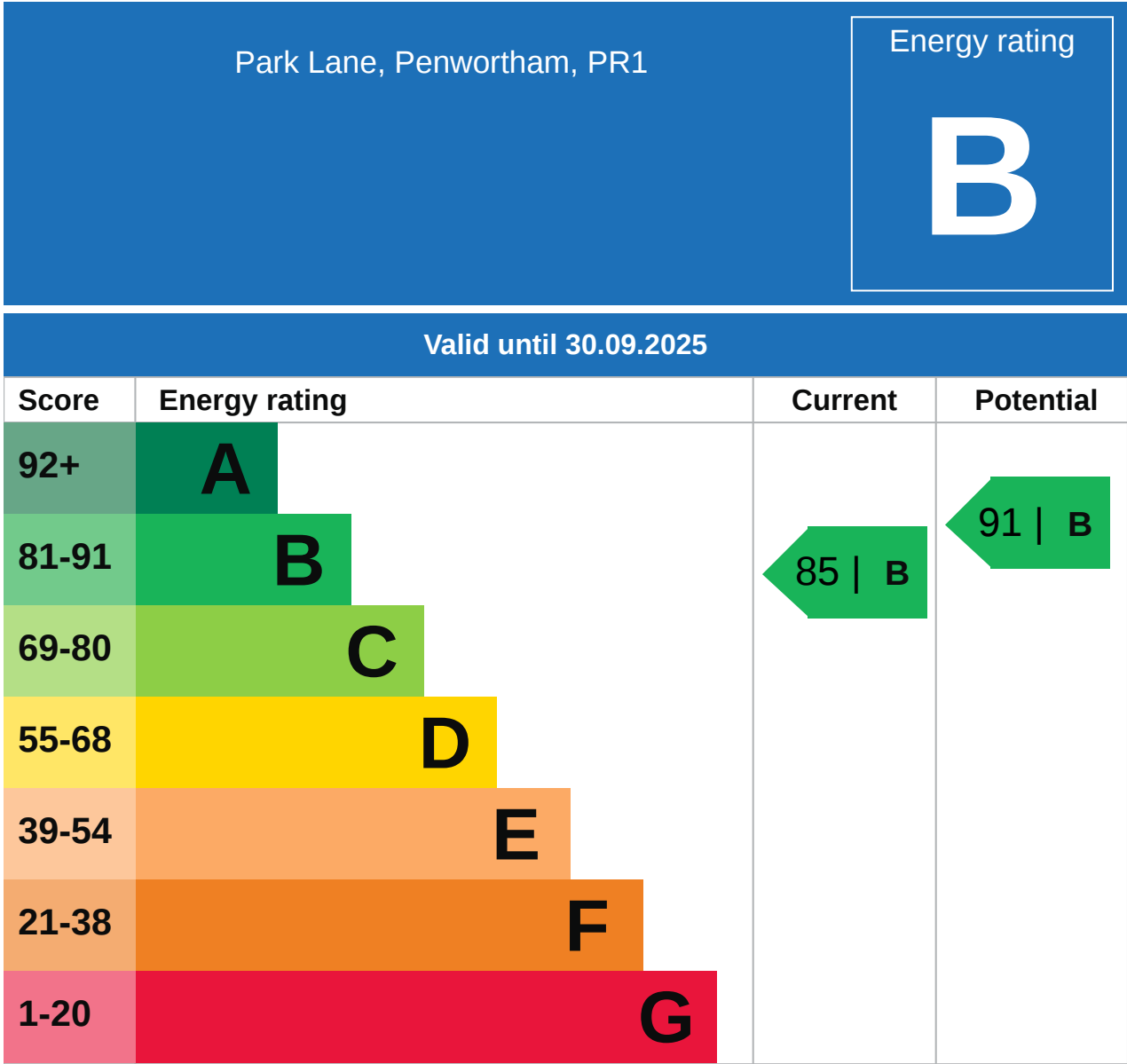
Satellite/Fibre TV Availability:











Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.17 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, 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:	196 m ²

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

Detached

+54.23%

Semi-Detached

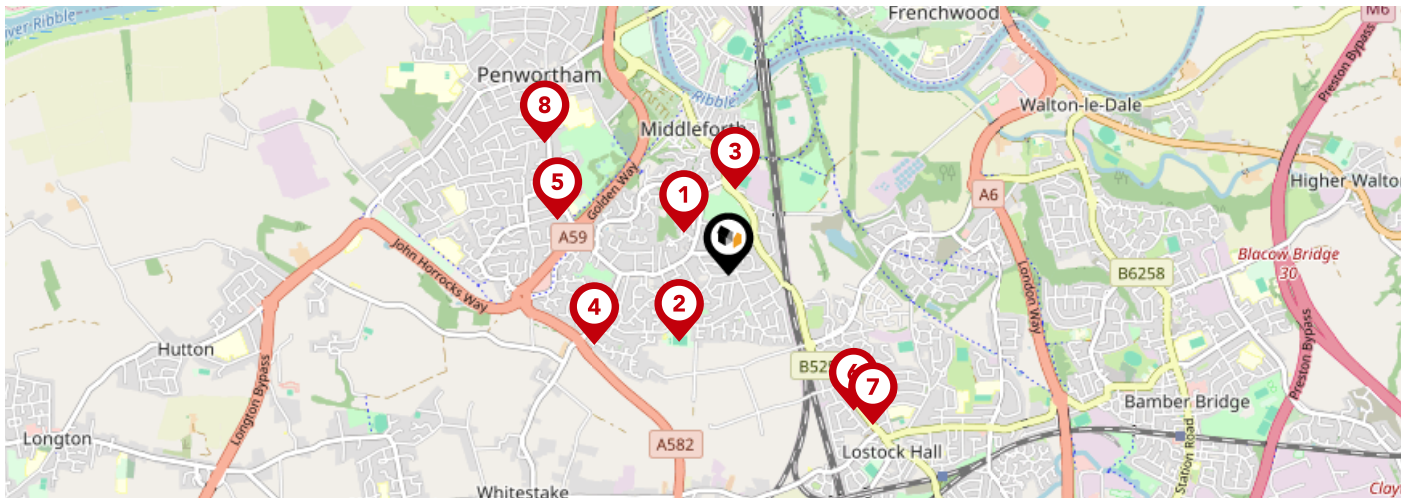
+49.8%

Flat

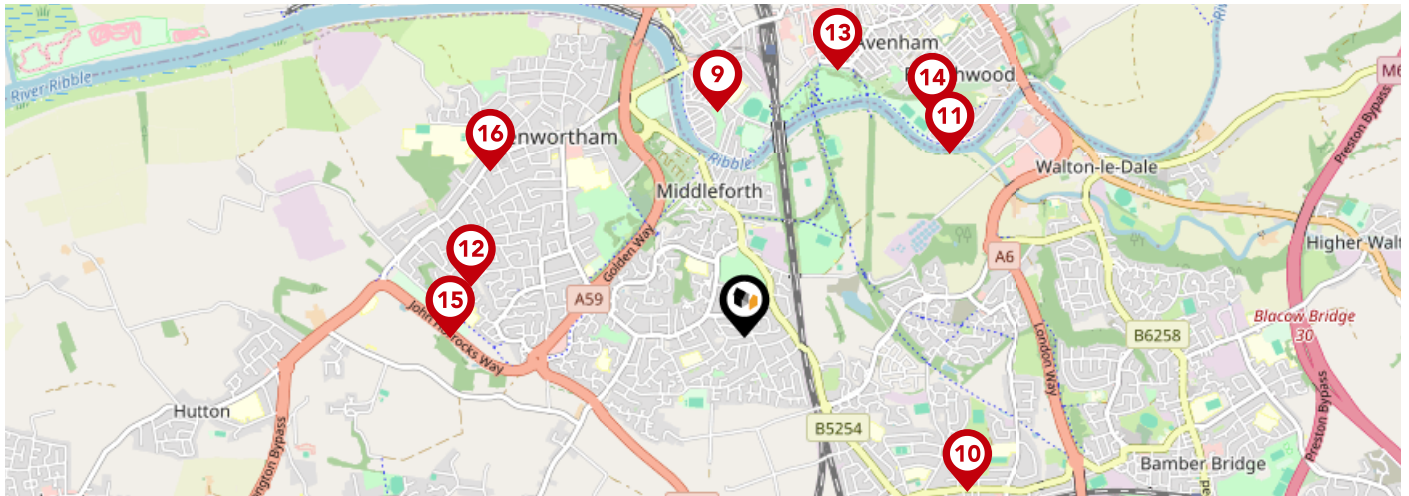
+26.94%

Terraced

+44.66%



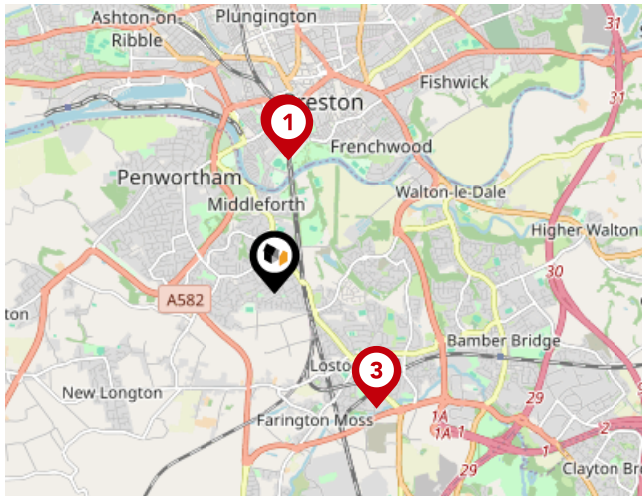
		Nursery	Primary	Secondary	College	Private
1	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.27	☐	☒	☐	☐	☐
2	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.36	☐	☒	☐	☐	☐
3	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.38	☐	☒	☐	☐	☐
4	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.66	☐	☒	☐	☐	☐
5	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.79	☐	☒	☐	☐	☐
