

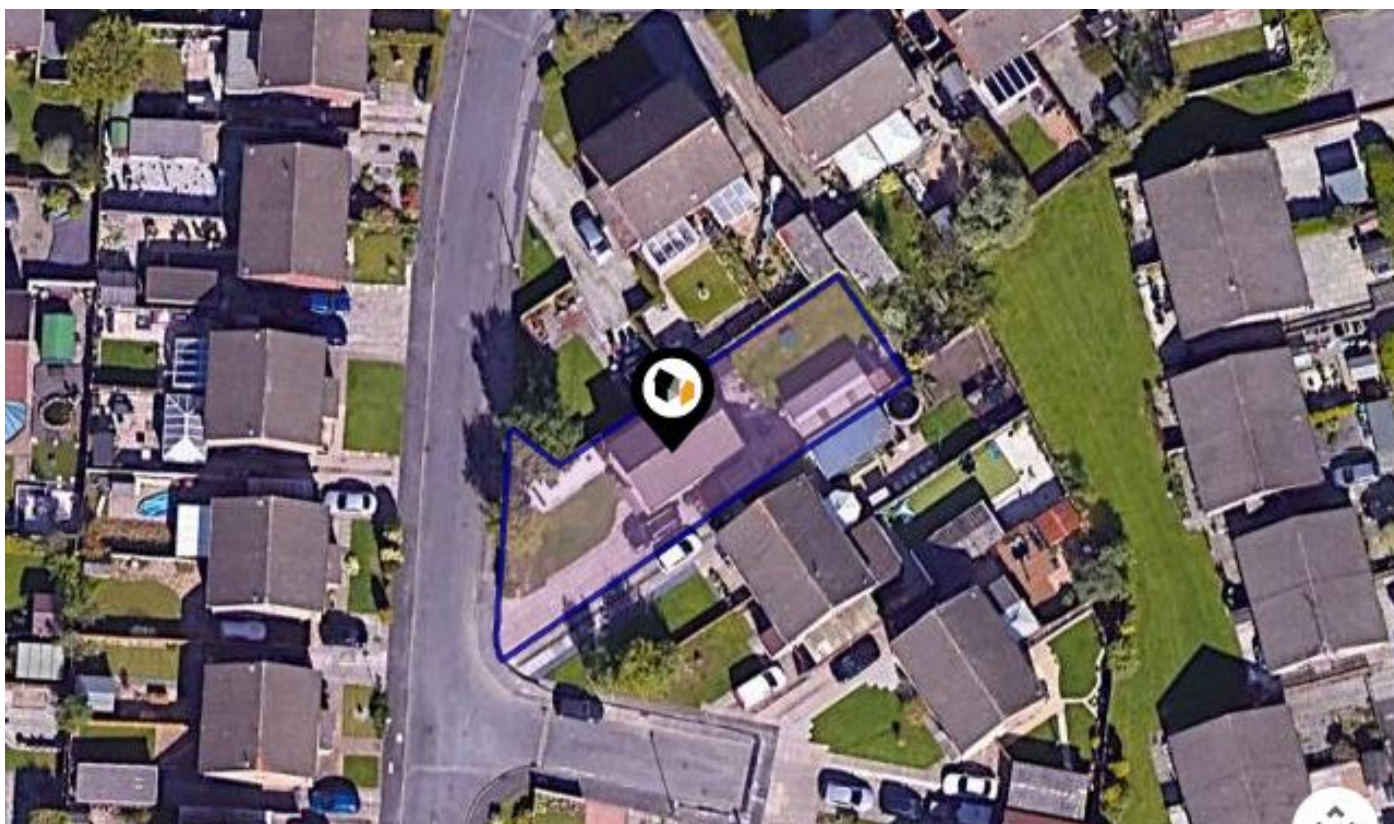


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th July 2025



KINGSHAVEN DRIVE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Spacious and Well-Presented 4-Bedroom Detached Home* Quiet Cul-de-Sac Setting* No Chain Delay – Ready to Move In

This generously proportioned four-bedroom detached property is ideally situated at the end of a quiet cul-de-sac, offering peace, privacy, and excellent family living space. Well-maintained and stylishly presented throughout, the home features ample off-road parking with the added benefit of extra space suitable for a caravan or motorhome. A detached garage further enhances the practicality of this fantastic home.

