

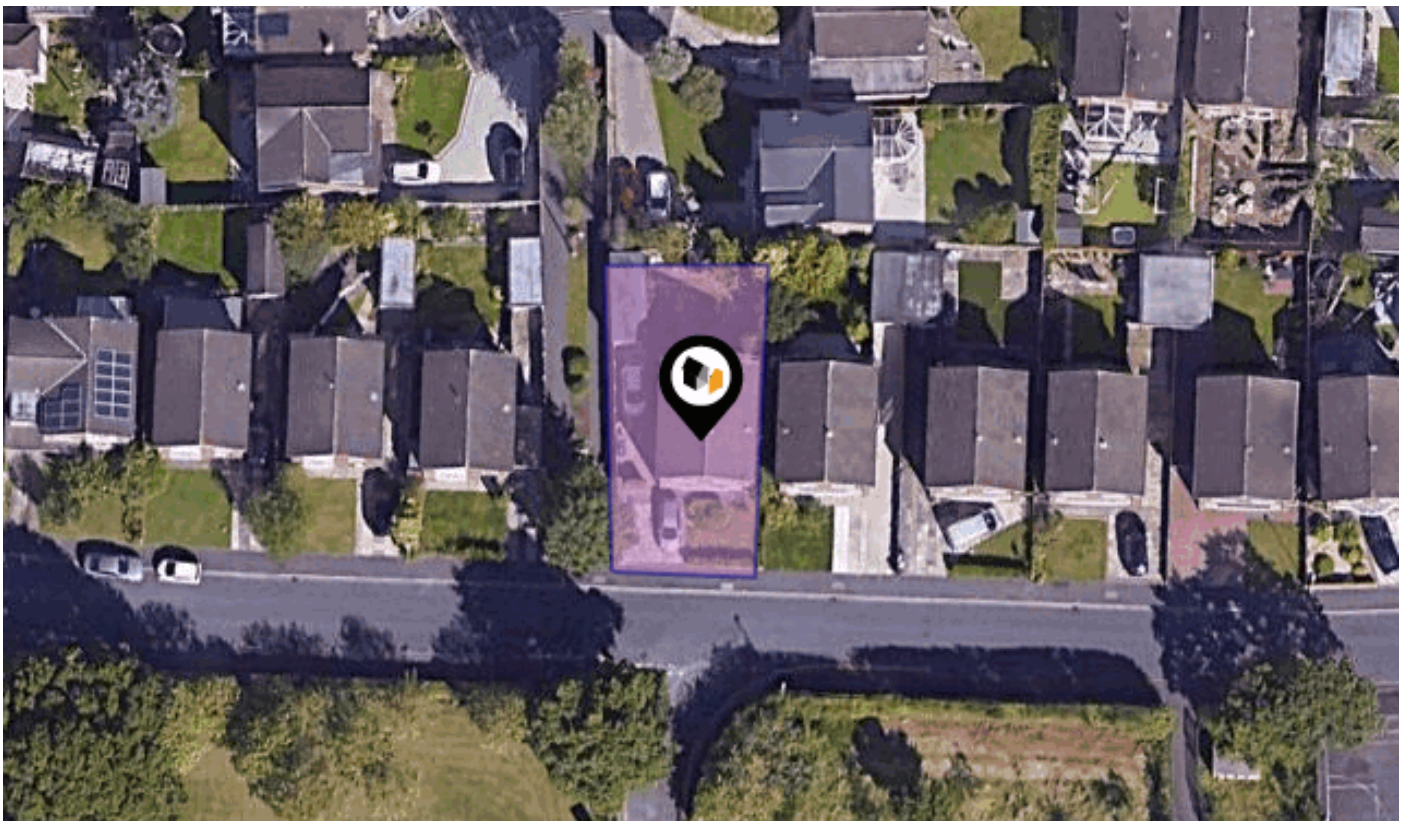


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01st July 2025



CROW HILLS ROAD, PENWORTHAM, PRESTON, PR1

Roberts & Co

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* Detached Home in the Heart of Higher Penwortham* 4 Double Bedrooms* Spacious Throughout

