

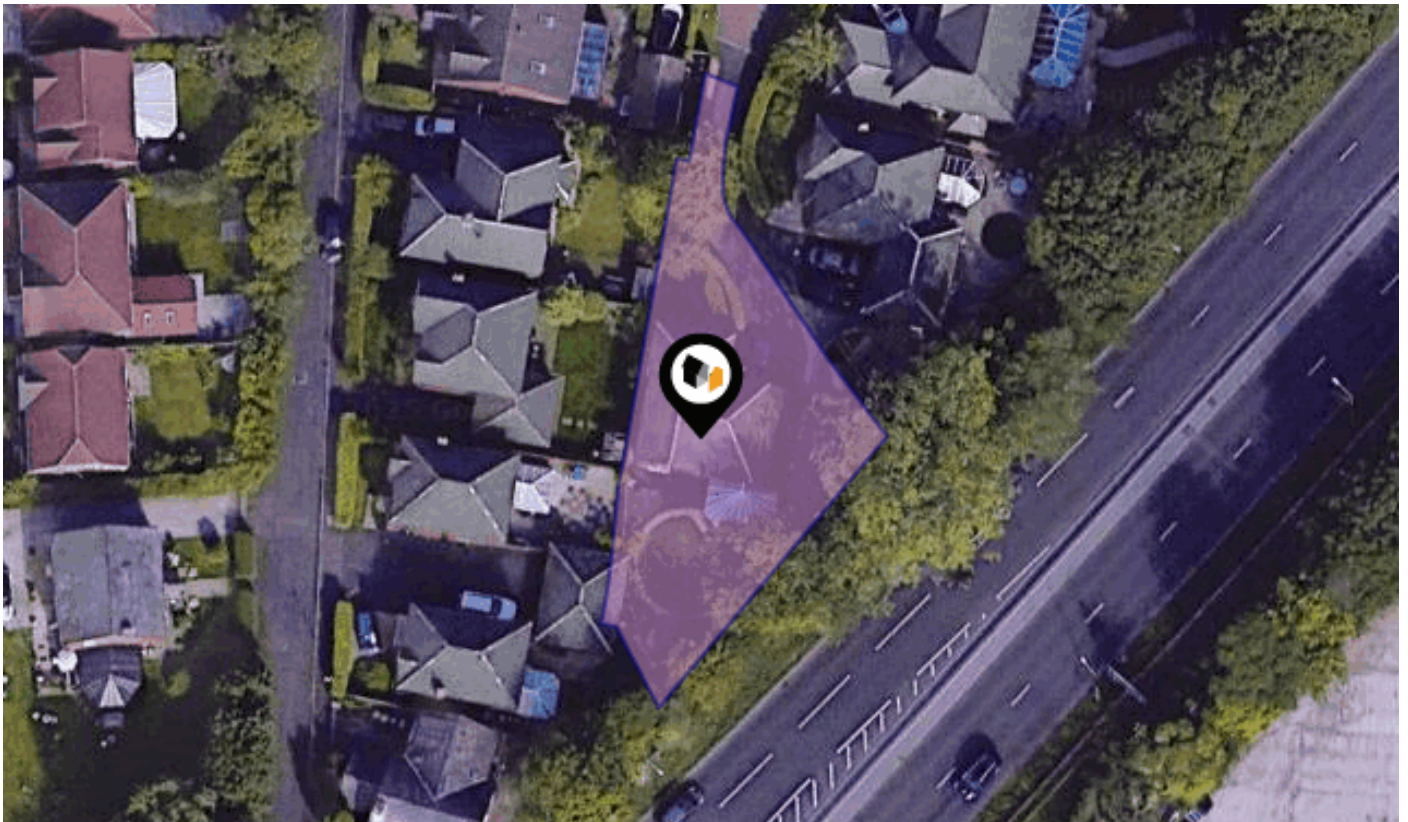


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 03rd September 2025



WOODFOLD, 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 5-Bedroom Family Home Built by Pringle Homes* Private Plot with Double Garage* Sought-After Location

