

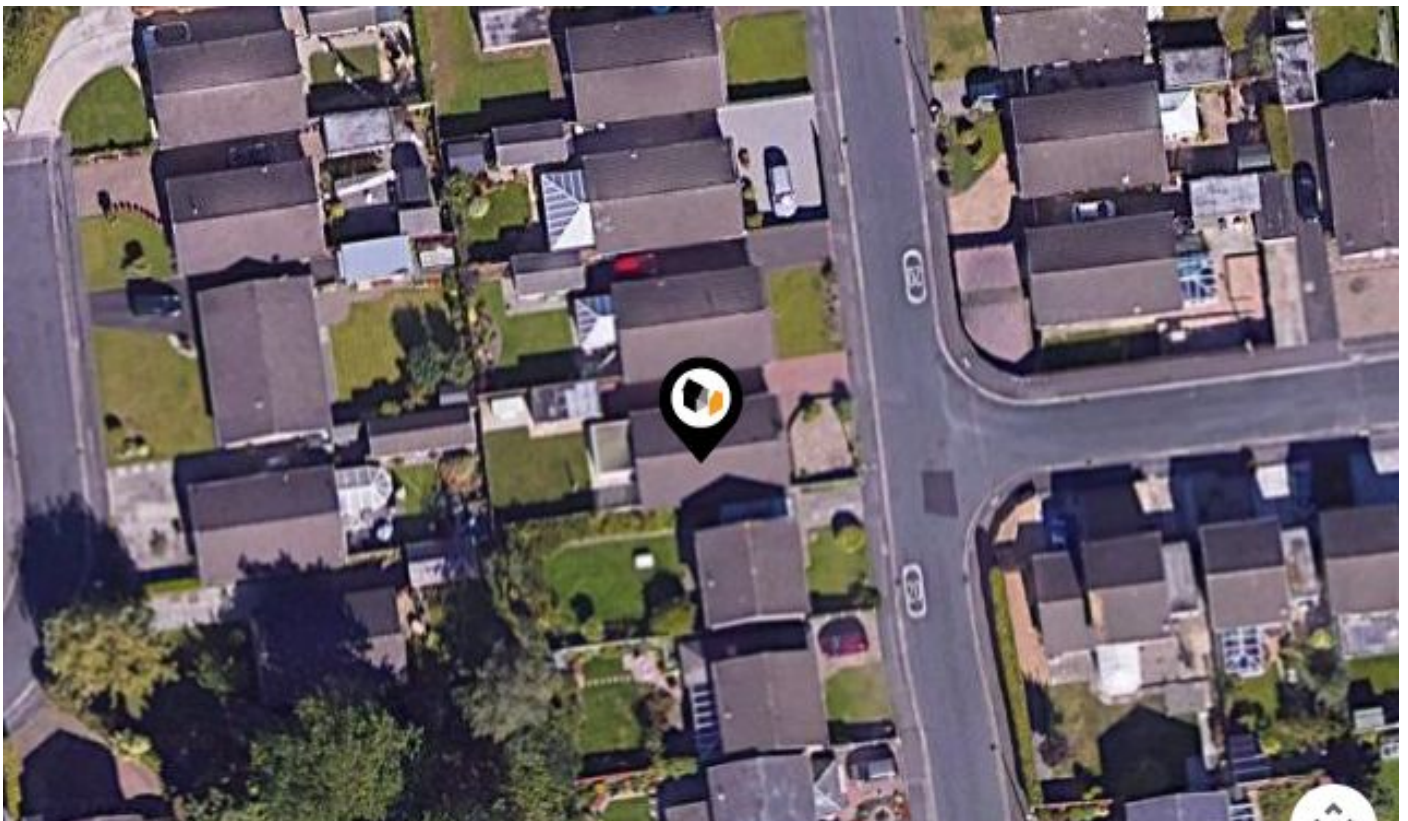


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19th August 2025



CEDAR WAY, PENWORTHAM, PRESTON, PR1

Roberts & Co

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* Immaculately Maintained 2 Bedroom Bungalow* Located in The Highly Sought-After Area of Penwortham* A Fantastic Opportunity to Move Into a Comfortable Home With Great Potential Upon entering the property, you are welcomed into a spacious hallway that leads into a bright and generously sized living room, ideal for both relaxing and entertaining. The fitted dining kitchen provides ample storage and worktop space, with room and plumbing for a washing machine and dishwasher. It also includes a freestanding electric cooker and space for a tall fridge freezer. The home offers a modern three-piece bathroom and two well-proportioned double bedrooms, making it suitable for families, couples, or individuals who need extra space for a home office or guests. A recently added conservatory with a solid roof extends the living space further, creating a versatile area that can be used year-round as a second lounge, dining area, or garden room. Externally, the property boasts a well-maintained rear garden, offering a private outdoor retreat that's perfect for relaxing, entertaining, or gardening. To the front, there is ample off-road parking for three to four vehicles, along with a detached garage with electric door that provides excellent storage or workshop space. This home combines comfort, practicality, and potential in one of Penwortham's most desirable residential locations. It's an ideal choice for first-time buyers, downsizers, or anyone seeking a peaceful yet well-connected place to call home. While some areas may be slightly dated, the home has been extremely well cared for and is ready for immediate occupancy, with a new boiler installed in April 2025.



Property

Type:	Detached
Bedrooms:	2
Floor Area:	775 ft ² / 72 m ²
Council Tax :	Band C
Annual Estimate:	£2,091

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	80	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)