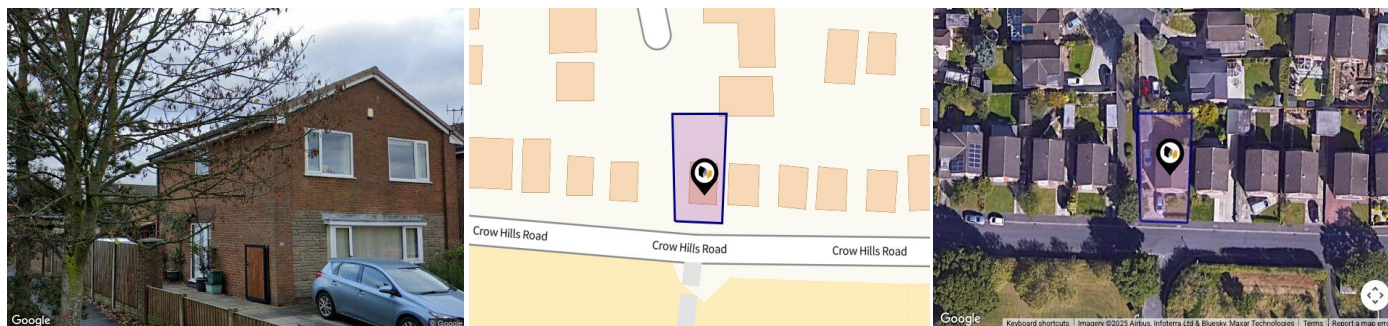
Located in the highly sought-after area of Higher Penwortham, this beautifully presented detached property offers a superb blend of space, style, and convenience. Perfectly positioned for families, it's just a short walk from both Penwortham Priory Academy and Penwortham Primary School, and less than 10 minutes on foot to the vibrant high street - home to a great selection of cafés, bars, and independent shops. A driveway provides off-road parking and leads to a detached garage, offering further storage or potential workshop space.

Inside, the welcoming entrance hall includes a convenient downstairs WC. The spacious living room is filled with natural light thanks to a large front-facing window and features a gas fire - perfect for cosy evenings. At the heart of the home is a stunning open-plan dining kitchen, finished with stylish grey cabinetry and complementary worktops. This modern kitchen is fully equipped with an integrated fridge freezer, electric oven, microwave, wine fridge, dishwasher, and an induction hob. Sliding doors open out to the garden, making it a perfect space for both everyday living and entertaining.

Upstairs, you'll find four generously sized double bedrooms and a well-appointed four-piece family bathroom, complete with bath, separate shower, wash basin, and WC.

The rear garden is fully enclosed, private, and not overlooked. It features a patio area for outdoor dining, a lawn ideal for families or pets, and a handy shed for storage.

This is a fantastic opportunity to secure a spacious, move-in-ready family home in a prime Penwortham location - with schools, shops, and amenities all within easy reach.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,259 ft ² / 117 m ²		
Plot Area:	0.08 acres		
Year Built :	1976-1982		
Council Tax :	Band D		
Annual Estimate:	£2,352		
Title Number:	LAN241893		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	33 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)