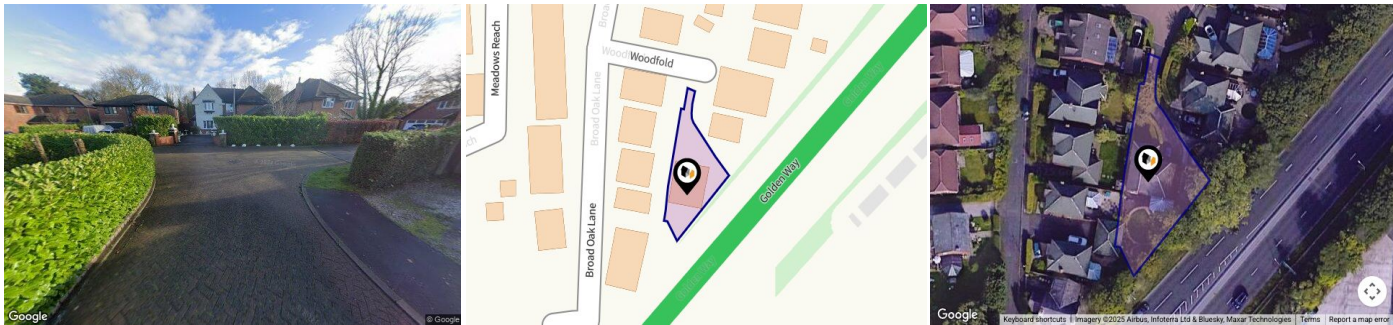
This impressive five-bedroom detached home, built by the renowned Pringle Homes, is a true example of quality craftsmanship and thoughtful design. Set on a private plot within a quiet cul-de-sac, the property offers generous living space both inside and out, making it perfect for growing families. The location also provides excellent access to a range of highly regarded local schools.

From the moment you step inside, the spacious entrance hall creates a welcoming first impression. The ground floor offers a wealth of living accommodation, including a bright and airy living room with a bay window and feature fireplace, and a second reception room with double doors opening directly onto the garden - ideal as a formal dining room, playroom, or home office.

The heart of the home is the large family dining kitchen, which is fitted with a range of units and quality integrated appliances including a fridge freezer, dishwasher, gas hob, and electric ovens. This space flows through to the conservatory, which enjoys lovely views over the rear garden, creating the perfect space for relaxed everyday living. A separate utility room and a downstairs WC complete the ground floor layout. Upstairs, the property boasts five generously sized double bedrooms. The primary bedroom benefits from its own en-suite shower room and fitted wardrobes. Bedrooms three and four also feature built-in storage, and all are served by a well-appointed family bathroom.

Externally, the home sits on a private, enclosed plot with a well-maintained rear garden and an additional good-sized area to the side, offering plenty of space for outdoor entertaining or potential future landscaping. There is a double garage with an electric door, housing the boiler, and a driveway providing parking for two vehicles.

This spacious and well-maintained property offers everything a modern family could need - quality, space, and a peaceful yet convenient location.



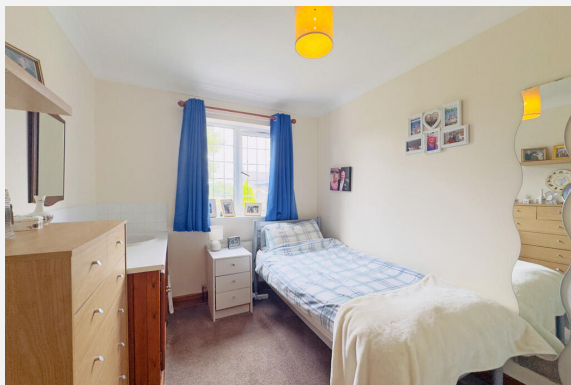
Property

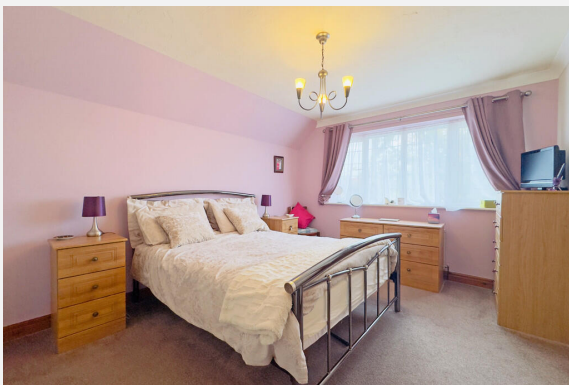
Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Plot Area:	0.13 acres		
Year Built :	1996-2002		
Council Tax :	Band E		
Annual Estimate:	£2,875		
Title Number:	LA883496		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	15 mb/s	80 mb/s	- mb/s
• Surface Water	Very low			