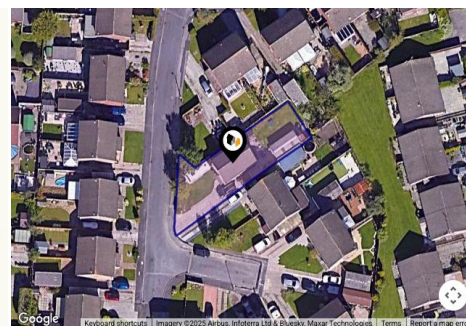
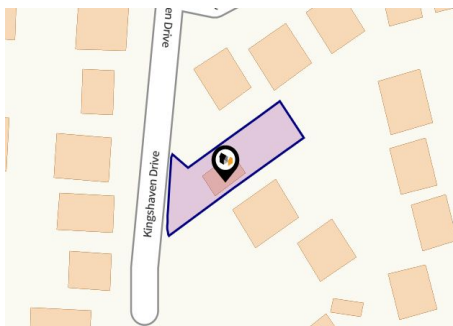
Upon entering, you are welcomed by a spacious entrance hallway with a convenient ground floor WC.

Cleverly designed under-stairs storage cupboards provide excellent space-saving solutions.

The bright and comfortable living room features modern feature lighting and offers an inviting space for relaxation. At the heart of the home is the open-plan dining kitchen, fitted with crisp white cabinetry, solid wooden worktops, and stylish splashbacks. The kitchen includes double integrated electric ovens, striking upright feature radiators, and doors leading out to the rear garden-perfect for indoor-outdoor entertaining. A useful utility cupboard provides discreet storage for laundry appliances.

Upstairs, the first floor hosts four well-proportioned bedrooms and a modern family bathroom, ideal for growing families or those needing additional space for a home office or guest room.

Externally, the property boasts attractive front and rear gardens. The rear garden is particularly generous, offering plenty of room for outdoor living, play, or gardening.



Property

Type:	Detached
Bedrooms:	4
Floor Area:	957 ft ² / 89 m ²
Plot Area:	0.1 acres
Year Built :	1976-1982
Council Tax :	Band D
Annual Estimate:	£2,352
Title Number:	LA491695

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s	40 mb/s	1000 mb/s

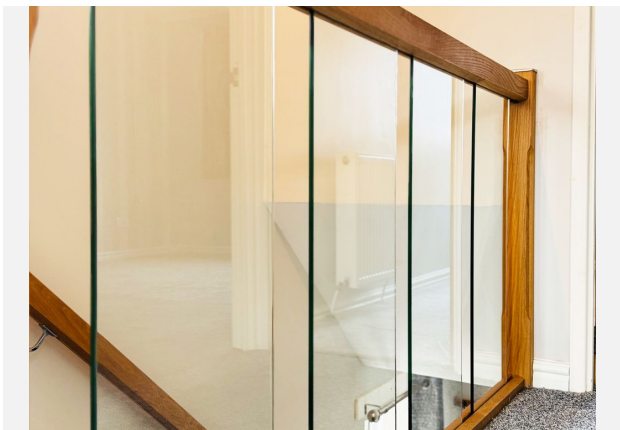
Mobile Coverage:
(based on calls indoors)

