

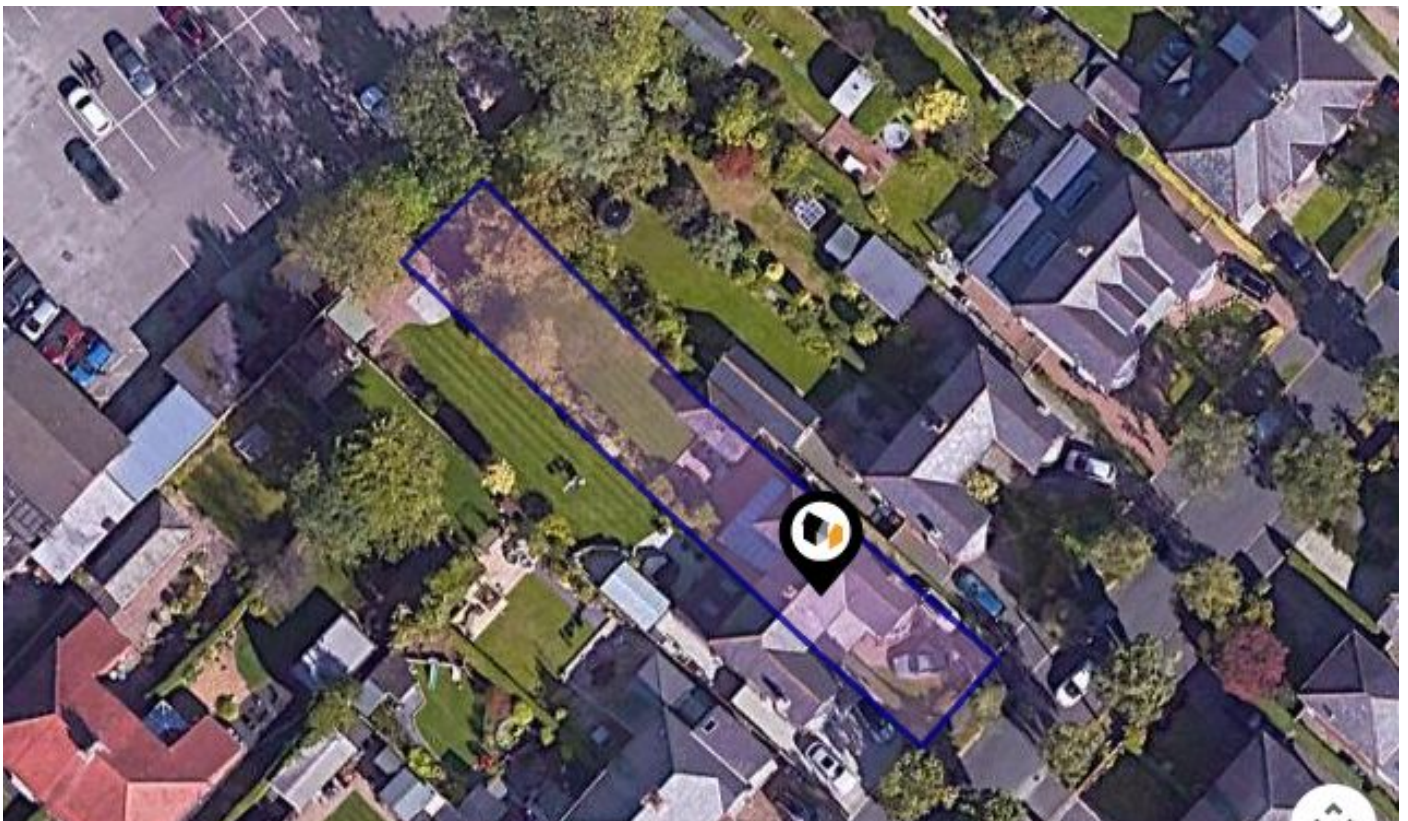


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 17th July 2025



HIGHGATE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

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* Stunning Character Home with High Spec Finish* Heart of Higher Penwortham* Great Size Landscaped Rear Garden

This beautifully presented four-bedroom semi-detached home is a rare find - set on a spacious plot in the highly sought-after area of Higher Penwortham. Offering a perfect blend of period charm and modern finishes, this property is ideal for growing families seeking space, style, and convenience.

