

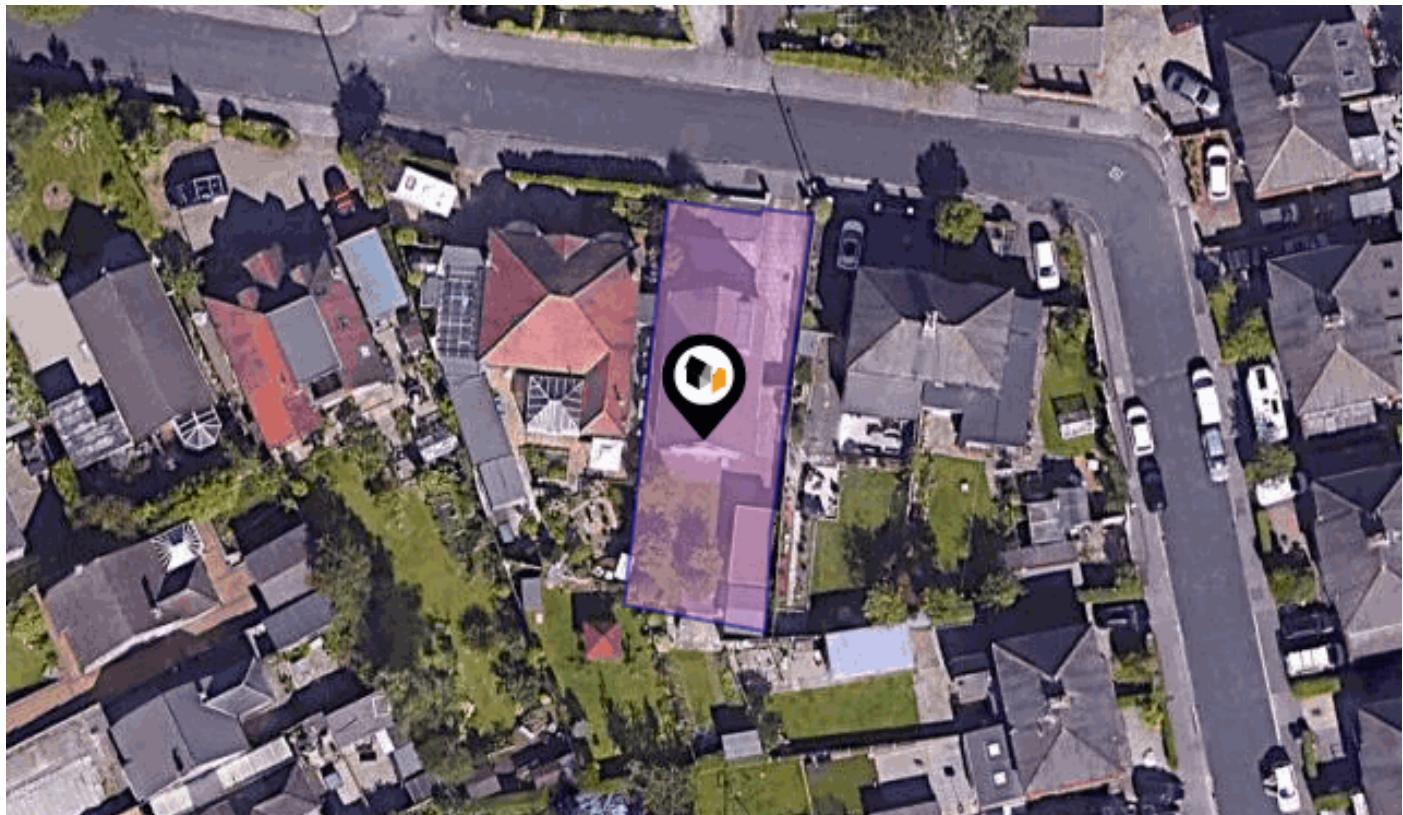


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 21<sup>st</sup> August 2025**