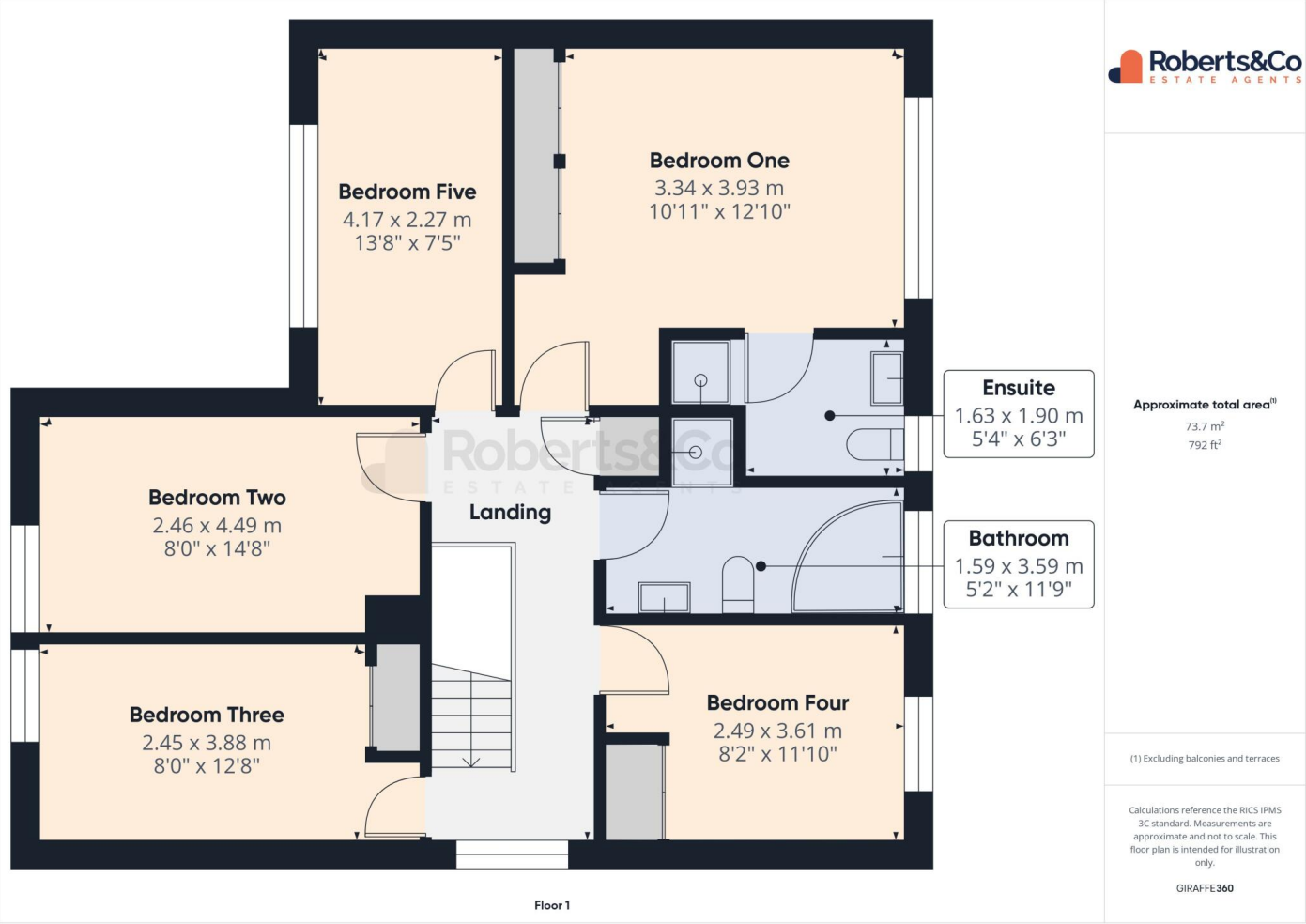
Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		
						
						