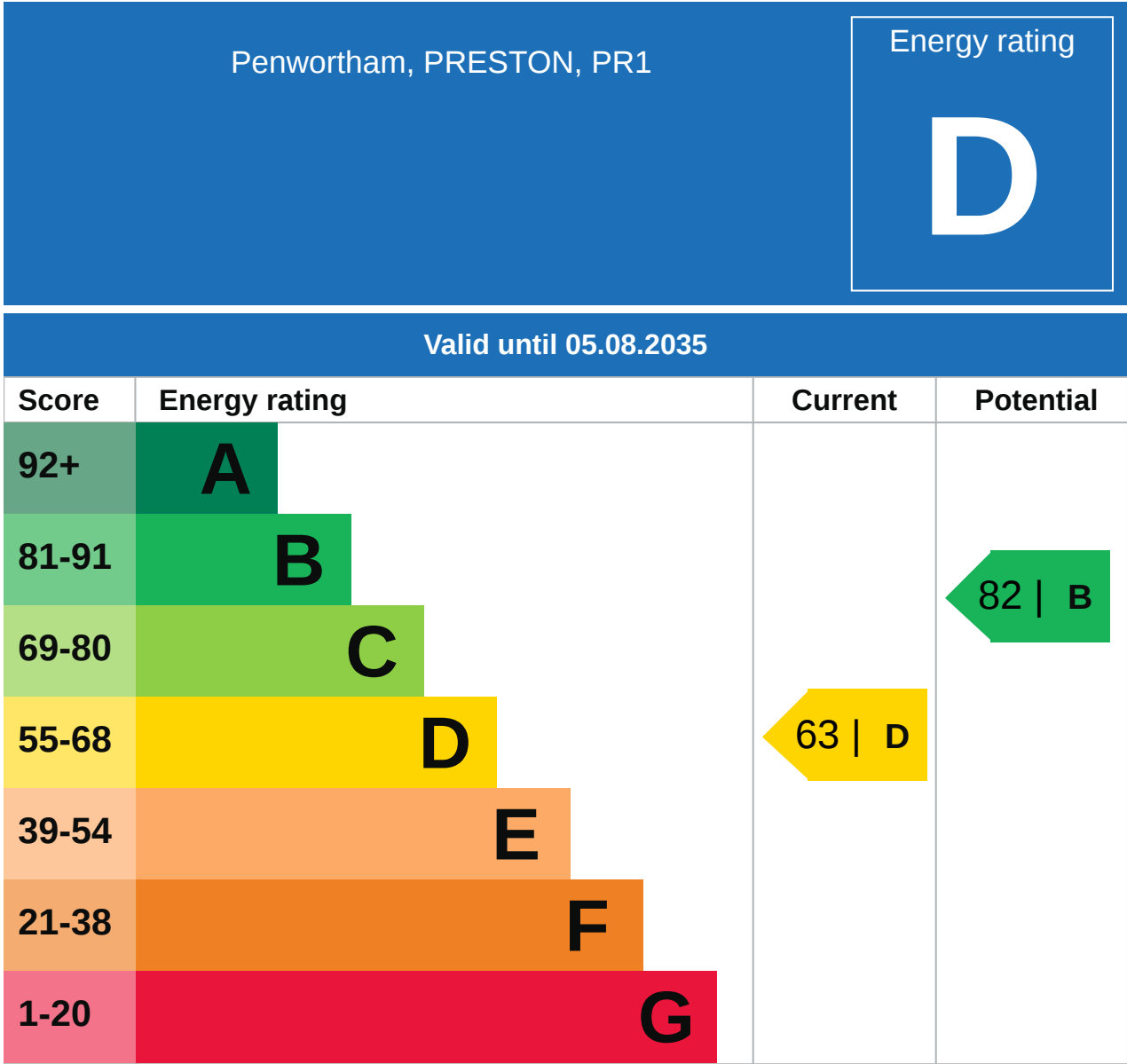


Satellite/Fibre TV Availability:









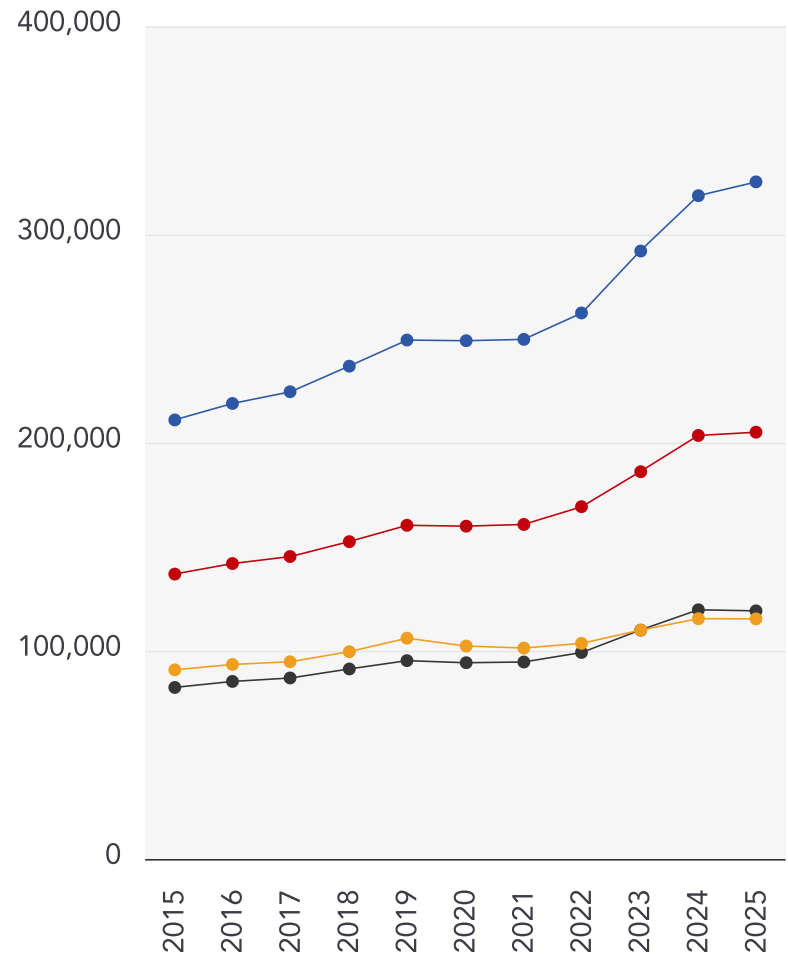
Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	72 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