**PEMBURY AVENUE, 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](http://www.roberts-estates.co.uk)



# Introduction

## Our Comments

---

\* A Unique and Stylish Home\* In a Quiet Corner of Penwortham\* 4 Double BedroomsTucked away in a peaceful area of Penwortham, this beautifully designed and truly unique home offers the perfect blend of space, and practicality. Ideally situated with excellent transport links into Preston City Centre, it's also located within a sought-after catchment area for both primary and secondary schools, and close to a wide range of local amenities. As you step inside, you're welcomed by an immediate sense of light and space. The open staircase and expansive windows create a bright and airy atmosphere. There's a generous hallway with plenty of room to remove shoes and hang coats before moving through into the main living areas. The ground floor is cleverly laid out to suit a variety of lifestyles, featuring four generously sized rooms. These include a spacious kitchen, a light-filled living room with large French doors opening out onto the garden, and two additional rooms that can be used flexibly as bedrooms, home offices, or additional reception rooms to suit your needs. A modern shower room completes the ground floor, perfectly catering to the demands of contemporary family life. The kitchen is both stylish and functional-ideal for the most dedicated home cook. It features sleek gloss units, ample storage, and a range of integrated appliances including a hob, double oven, dishwasher, and fridge. There is also space and plumbing for a washing machine. Upstairs, you'll find two large double bedrooms, both enhanced by a superb range of fitted furniture. The family bathroom featuring a four-piece suite. The design and layout of this home have been thoughtfully considered throughout, resulting in a stylish and practical space that's perfectly suited to modern living. Outside, the rear garden is mature and well-established, filled with beautiful flowers and greenery. A charming summer house with power and internet connection offers an ideal space for a home office, creative studio, or teenage retreat. The property also benefits from a detached garage and ample off-road parking, making this an exceptional and versatile home-ready for its next chapter.

# Property Overview



## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,496 ft <sup>2</sup> / 139 m <sup>2</sup>		
Plot Area:	0.09 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,352		
Title Number:	LAN173220		

## 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)

7  
mb/s



80  
mb/s



1000  
mb/s



### Mobile Coverage:

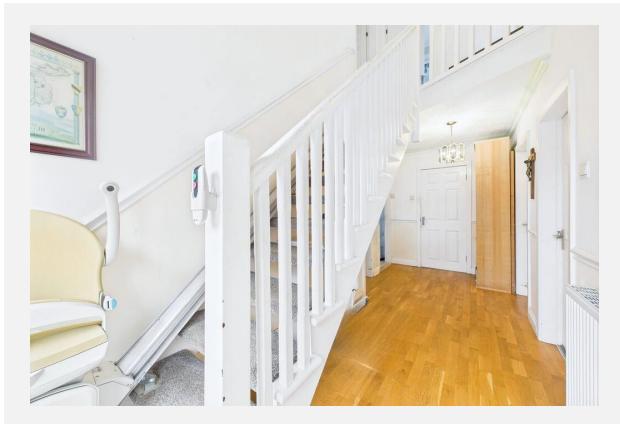
(based on calls indoors)