6	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.8	☐	☐	☒	☐	☐
7	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.91	☐	☒	☐	☐	☐
8	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:1	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance: 1	☐	☒	☐	☐	☐
10	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance: 1.19	☐	☒	☐	☐	☐
11	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance: 1.21	☐	☐	☒	☐	☐
12	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance: 1.22	☐	☒	☐	☐	☐
13	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance: 1.24	☐	☒	☐	☐	☐
14	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance: 1.28	☐	☒	☐	☐	☐
15	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance: 1.29	☐	☐	☒	☐	☐
16	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance: 1.34	☐	☒	☐	☐	☐

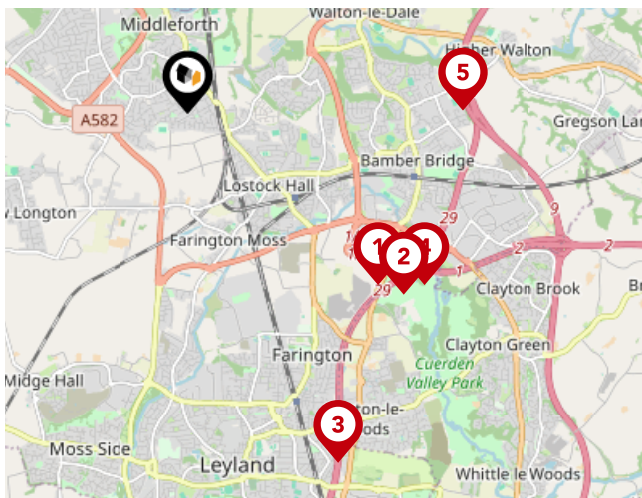
Area

Transport (National)