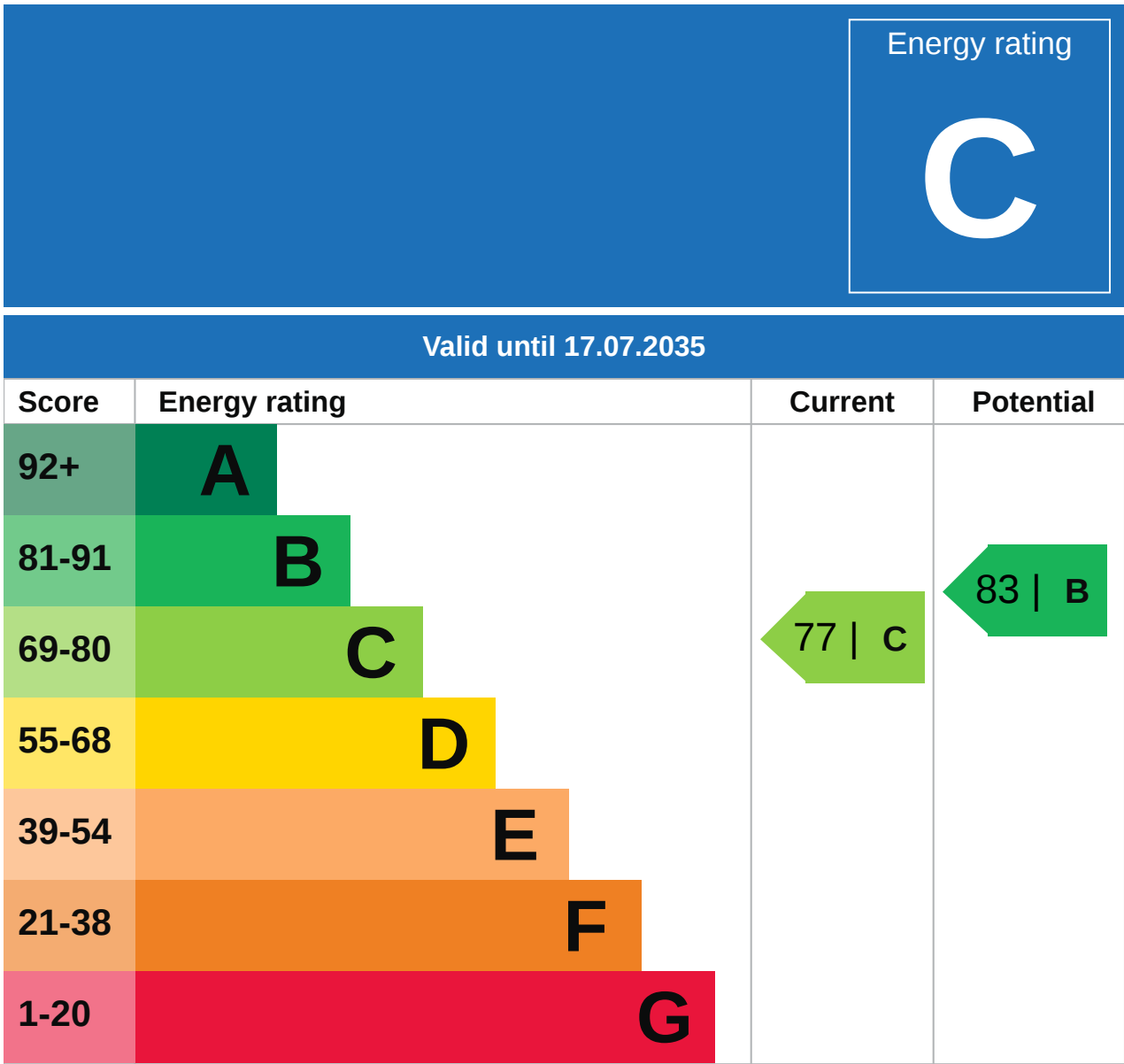


Satellite/Fibre TV Availability:









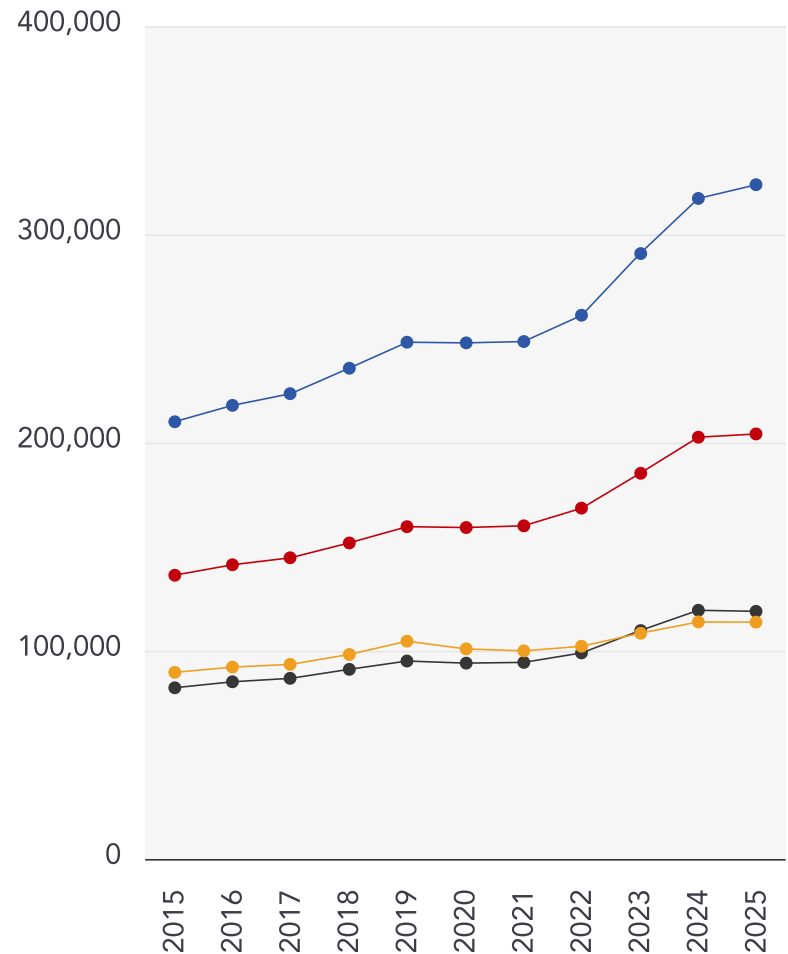
Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Timber frame, as built, insulated (assumed)
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Pitched, 250 mm loft insulation
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:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	89 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