Step inside via the welcoming entrance porch, a practical space to remove shoes and hang coats and bags in the sleek, built-in storage before entering the main home. A gorgeous original stained glass window adds a unique touch as you pass through the porch. The equally impressive entrance hallway includes a handy WC and built-in utility space.

To the front, the living room boasts a large bay window, beautiful wood panelling, feature fireplace, and elegant coving - a cosy yet refined space for relaxing. The second reception room, complete with log-burning stove, leads directly into the show-stopping open-plan family dining kitchen.

The kitchen is truly the heart of the home. It boasts a striking glass ceiling, sleek matt-black cabinetry and Dekton worktops, Quooker tap, 2 Neff slide and hide ovens, Neff induction hob, a central island perfect for entertaining, and built in appliances. Large bi-fold doors open out onto the large patio, seamlessly connecting indoor and outdoor spaces. The entire ground floor is finished with durable and attractive LVT Karndean flooring, adding warmth and style throughout.

Upstairs, the property offers three generous double bedrooms along with a fourth, smaller double bedroom, currently used as a home office and dressing room. The landing features a curved balustrade and a unique stained glass window. The stylish three-piece family bathroom completes the first floor and does not disappoint.

Externally, the home continues to impress. A block-paved driveway to the front provides off-road parking for multiple vehicles together with an EV charging point. To the rear, the garden is designed for both relaxation and play, featuring a large flagged patio area ideal for dining or entertaining, complete with space for table and chairs, outdoor furniture, and a hot tub. A substantial lawn area provides ample space for children to play, with a further play area at the bottom of the garden. There are a variety of fruit trees and established shrubs throughout the garden. A detached garage offers valuable additional storage.

With high ceilings, original fireplaces, stained glass windows, and stylish, modern, high spec finishes throughout, this exceptional property combines period features with contemporary comforts in a highly sought-after location.

Early viewing is highly recommended to truly appreciate all that this home has to offer.



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,367 ft ² / 127 m ²
Plot Area:	0.13 acres
Year Built :	1930-1949
Council Tax :	Band D
Annual Estimate:	£2,352
Title Number:	LA658095

Tenure:	Freehold
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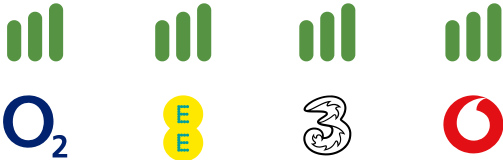
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