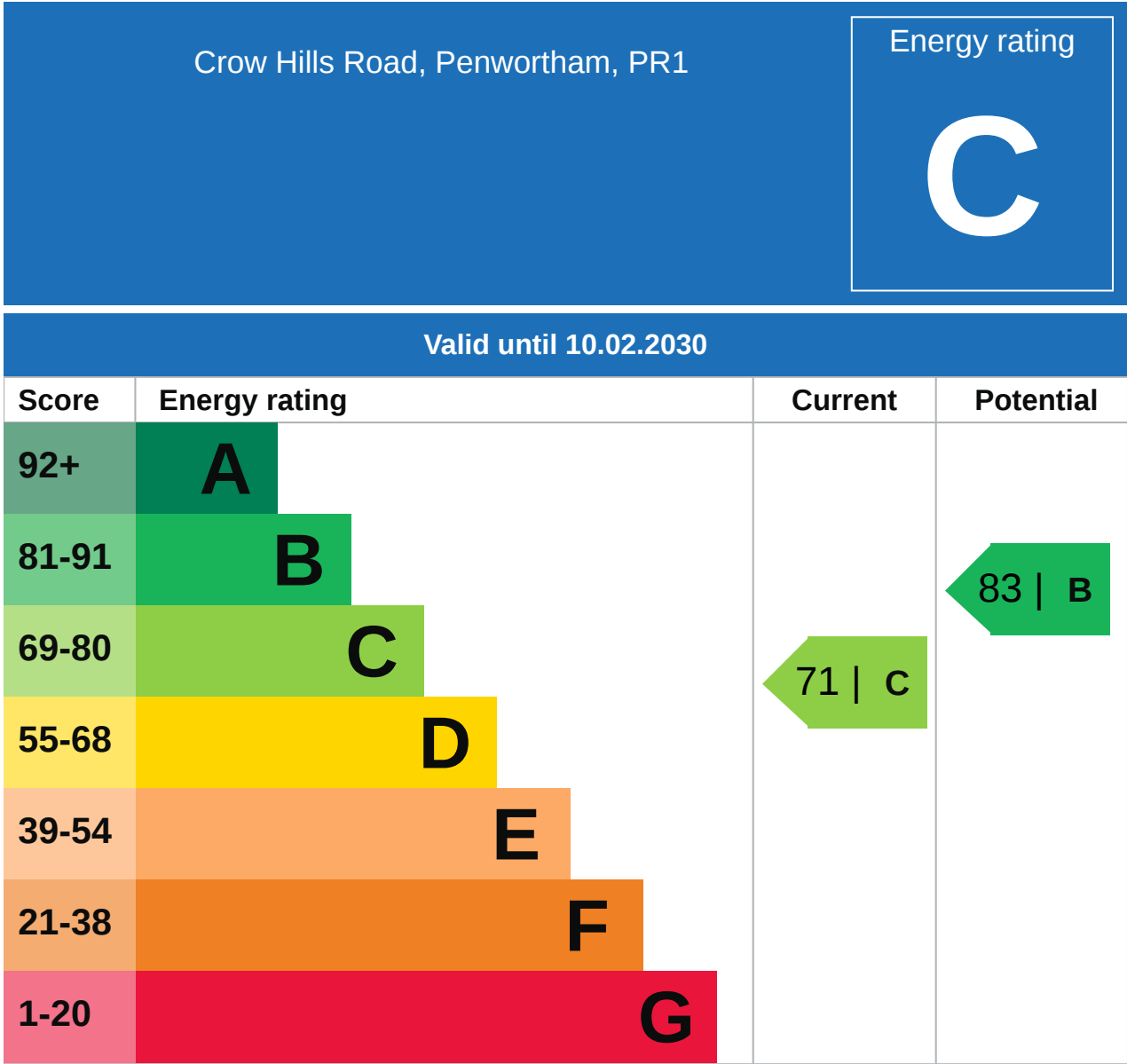


Satellite/Fibre TV Availability:









Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	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 installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 54% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	117 m ²