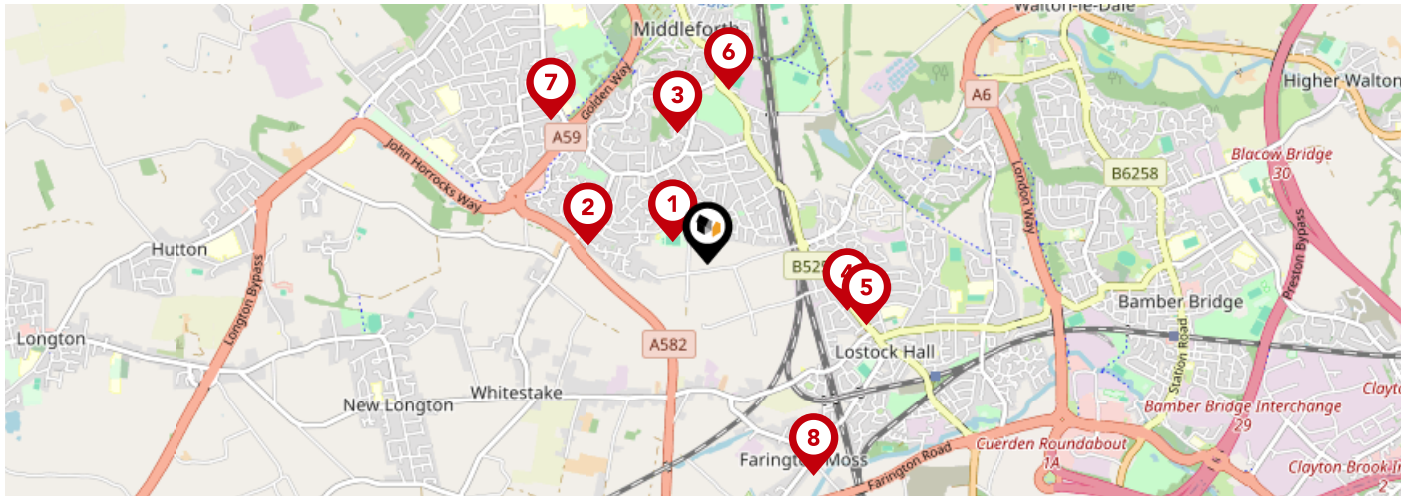
+49.8%

Flat

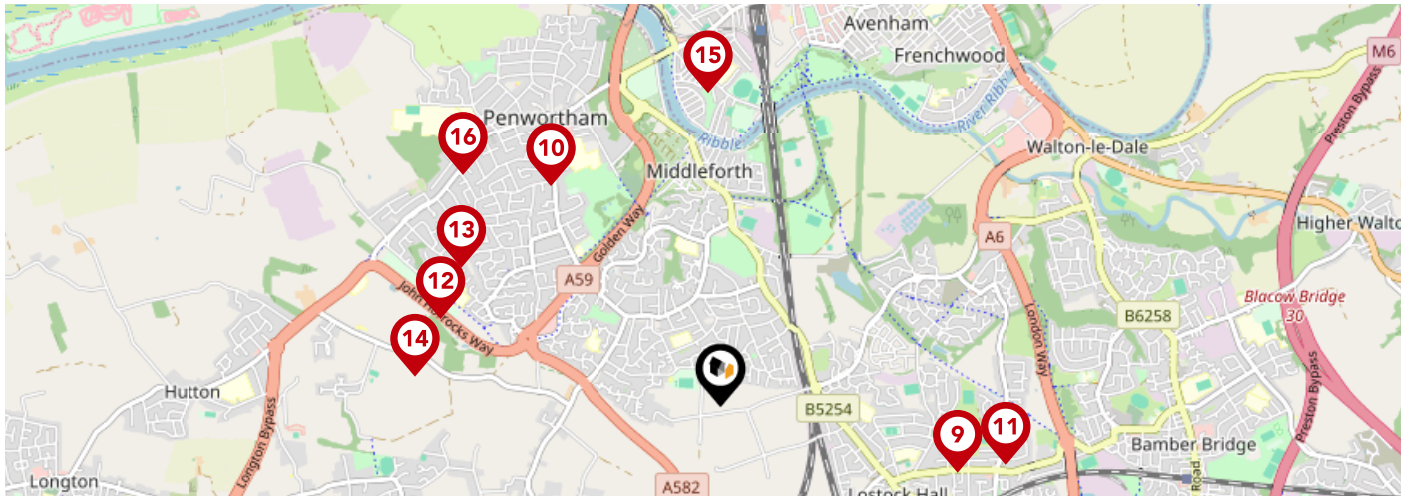
+26.94%

Terraced

+44.66%



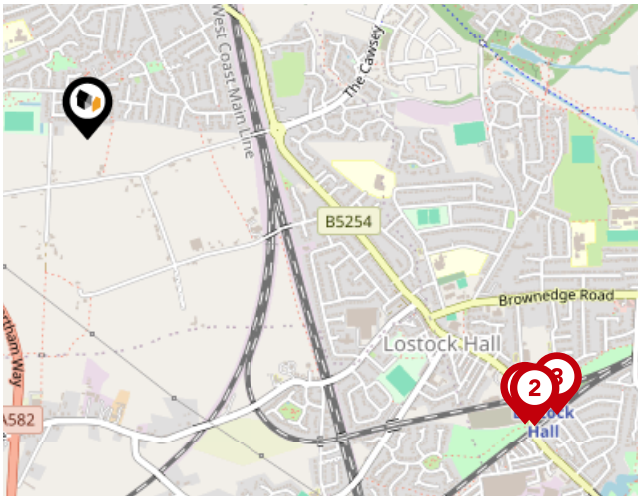
		Nursery	Primary	Secondary	College	Private
1	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.18	☐	☒	☐	☐	☐
2	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.53	☐	☒	☐	☐	☐
3	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.59	☐	☒	☐	☐	☐
4	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.64	☐	☐	☒	☐	☐
5	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.74	☐	☒	☐	☐	☐
6	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.78	☐	☒	☐	☐	☐
7	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.94	☐	☒	☐	☐	☐