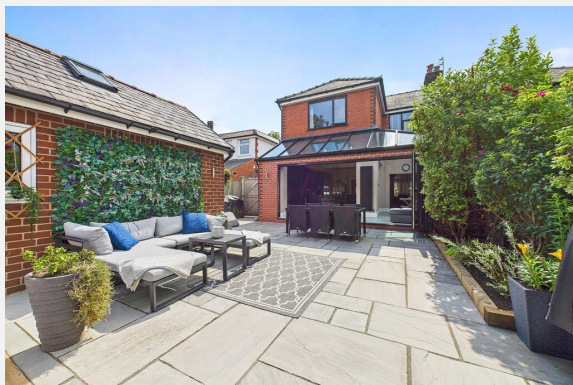


Planning History

This Address

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

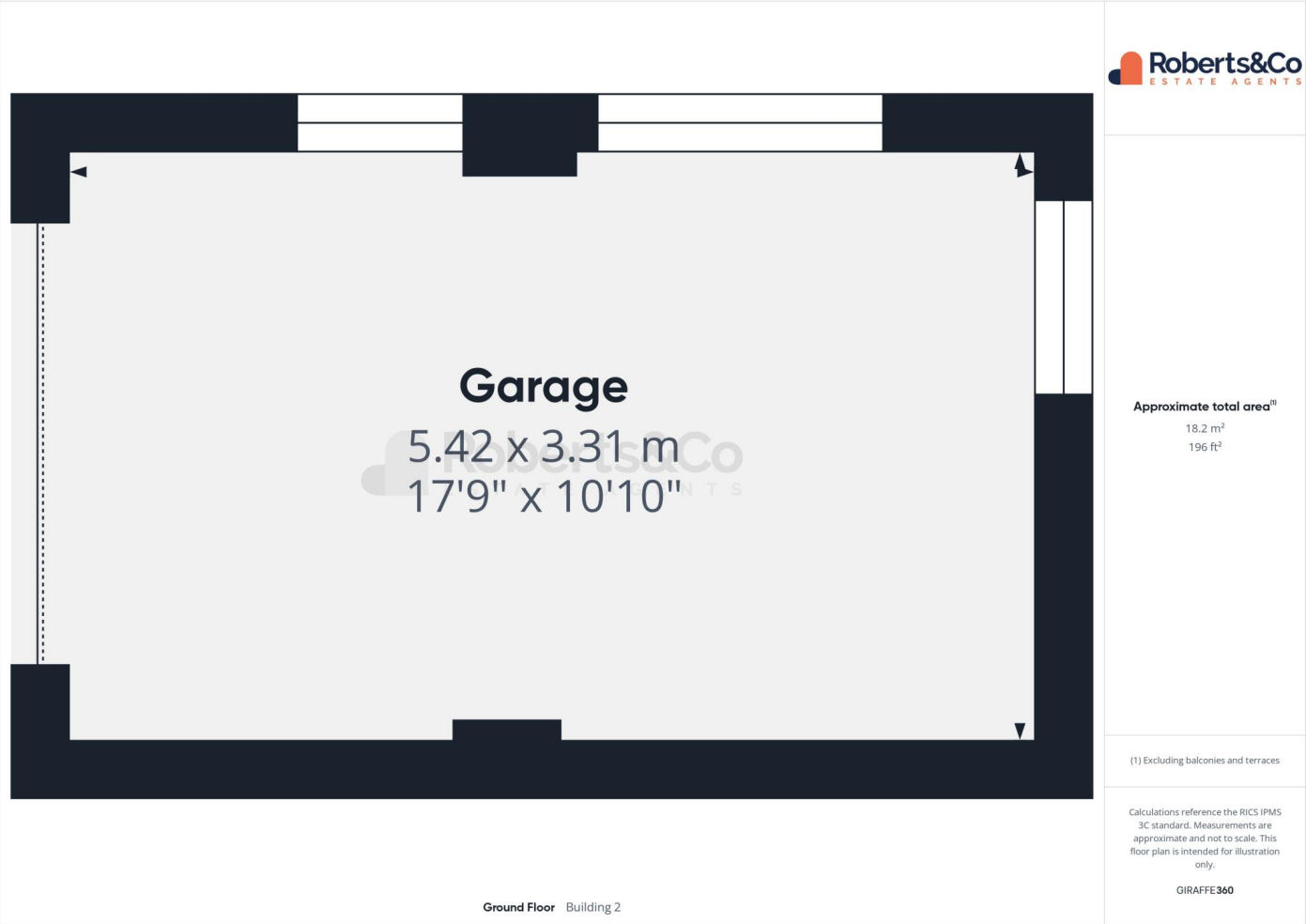
Reference - 07/2021/00162/HOH	
Decision:	Awaiting decision
Date:	16th February 2021
Description:	Single storey extension to rear with new roof extending over existing extension