### Satellite/Fibre TV Availability:



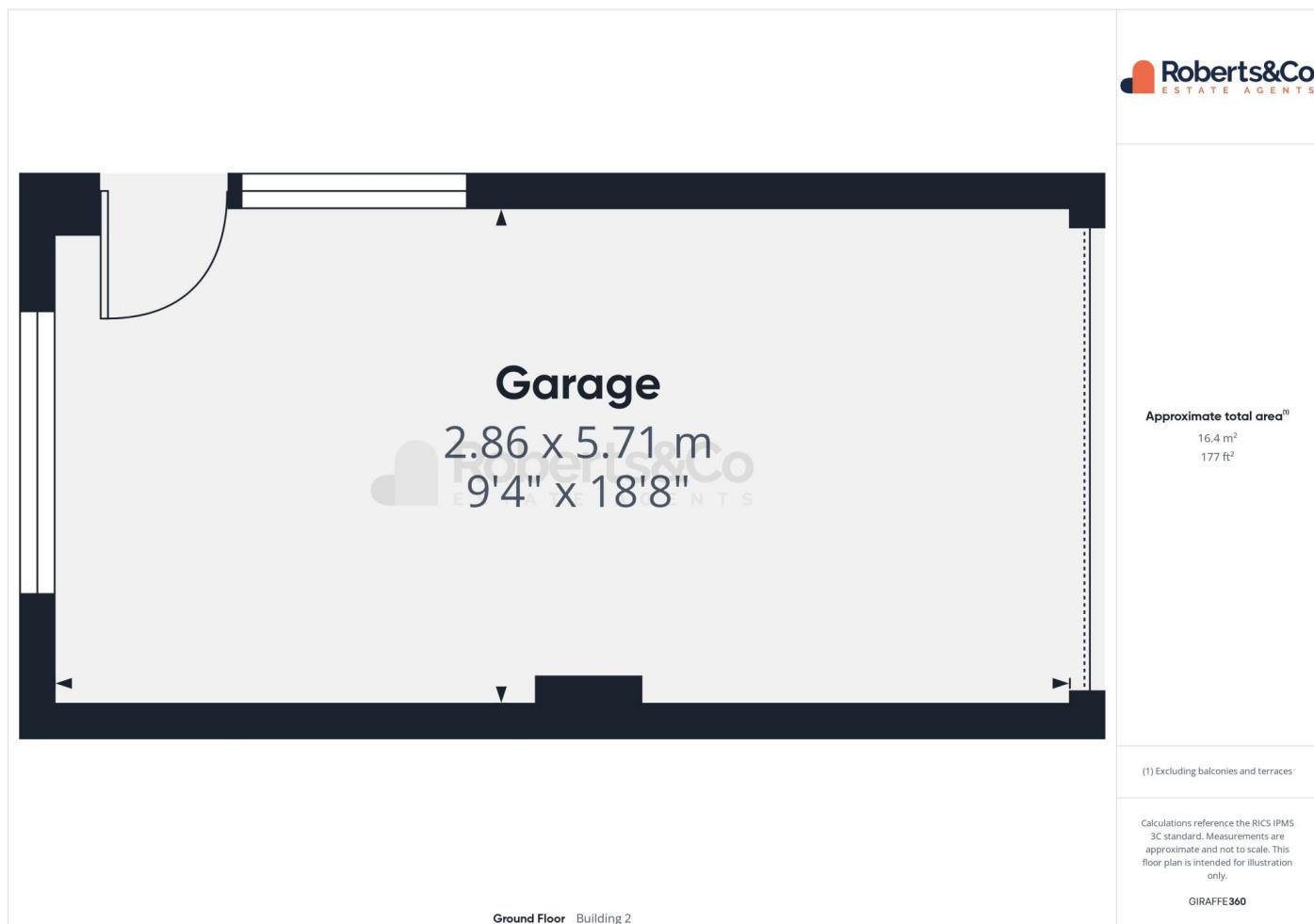
# Gallery Photos



# Gallery Photos



## PEMBURY AVENUE, PENWORTHAM, PRESTON, PR1



# Gallery Floorplan

## PEMBURY AVENUE, PENWORTHAM, PRESTON, PR1



## PEMBURY AVENUE, PENWORTHAM, PRESTON, PR1



# Gallery Floorplan

## PEMBURY AVENUE, PENWORTHAM, PRESTON, PR1



# Property