8	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:1.03	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance: 1.08	☐	☒	☐	☐	☐
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance: 1.23	☐	☐	☒	☐	☐
	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance: 1.27	☐	☐	☒	☐	☐
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance: 1.29	☐	☐	☒	☐	☐
	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance: 1.29	☐	☒	☐	☐	☐
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance: 1.35	☐	☒	☐	☐	☐
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance: 1.38	☐	☒	☐	☐	☐
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance: 1.52	☐	☒	☐	☐	☐

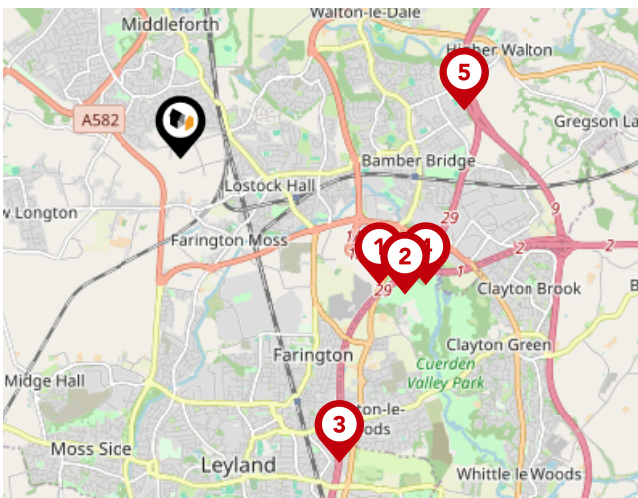
Area

Transport (National)