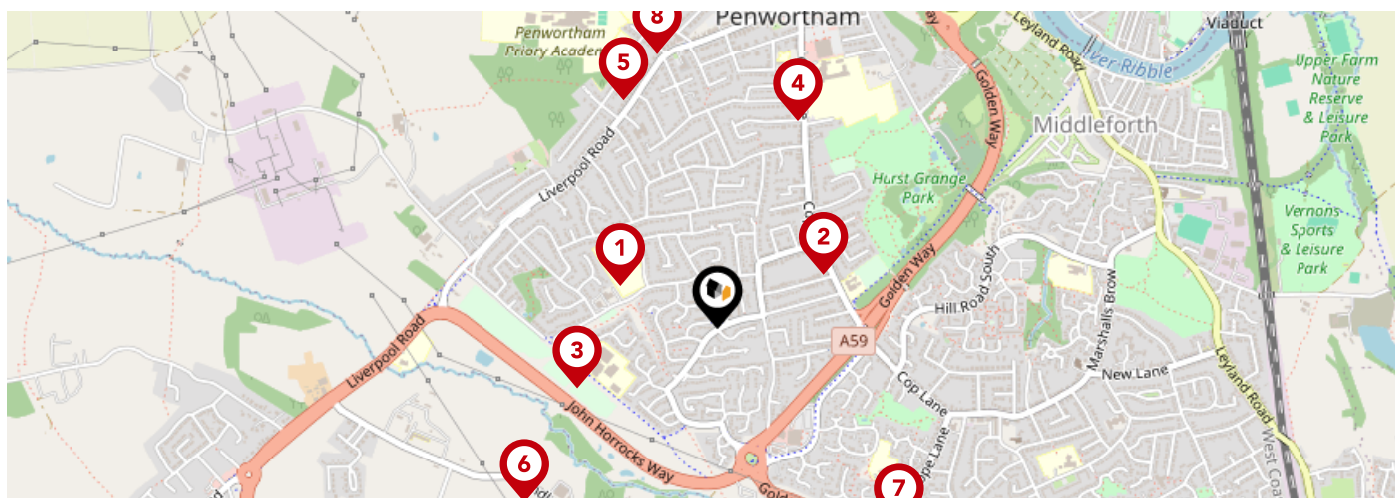
+49.8%

Flat

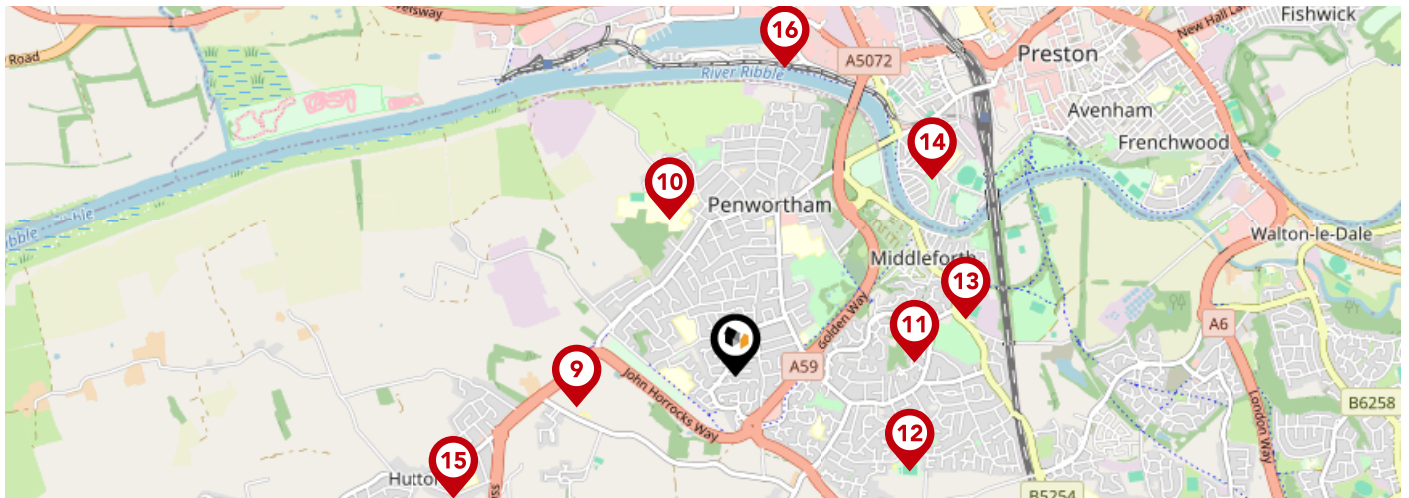
+26.94%

Terraced

+44.66%



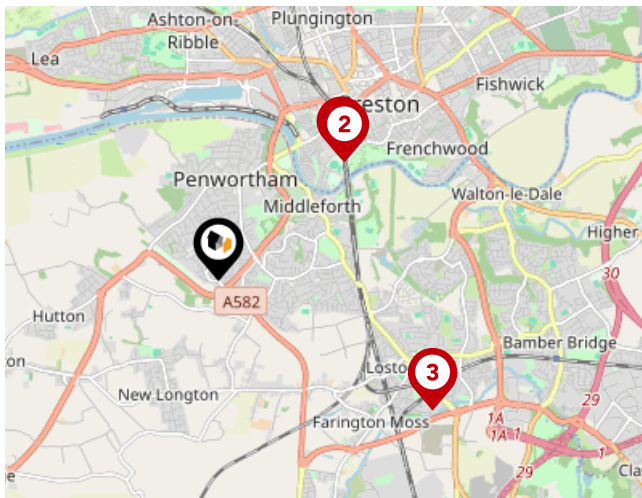
		Nursery	Primary	Secondary	College	Private
1	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.23	☐	☒	☐	☐	☐
2	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.26	☐	☒	☐	☐	☐
3	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.34	☐	☐	☒	☐	☐
4	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.49	☐	☐	☒	☐	☐
5	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.54	☐	☒	☐	☐	☐
6	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.57	☐	☒	☐	☐	☐
7	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.58	☐	☒	☐	☐	☐