EPC - Certificate

Pembury Avenue, Penwortham, PR1

Energy rating

**D**

Valid until 21.10.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

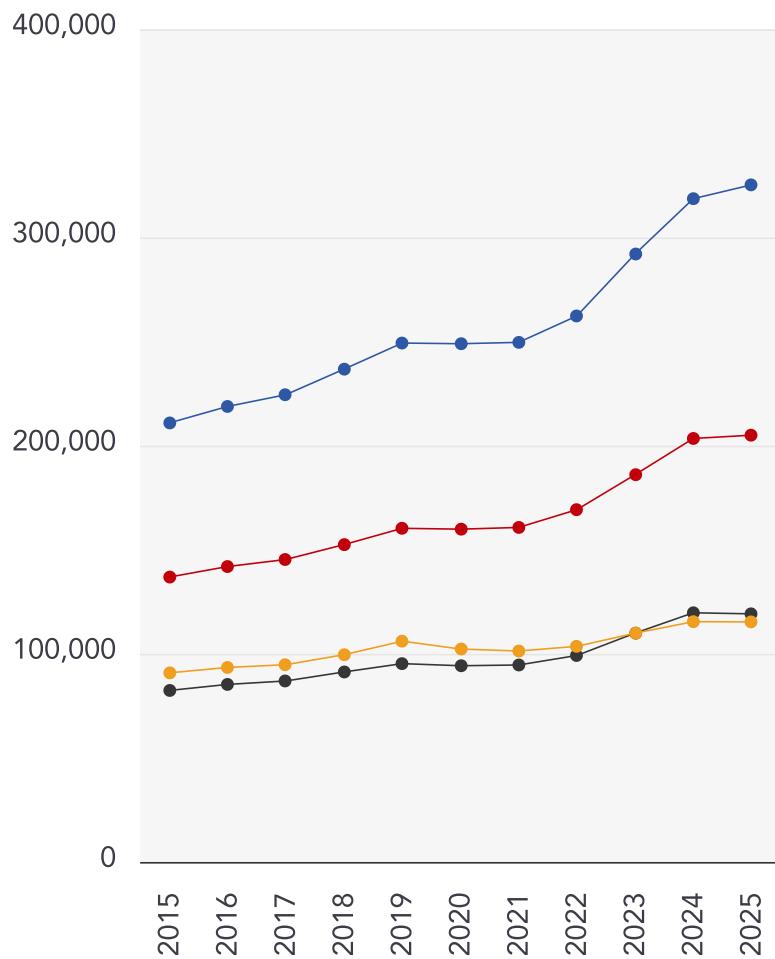
# Property EPC - Additional Data

## Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 20% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	139 m <sup>2</sup>