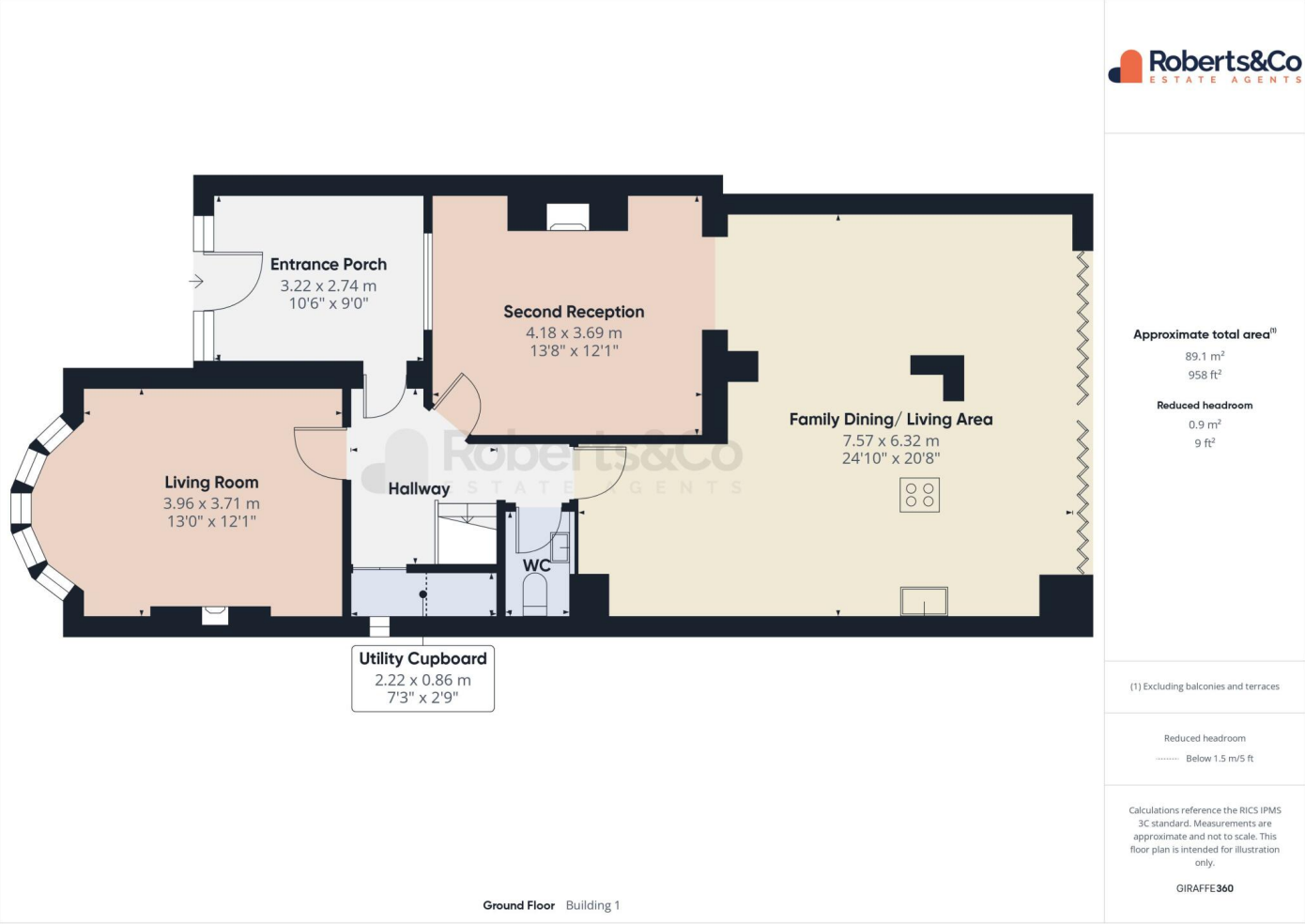
HIGHGATE, PENWORTHAM, PRESTON, PR1



HIGHGATE, PENWORTHAM, PRESTON, PR1

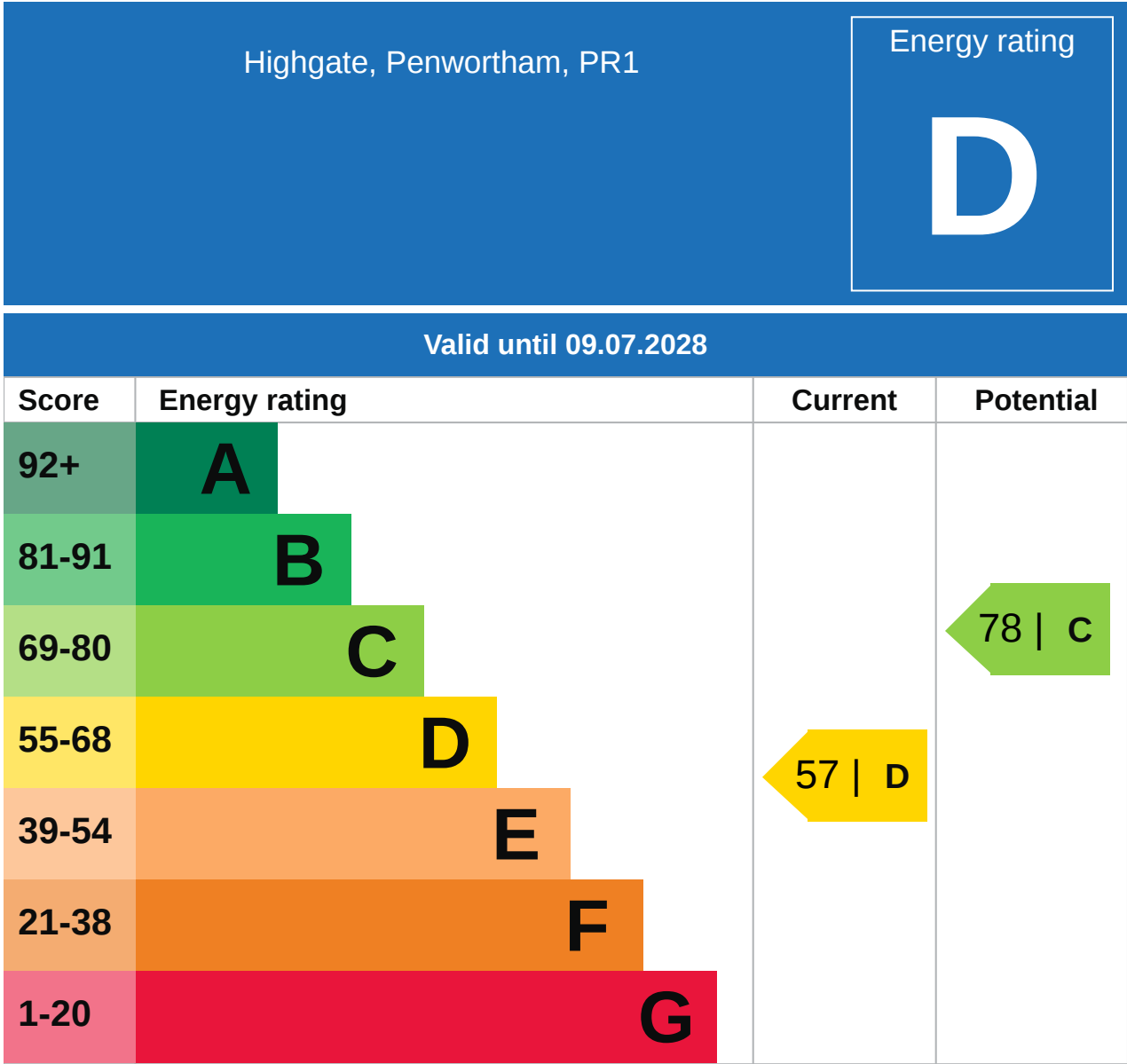


HIGHGATE, PENWORTHAM, PRESTON, PR1