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Ground Floor



Floor 1



Approximate total area^m
181.9 m²
1956 ft²

(1) Excluding balconies and terraces

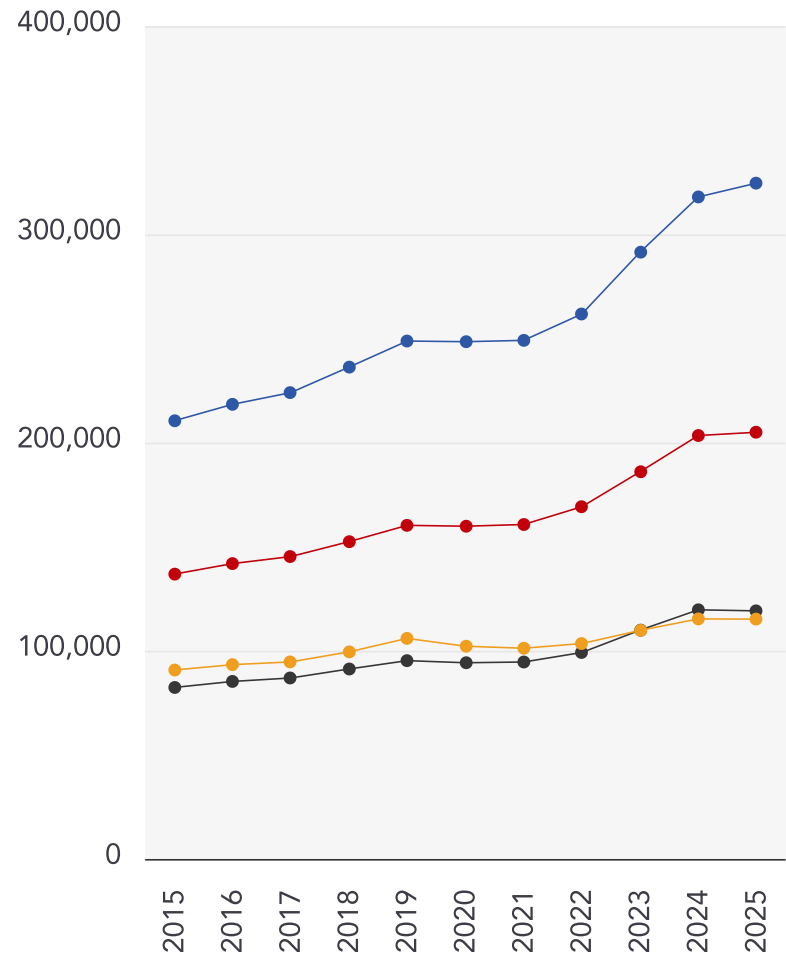
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

