

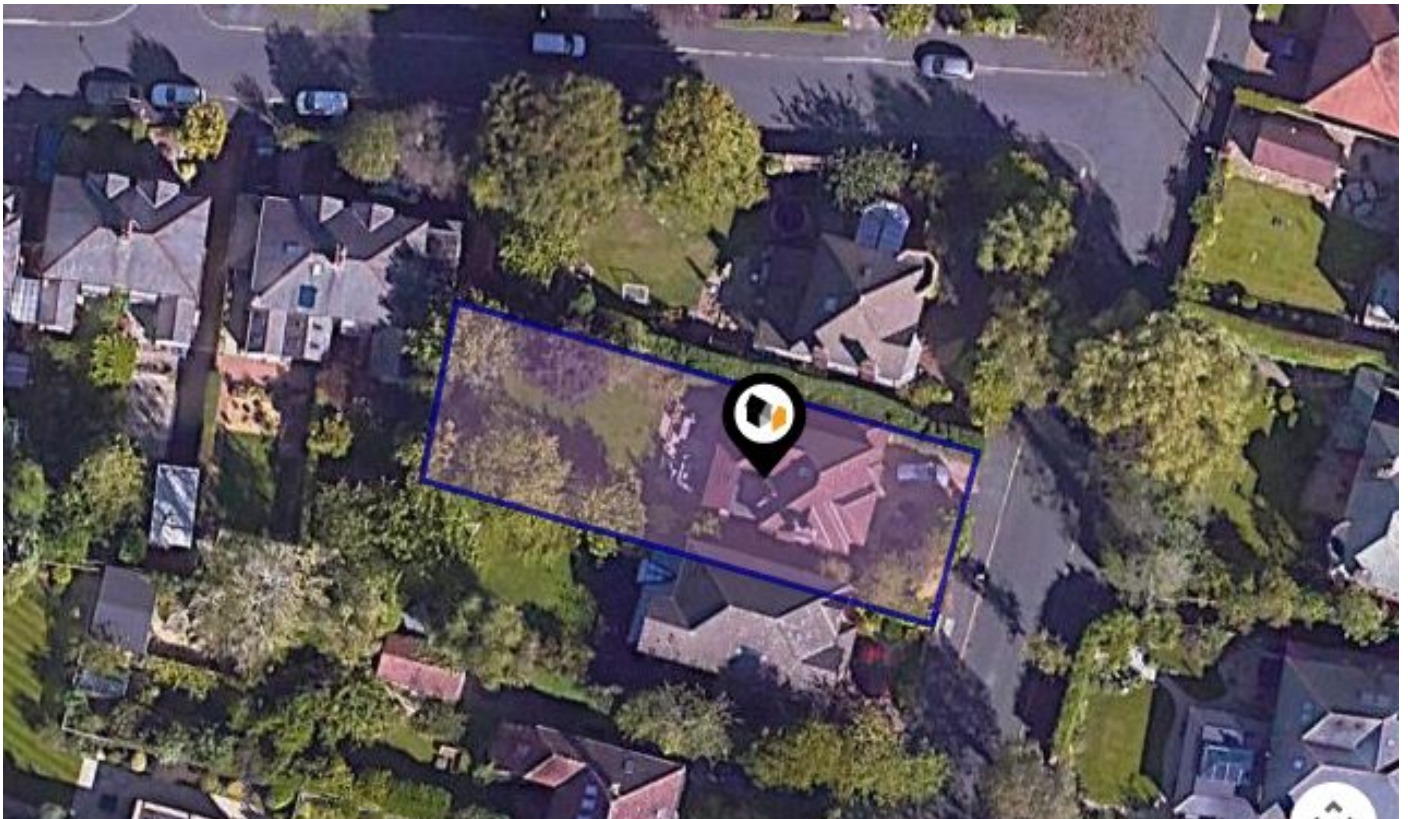


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 31st July 2025



HOLLINHURST AVENUE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

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www.roberts-estates.co.uk



* Exceptional Four-Bedroom Detached Residence* In One of Penwortham's Most Prestigious Locations* Finished to an Exceptional Specification Positioned on one of the most sought-after addresses in Penwortham, this outstanding four-bedroom detached home has been fully renovated and finished to an impeccable standard throughout. Designed with both style and practicality in mind, the property offers luxurious living in a peaceful and highly desirable setting. Upon entering the home, you're greeted by a welcoming entrance hall with a useful under-stairs storage cupboards-ideal for coats, shoes, or household essentials. The ground floor boasts a beautifully appointed front reception room, featuring a solid wood floor that adds warmth and elegance to the space. To the rear, the home opens into a truly spectacular extended open-plan kitchen, dining, and living area-perfect for modern family life and entertaining. This space is enhanced by a contemporary gas fire, underfloor heating for year-round comfort, and high-end finishes throughout. The kitchen itself features sleek granite worktops, a gas range cooker, integrated dishwasher, and a full-height integrated fridge freezer. Bifold doors open fully to connect the indoors with the beautifully landscaped rear garden, where a porcelain-tiled patio area offers a perfect space for alfresco dining. The rear garden is generous in size, west-facing, and enjoys a high level of privacy, bordered by mature trees and not overlooked by neighbouring properties. Also on the ground floor is a spacious and practical utility room with plumbing for both a washing machine and dryer. A stylish downstairs WC includes the added bonus of a dog-wash station-ideal for pet owners-and benefits from underfloor heating. Upstairs, the home continues to impress with four well-proportioned bedrooms: Bedroom 1: A luxurious principal suite featuring bespoke