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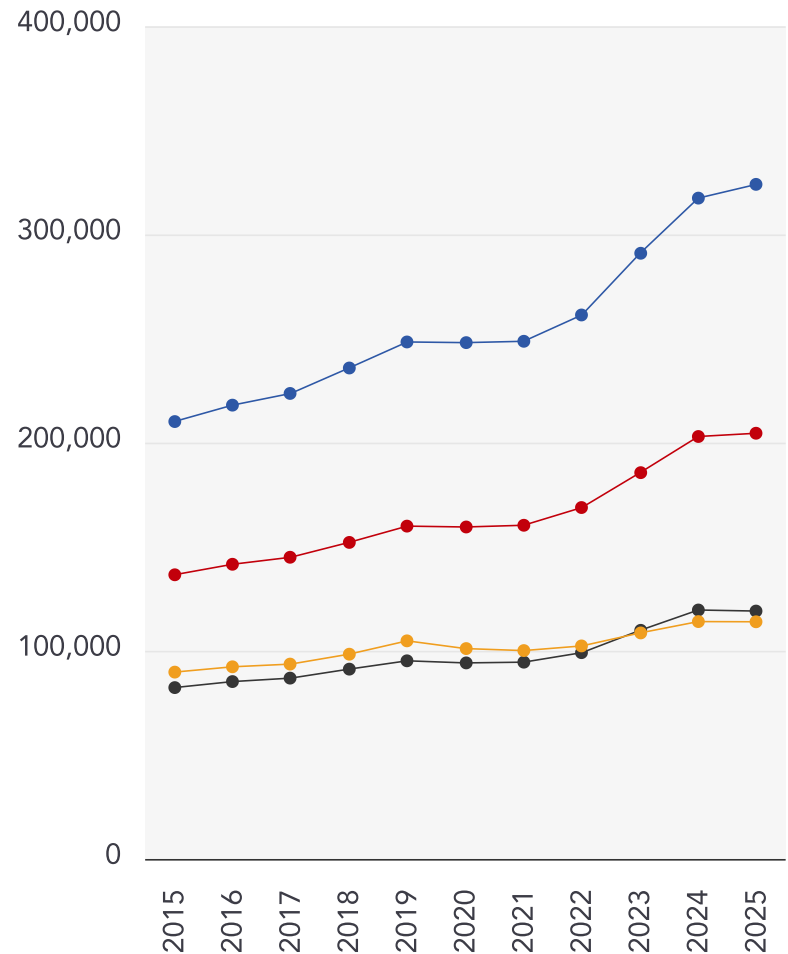
Additional EPC Data

Property Type:	House
Build Form:	Semi-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, unknown install date
Previous Extension:	2
Open Fireplace:	2
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 57% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	127 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