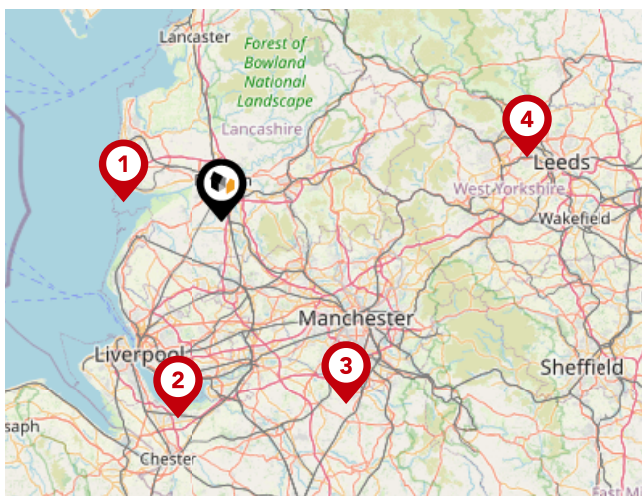
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.18 miles
2	Preston Rail Station	1.21 miles
3	Lostock Hall Rail Station	1.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.25 miles
2	M65 J1	2.47 miles
3	M6 J28	3.33 miles
4	M6 J29	2.57 miles
5	M6 J30	2.42 miles

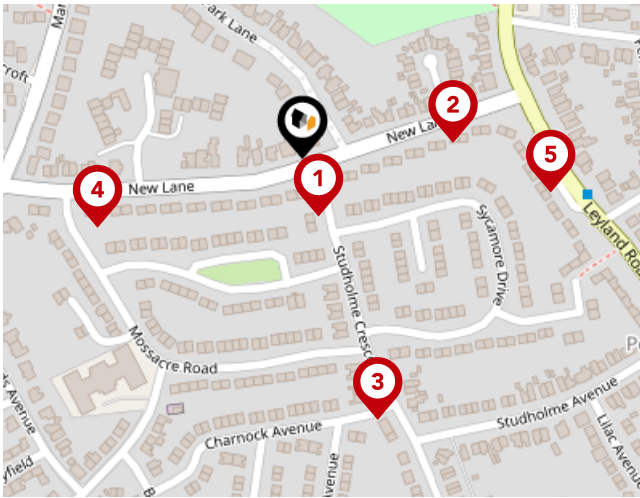


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.83 miles
2	Speke	28.39 miles
3	Manchester Airport	31.18 miles
4	Leeds Bradford Airport	43.81 miles

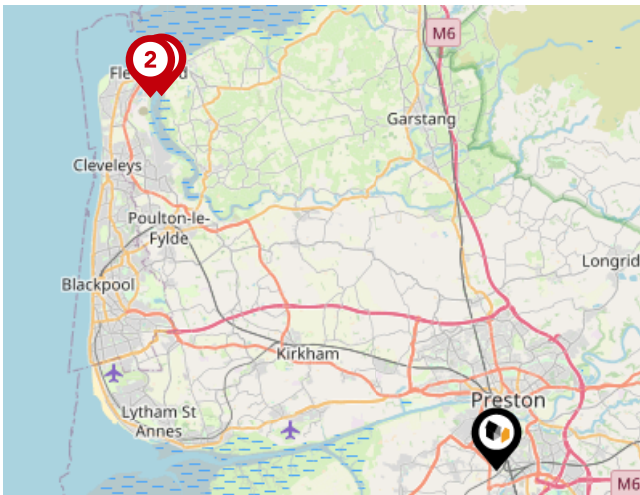
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Studholme Crescent	0.03 miles
	New Lane School Stop	0.08 miles
	Charnock Avenue	0.15 miles
	Moss Acre Road	0.12 miles
	New Lane	0.14 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	17.58 miles
	Fleetwood for Knott End Ferry Landing	17.79 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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