fitted wardrobes, a high-end en-suite with a walk-in shower, freestanding bath, and underfloor heating for a spa-like experience. Bedroom 2: A generous double room with its own en-suite bathroom, also complete with underfloor heating. Bedroom 3: Another spacious double bedroom with ample natural light. Bedroom 4: A small double bedroom or well-sized single bedroom, perfect as a nursery, study, or guest room. The entire property has been finished to an exceptional specification, with every detail carefully considered. From premium flooring and fittings to top-quality materials throughout, this home offers a level of luxury rarely found on the market. Externally, the property offers driveway parking for multiple vehicles, an electric vehicle (EV) charging point, and a single attached garage for secure storage. The west-facing rear garden is beautifully landscaped, providing a peaceful and private retreat with a perfect balance of sun and shade throughout the day. This immaculate home truly must be seen to be appreciated-ideal for discerning buyers seeking a turnkey property in a prime Penwortham location.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.15 acres		
Year Built :	1900-1929		
Council Tax :	Band F		
Annual Estimate:	£3,398		
Title Number:	LA659371		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds		
Conservation Area:	St Mary's	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	18	68	1000
• Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				



Planning records for: **Hollinhurst Avenue, Penwortham, Preston, PR1**

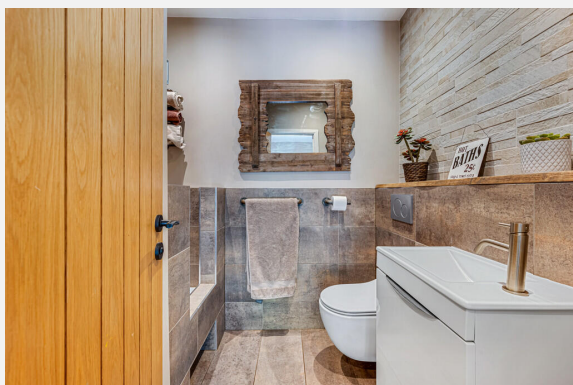
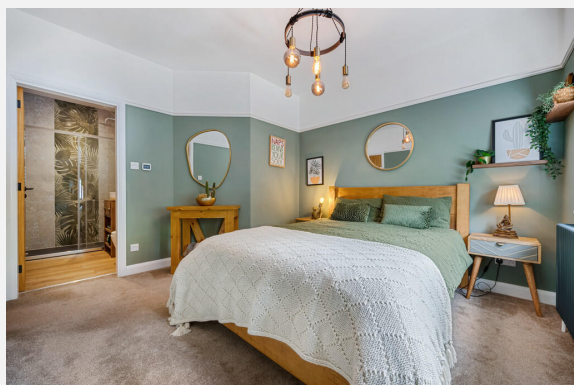
Reference - 07/2024/00593/TPO	
Decision:	Awaiting decision
Date:	07th August 2024
Description:	Sycamore T1 and Silver birch (T2) reduce lateral growth

Reference - 07/2019/0592/CLD	
Decision:	-
Date:	18th January 2019
Description:	Application for certificate of lawful development for a proposed single storey rear extension

Reference - SouthRibble/07/2018/2592/CLD	
Decision:	Decided
Date:	23rd April 2018
Description:	Application for a Lawful Development Certificate for a proposed single storey rear extension