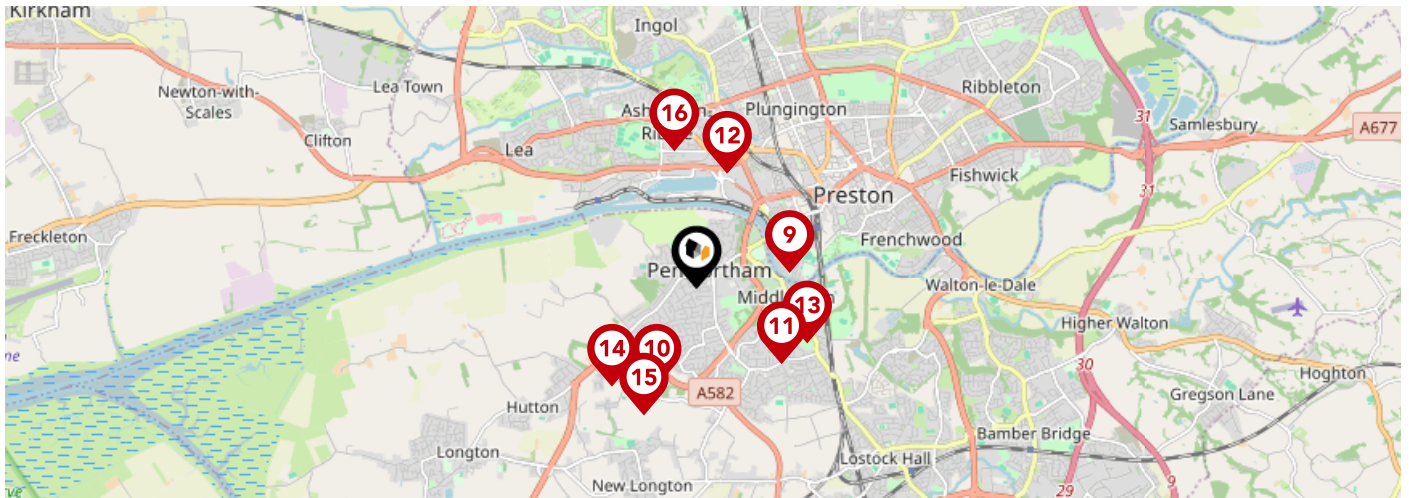
+26.94%

Terraced

+44.66%



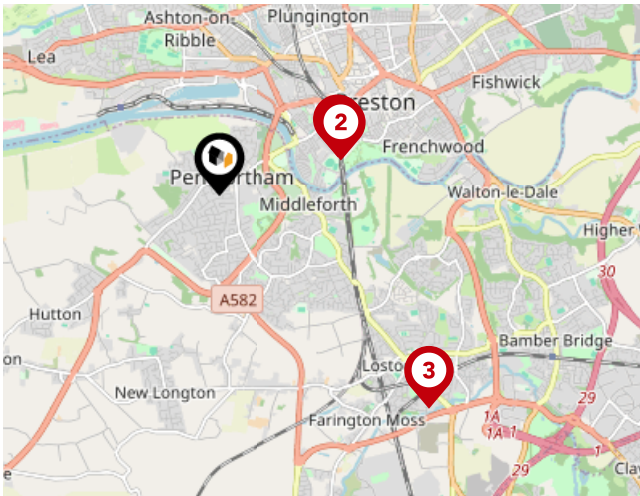
		Nursery	Primary	Secondary	College	Private
1	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.22	☐	☒	☐	☐	☐
2	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.31	☐	☐	☒	☐	☐
3	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.34	☐	☐	☒	☐	☐
4	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.34	☐	☒	☐	☐	☐
5	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.64	☐	☐	☒	☐	☐
6	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.64	☐	☒	☐	☐	☐
7	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.65	☐	☐	☒	☐	☐
8	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.69	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.83	☐	☒	☐	☐	☐
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.93	☐	☐	☒	☐	☐
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1	☐	☒	☐	☐	☐
	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:1.04	☐	☒	☐	☐	☐
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.08	☐	☒	☐	☐	☐
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:1.14	☐	☒	☐	☐	☐
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:1.21	☐	☒	☐	☐	☐
	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.21	☐	☒	☐	☐	☐

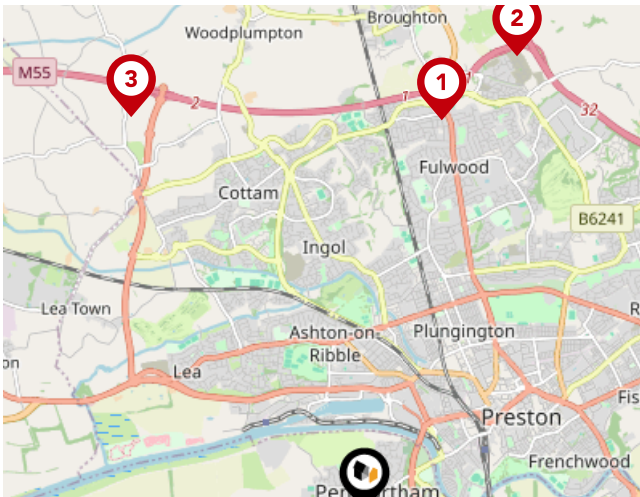
Area

Transport (National)