# Market House Price Statistics

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



Detached

**+54.23%**

Semi-Detached

**+49.8%**

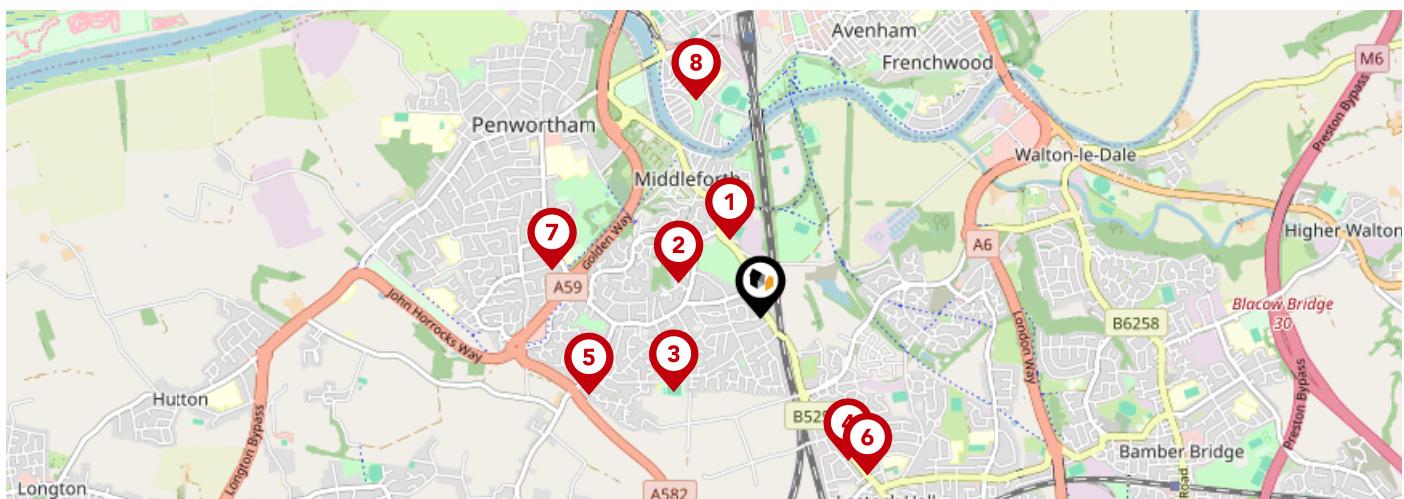
Flat

**+26.94%**

Terraced

**+44.66%**

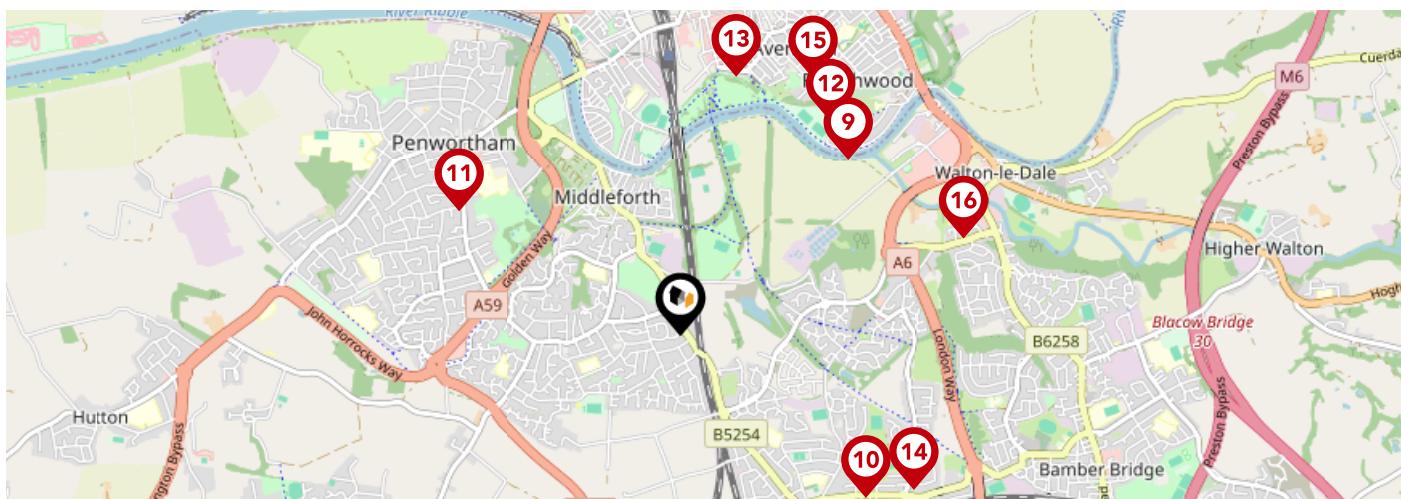
# Area Schools



Nursery Primary Secondary College Private

	St Mary Magdalen's Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement   Pupils: 190   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good   Pupils: 205   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kingsfold Primary School Ofsted Rating: Good   Pupils: 112   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Applebee Wood Community Specialist School Ofsted Rating: Good   Pupils: 161   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Penwortham Broad Oak Primary School Ofsted Rating: Good   Pupils: 201   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement   Pupils: 360   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding   Pupils: 208   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Stephen's CofE School Ofsted Rating: Good   Pupils: 351   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