8	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.62	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.71	☐	☒	☐	☐	☐
10	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.75	☐	☐	☒	☐	☐
11	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.79	☐	☒	☐	☐	☐
12	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.87	☐	☒	☐	☐	☐
13	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.04	☐	☒	☐	☐	☐
14	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.22	☐	☒	☐	☐	☐
15	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.35	☐	☐	☒	☐	☐
16	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.37	☐	☐	☒	☐	☐

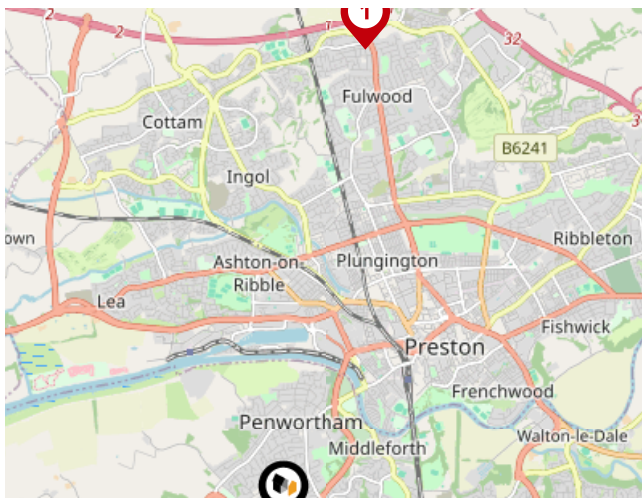
Area

Transport (National)