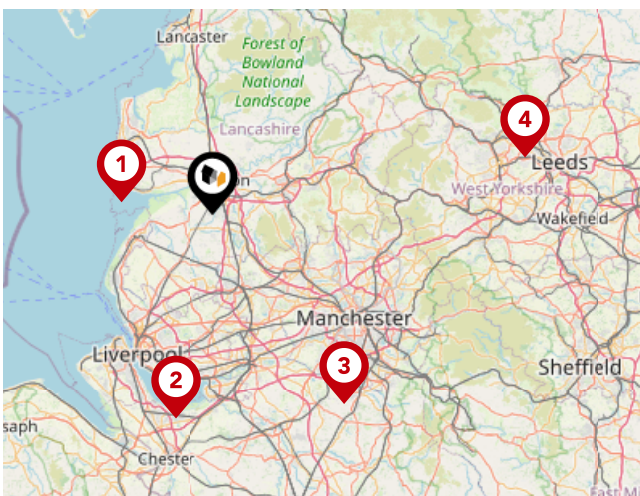
National Rail Stations

Pin	Name	Distance
	Preston Rail Station	1.09 miles
	Preston Rail Station	1.12 miles
	Lostock Hall Rail Station	2.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M55 J1	3.49 miles
	M6 J32	4.19 miles
	M55 J2	4.01 miles
	M65 J1A	3.53 miles
	M65 J1	3.75 miles

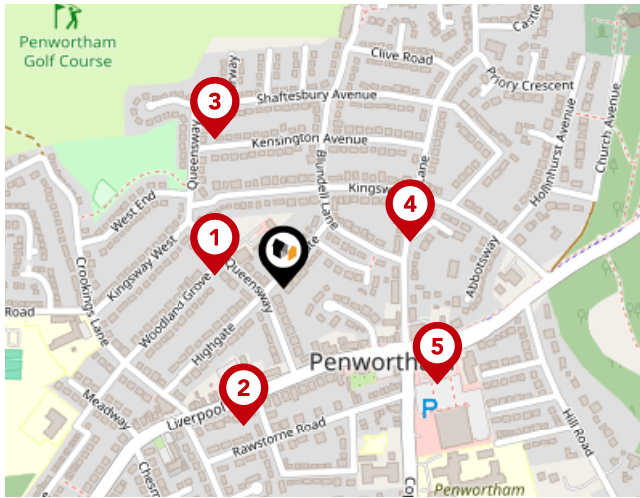


Airports/Helipads

Pin	Name	Distance
	Highfield	12.76 miles
	Speke	29.06 miles
	Manchester Airport	32.43 miles
	Leeds Bradford Airport	44.56 miles

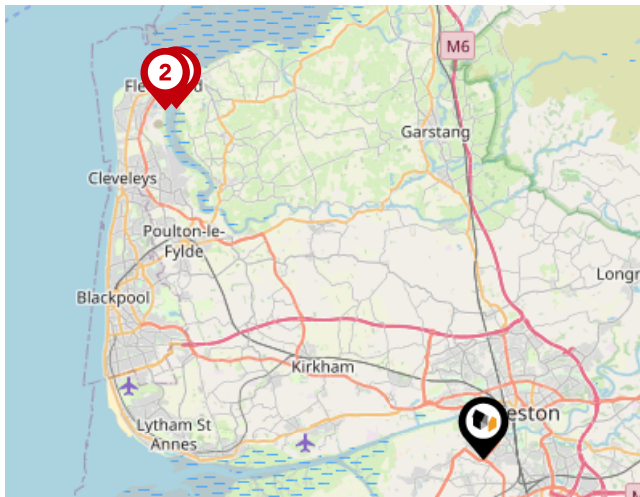
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Teresa's Church	0.08 miles
2	Crookings Lane	0.16 miles
3	Shaftesbury Avenue	0.18 miles
4	Priory Lane	0.15 miles
5	Tesco	0.2 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.31 miles
2	Fleetwood for Knott End Ferry Landing	16.51 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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