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

Detached

+54.23%

Semi-Detached

+49.8%

Flat

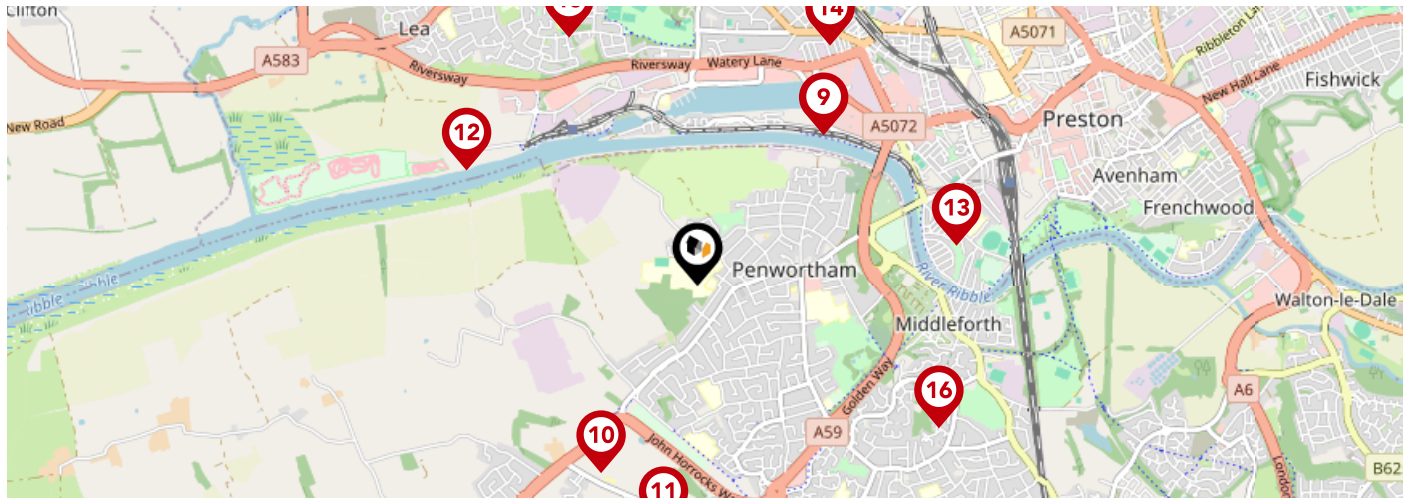
+26.94%

Terraced

+44.66%



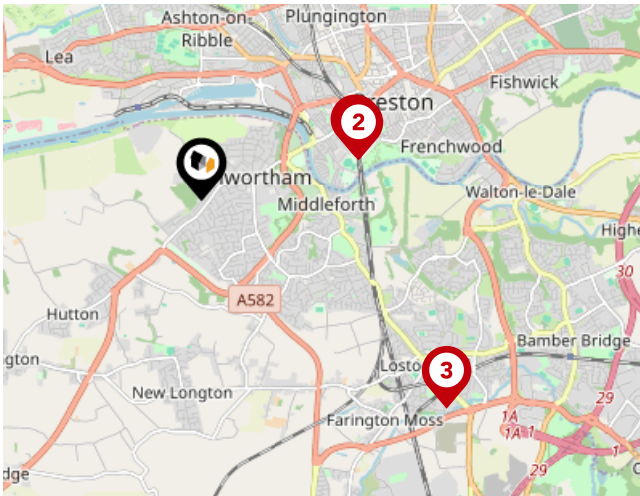
		Nursery	Primary	Secondary	College	Private
1	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.02	☐	☐	☒	☐	☐
2	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.16	☐	☒	☐	☐	☐
3	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.19	☐	☒	☐	☐	☐
4	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.5	☐	☐	☒	☐	☐
5	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.59	☐	☒	☐	☐	☐
6	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.76	☐	☒	☐	☐	☐
7	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.82	☐	☐	☒	☐	☐
8	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.82	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.86	☐	☐	☒	☐	☐
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.93	☐	☒	☐	☐	☐
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:1.08	☐	☒	☐	☐	☐
	Pioneer TEC Ofsted Rating: Requires improvement Pupils:0 Distance:1.13	☐	☐	☒	☐	☐
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.15	☐	☒	☐	☐	☐
	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:1.2	☐	☒	☐	☐	☐
	Royal Cross Primary School Ofsted Rating: Outstanding Pupils: 26 Distance:1.22	☐	☒	☐	☐	☐
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.23	☐	☒	☐	☐	☐

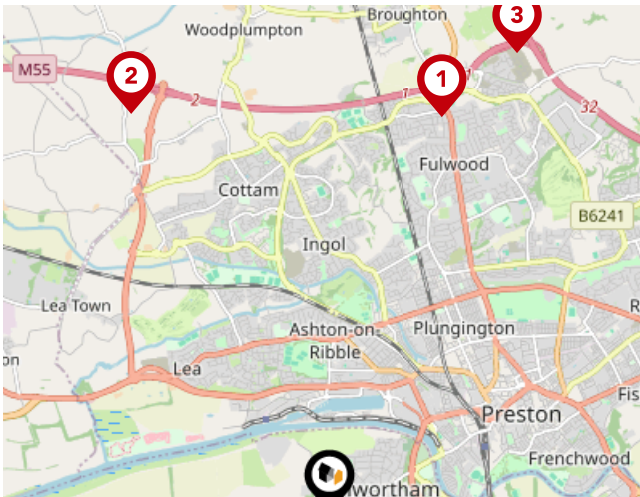
Area

Transport (National)