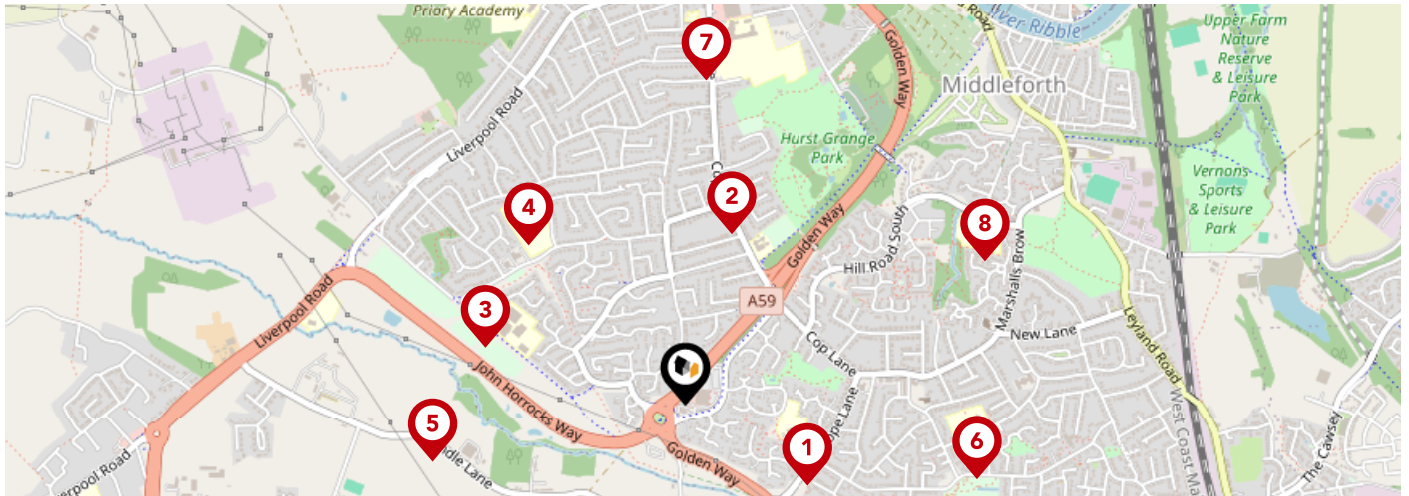
+49.8%

Flat

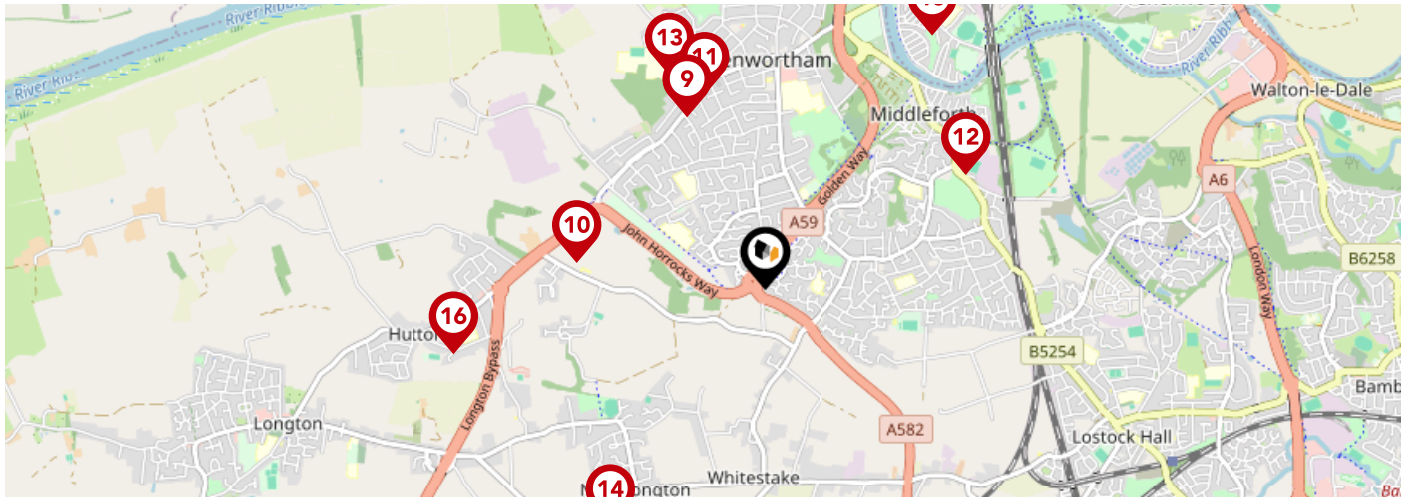
+26.94%

Terraced

+44.66%



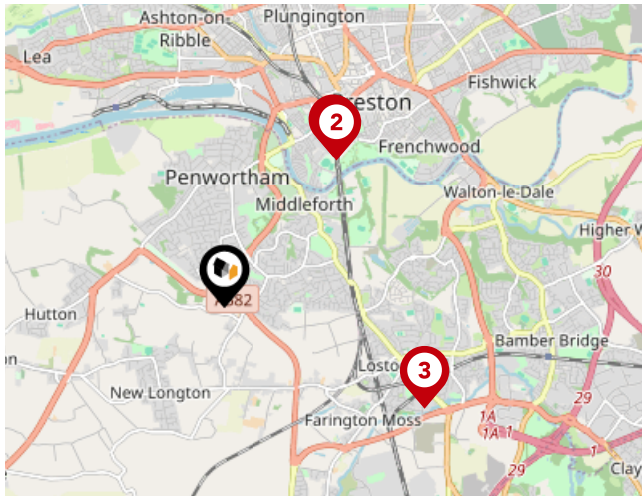
		Nursery	Primary	Secondary	College	Private
1	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.32	☐	☒	☐	☐	☐
2	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.39	☐	☒	☐	☐	☐
3	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.46	☐	☐	☒	☐	☐
4	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.49	☐	☒	☐	☐	☐
5	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.57	☐	☒	☐	☐	☐
6	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.66	☐	☒	☐	☐	☐
7	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.71	☐	☐	☒	☐	☐
8	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.73	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.83	☐	☒	☐	☐	☐
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.83	☐	☒	☐	☐	☐
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.9	☐	☒	☐	☐	☐
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.01	☐	☒	☐	☐	☐
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:1.03	☐	☐	☒	☐	☐
	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.24	☐	☒	☐	☐	☐
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.33	☐	☒	☐	☐	☐
	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.4	☐	☐	☒	☐	☐