Reference - 07/2018/2592/CLD	
Decision:	-
Date:	23rd April 2018
Description:	Application for a Lawful Development Certificate for a proposed single storey rear extension







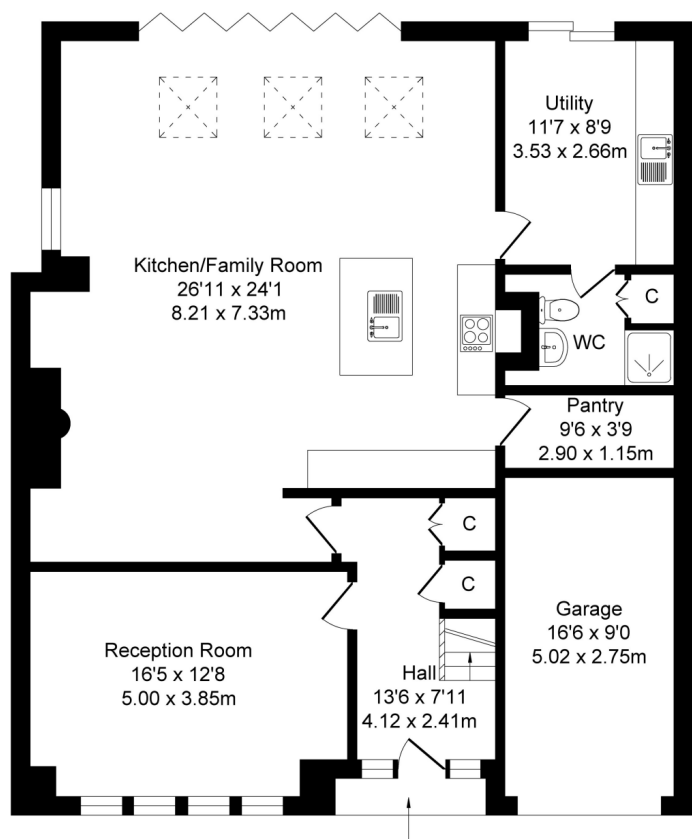


HOLLINHURST AVENUE, PENWORTHAM, PRESTON, PR1

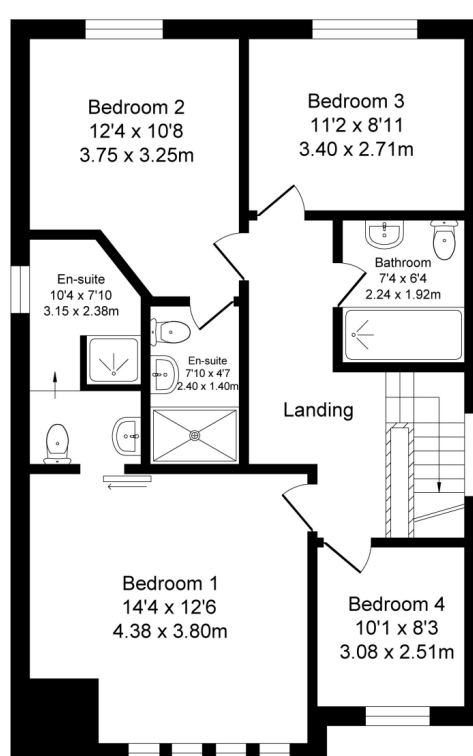
Hollinhurst Avenue, Penwortham

Total Approx. Floor Area 2061 Sq.ft. (191.5 Sq.M.)

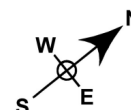
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor
Area 1258 Sq.Ft
(116.9 Sq.M.)