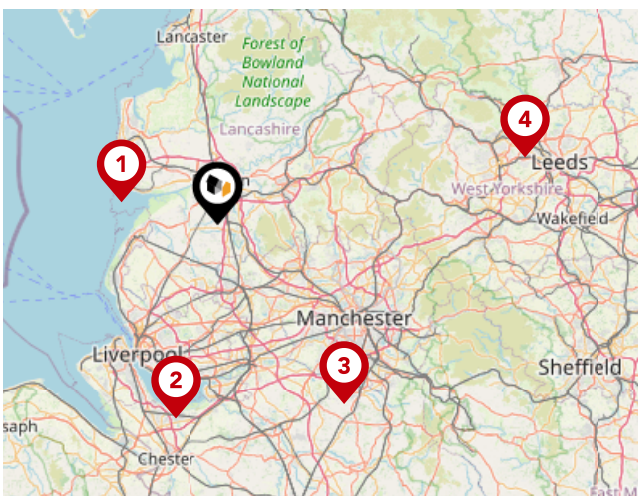
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	1.15 miles
2	Lostock Hall Rail Station	1.16 miles
3	Lostock Hall Rail Station	1.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.06 miles
2	M65 J1	2.29 miles
3	M6 J28	3.01 miles
4	M6 J29	2.41 miles
5	M6 J30	2.52 miles

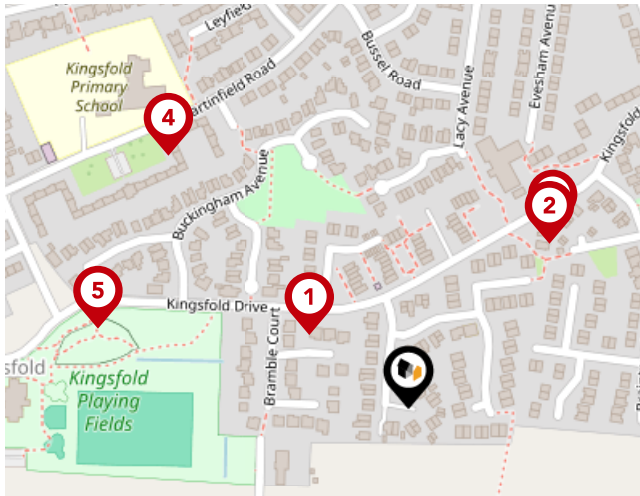


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.86 miles
2	Speke	28 miles
3	Manchester Airport	30.9 miles
4	Leeds Bradford Airport	43.96 miles

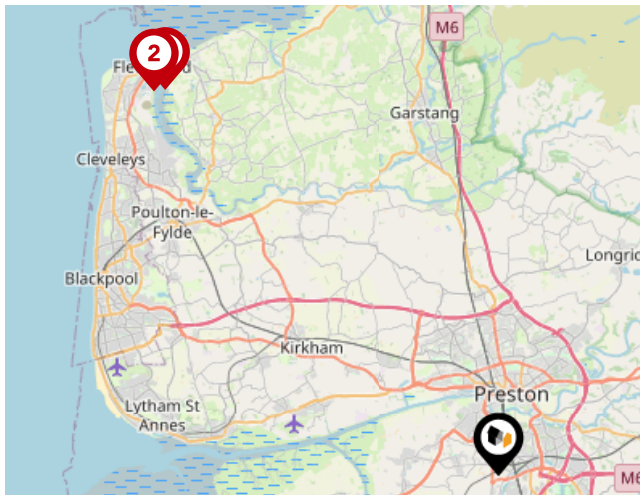
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Meadowfield	0.07 miles
2	School Stop	0.12 miles
3	Tuson House	0.12 miles
4	Martinfield Road	0.19 miles
5	Hawkesbury Drive	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.83 miles
2	Fleetwood for Knott End Ferry Landing	18.03 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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Roberts & Co

Branch address 36E Liverpool Road,
Penwortham, Preston, PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
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