Area

Transport (National)



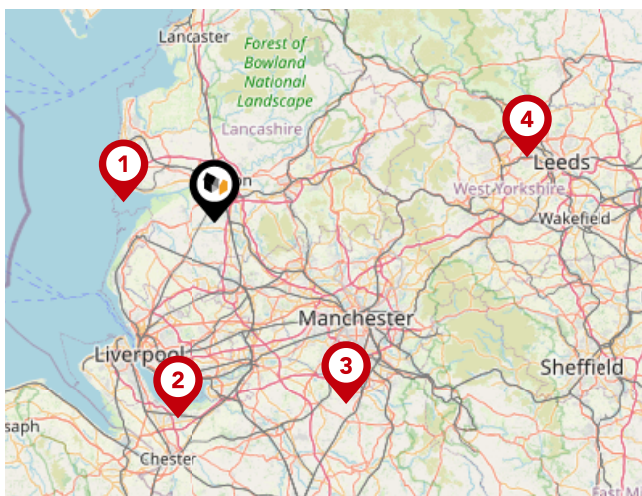
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.63 miles
2	Preston Rail Station	1.63 miles
3	Lostock Hall Rail Station	1.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.88 miles
2	M55 J1	4.45 miles
3	M6 J28	3.65 miles
4	M65 J1	3.11 miles
5	M6 J29	3.24 miles

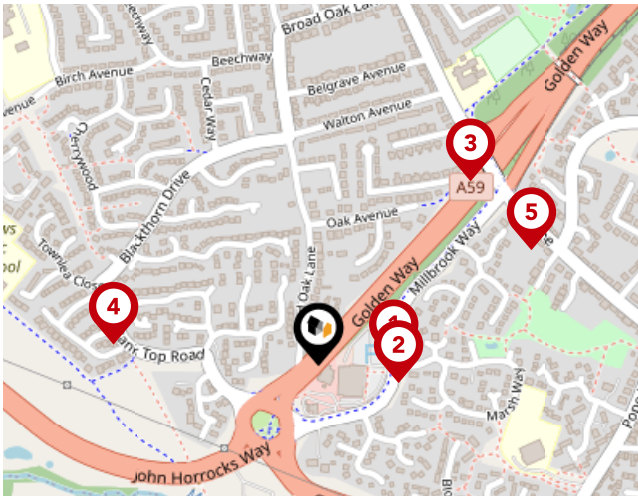


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.03 miles
2	Speke	28.1 miles
3	Manchester Airport	31.58 miles
4	Leeds Bradford Airport	44.67 miles

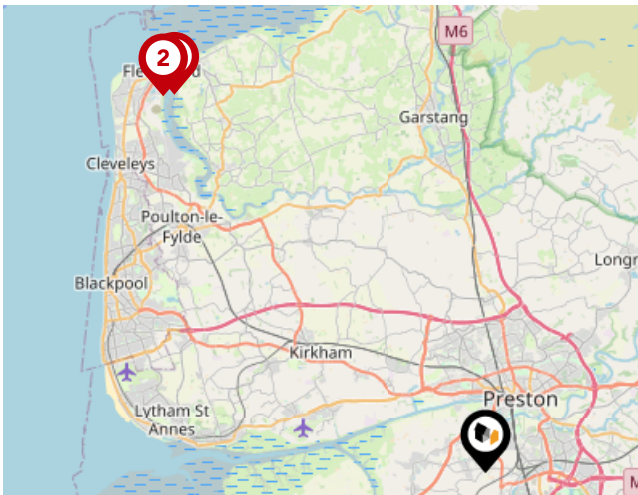
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Millbrook Way	0.08 miles
2	Millbrook Way South	0.09 miles
3	Cromwell Road	0.26 miles
4	Blackthorn Drive	0.23 miles
5	Hill Rd South	0.27 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.12 miles
2	Fleetwood for Knott End Ferry Landing	17.31 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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Roberts & Co

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