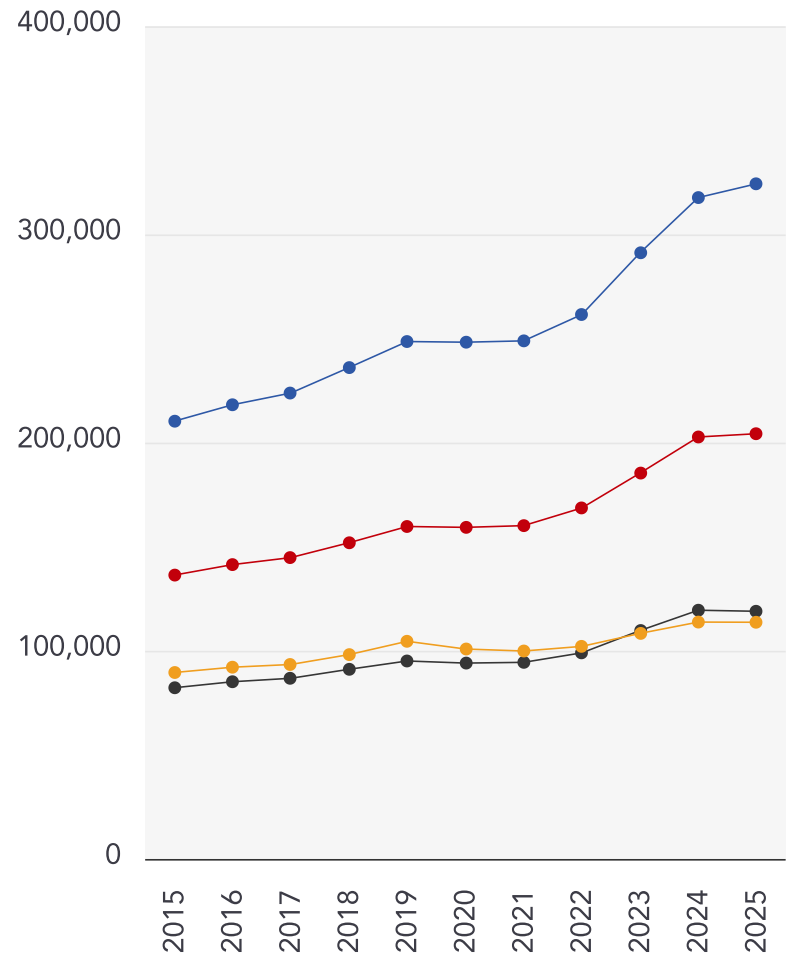
First Floor
Approx. Floor
Area 803 Sq.Ft
(74.6 Sq.M.)



Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

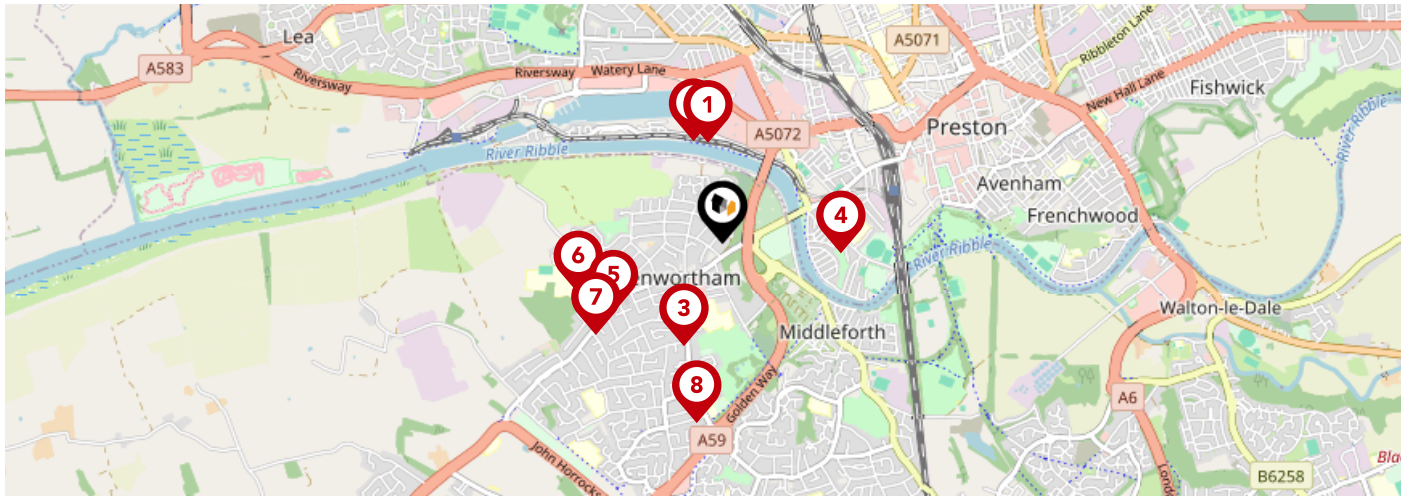
+49.8%

Flat

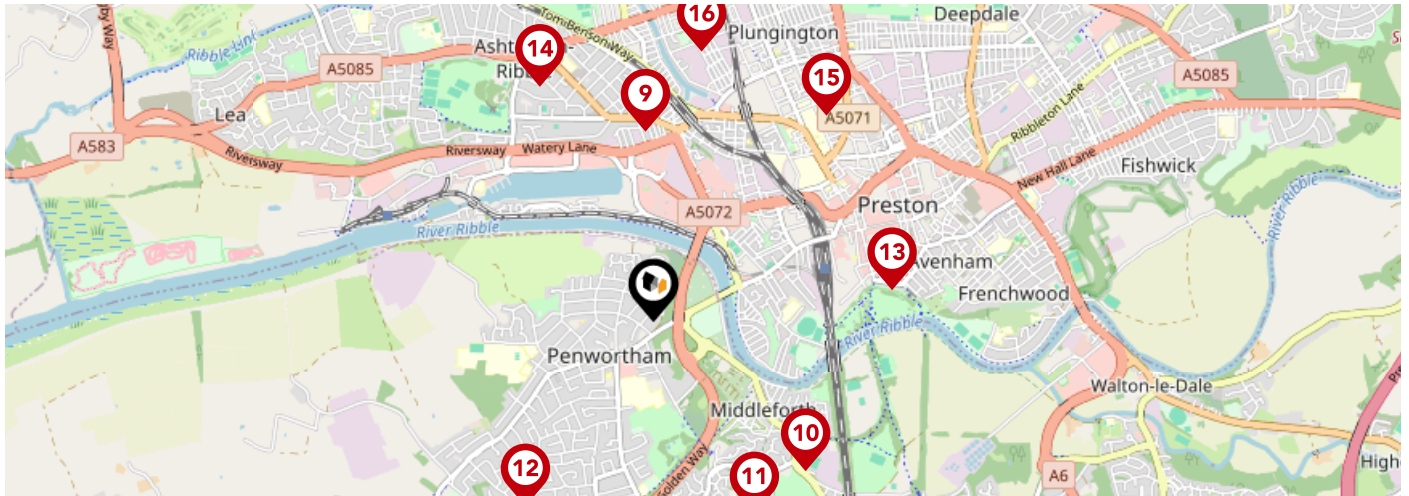
+26.94%

Terraced

+44.66%



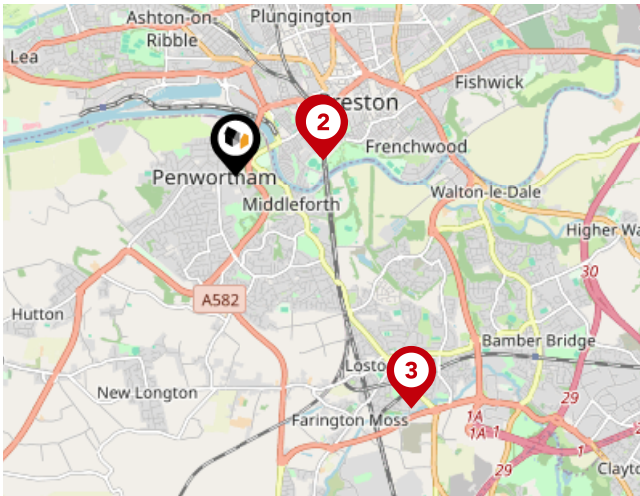
		Nursery	Primary	Secondary	College	Private
1	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.45	☐	☐	☒	☐	☐
2	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.47	☐	☐	☒	☐	☐
3	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.48	☐	☐	☒	☐	☐
4	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.52	☐	☒	☐	☐	☐
5	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.56	☐	☒	☐	☐	☐
6	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.67	☐	☐	☒	☐	☐
7	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.68	☐	☒	☐	☐	☐
8	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.79	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.83	☐	☒	☐	☐	☐
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.93	☐	☒	☐	☐	☐
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.95	☐	☒	☐	☐	☐
	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.98	☐	☒	☐	☐	☐
	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:1.06	☐	☒	☐	☐	☐
	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.15	☐	☒	☐	☐	☐
	English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:1.18	☐	☒	☐	☐	☐
	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:1.21	☐	☒	☐	☐	☐