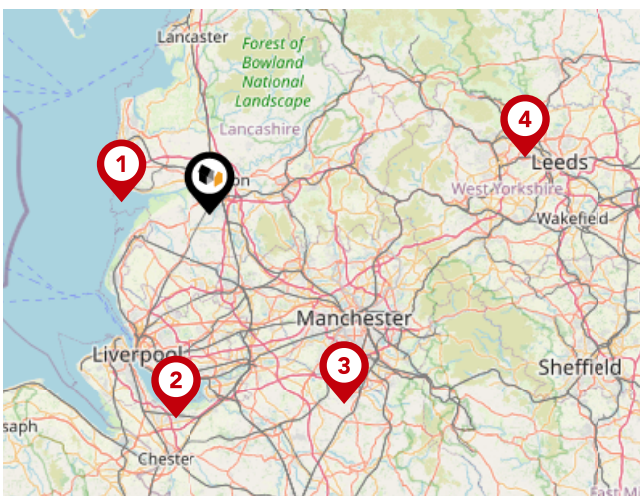
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.41 miles
2	Preston Rail Station	1.43 miles
3	Lostock Hall Rail Station	2.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.61 miles
2	M55 J2	3.9 miles
3	M6 J32	4.34 miles
4	M65 J1A	3.74 miles
5	M6 J28	4.65 miles

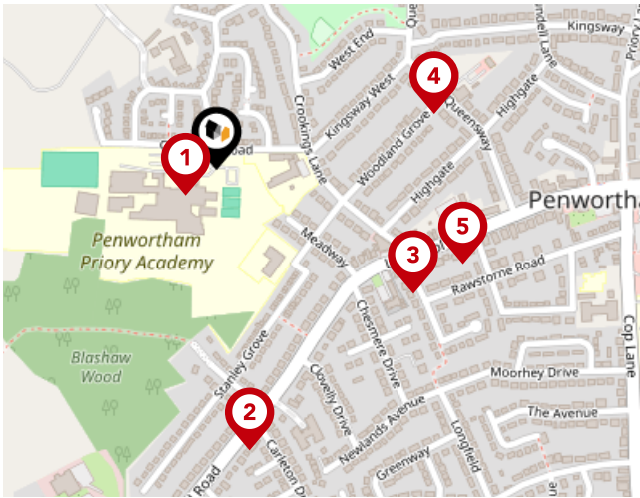


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.46 miles
2	Speke	28.96 miles
3	Manchester Airport	32.57 miles
4	Leeds Bradford Airport	44.88 miles

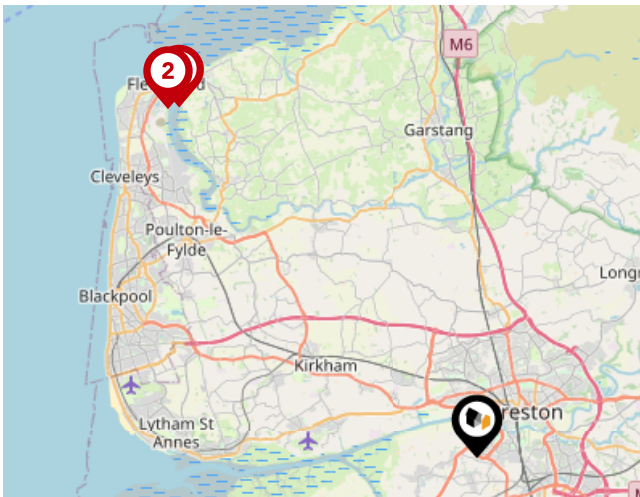
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Priory Tech College	0.04 miles
	Blashaw Lane	0.31 miles
	Crookings Lane	0.25 miles
	St Teresa's Church	0.25 miles
	Crookings Lane	0.29 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	16.14 miles
	Fleetwood for Knott End Ferry Landing	16.34 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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