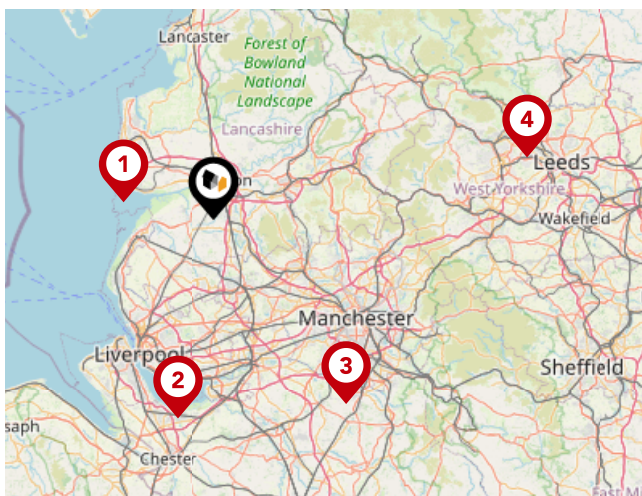
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.52 miles
2	Preston Rail Station	1.53 miles
3	Lostock Hall Rail Station	2.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	4.22 miles
2	M65 J1A	3.12 miles
3	M6 J28	3.94 miles
4	M65 J1	3.35 miles
5	M6 J29	3.47 miles

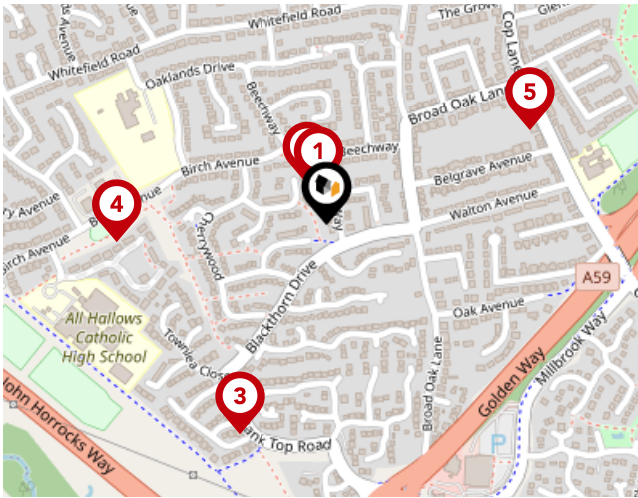


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.85 miles
2	Speke	28.33 miles
3	Manchester Airport	31.86 miles
4	Leeds Bradford Airport	44.75 miles

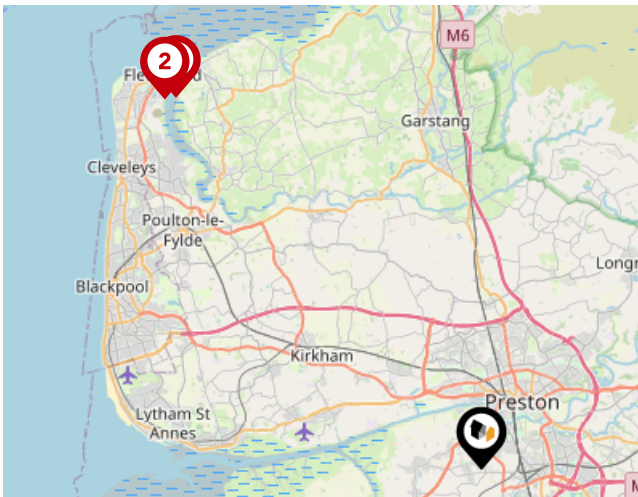
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Birch Avenue	0.04 miles
2	Birch Avenue	0.05 miles
3	Blackthorn Drive	0.25 miles
4	Sainsburys	0.23 miles
5	Broad Oak Lane	0.24 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.85 miles
2	Fleetwood for Knott End Ferry Landing	17.04 miles



Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

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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