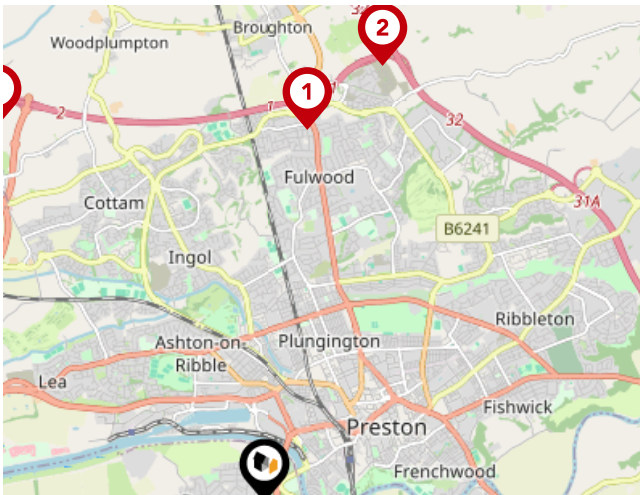
Area

Transport (National)



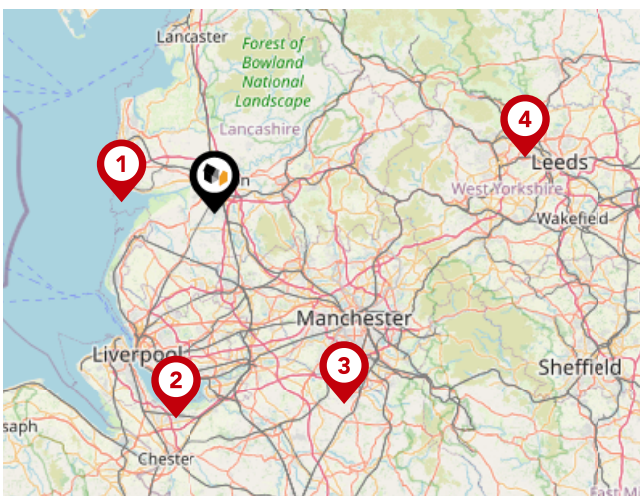
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.76 miles
2	Preston Rail Station	0.79 miles
3	Lostock Hall Rail Station	2.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.28 miles
2	M6 J32	3.94 miles
3	M65 J1A	3.43 miles
4	M65 J1	3.64 miles
5	M55 J2	4.03 miles

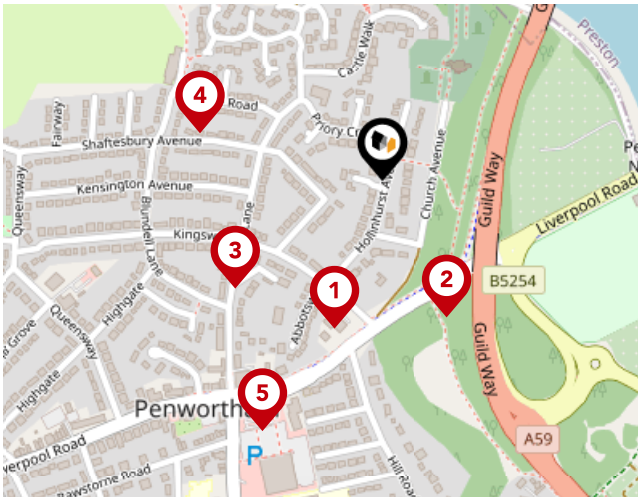


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.04 miles
2	Speke	29.28 miles
3	Manchester Airport	32.4 miles
4	Leeds Bradford Airport	44.23 miles

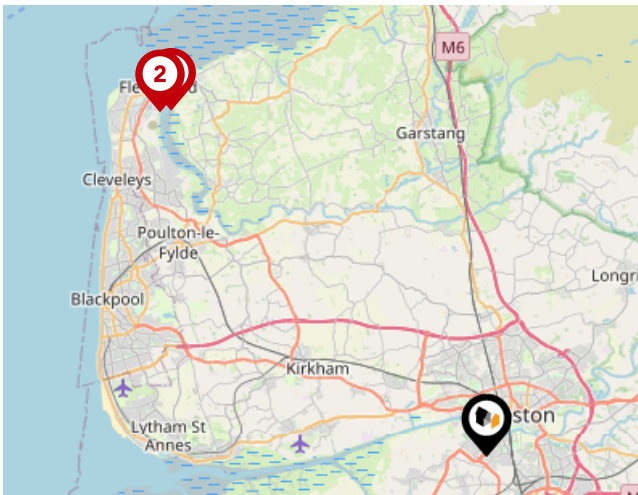
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St.Fillans Medical Centre	0.17 miles
2	Flyover	0.17 miles
3	Priory Lane	0.2 miles
4	Clive Road	0.21 miles
5	Tesco	0.3 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.39 miles
2	Fleetwood for Knott End Ferry Landing	16.59 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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