Nursery Primary Secondary College Private



Christ The King Catholic High School

Ofsted Rating: Not Rated | Pupils: 395 | Distance: 1.07



Lostock Hall Community Primary School

Ofsted Rating: Good | Pupils: 424 | Distance: 1.08



Penwortham Girls' High School

Ofsted Rating: Outstanding | Pupils: 801 | Distance: 1.12



Frenchwood Community Primary School

Ofsted Rating: Requires improvement | Pupils: 330 | Distance: 1.15



Imam Muhammad Zakariya School

Ofsted Rating: Good | Pupils: 103 | Distance: 1.16



Lostock Hall Academy

Ofsted Rating: Good | Pupils: 778 | Distance: 1.23



St Augustine's Catholic Primary School, Preston

Ofsted Rating: Good | Pupils: 278 | Distance: 1.27

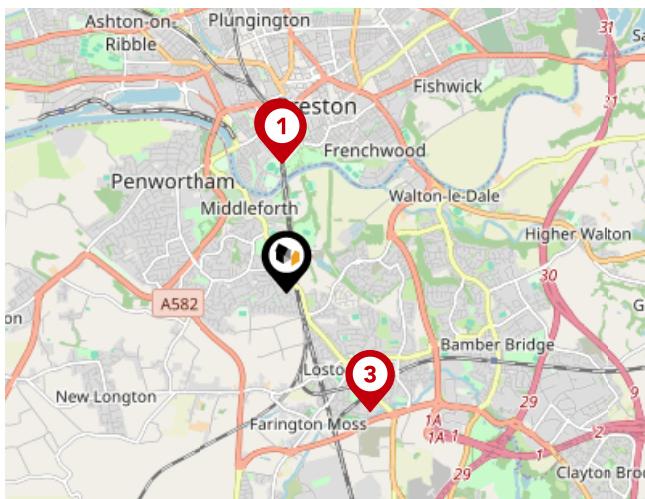


Walton-le-Dale, St Leonard's Church of England Primary School

Ofsted Rating: Good | Pupils: 258 | Distance: 1.31

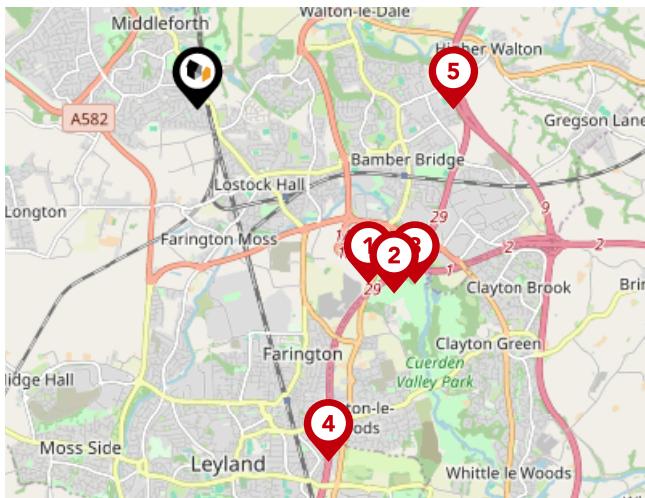


# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.14 miles
2	Preston Rail Station	1.17 miles
3	Lostock Hall Rail Station	1.28 miles



## Trunk Roads/Motorways

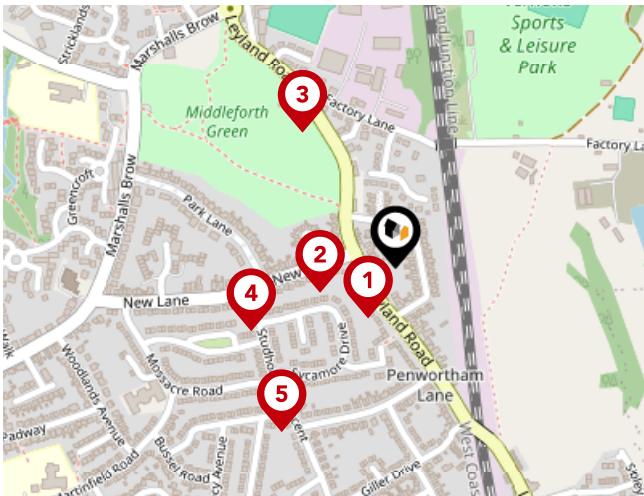
Pin	Name	Distance
1	M65 J1A	2.16 miles
2	M65 J1	2.37 miles
3	M6 J29	2.46 miles
4	M6 J28	3.31 miles
5	M6 J30	2.26 miles



## Airports/Helipads

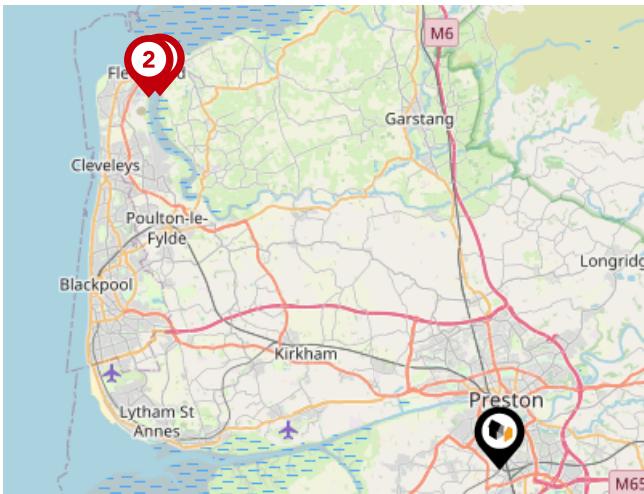
Pin	Name	Distance
1	Highfield	13.99 miles
2	Speke	28.46 miles
3	Manchester Airport	31.12 miles
4	Leeds Bradford Airport	43.65 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	New Lane	0.06 miles
2	New Lane School Stop	0.09 miles
3	Factory Lane	0.18 miles
4	Studholme Crescent	0.17 miles
5	Charnock Avenue	0.22 miles



## Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.67 miles
2	Fleetwood for Knott End Ferry Landing	17.87 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.

# Roberts & Co

## Testimonials



### 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\_sales\_lettings/



@Roberts\_and\_Co

# 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.

Powered by



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### Roberts & Co

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



Land Registry



Ofcom

