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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24th September 2025



GLENWAY, PENWORTHAM, PRESTON, PR1

Roberts & Co

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* A Hidden Gem in Penwortham* Spacious 4-Bedroom Semi-Detached Bungalow* Tucked Away in the Sought-After Location of Glenway, Penwortham

This deceptively spacious four-bedroom semi-detached bungalow is brimming with charm, character, and potential. With standout features including two cosy wood-burning stoves, a newly fitted kitchen, and beautifully landscaped gardens, this property offers both comfort and versatility - the perfect family home or forever retreat. The property is approached via a paved driveway providing ample parking for several vehicles – ideal for both family and guests. Step inside to a bright and welcoming entrance hall, complete with a useful cloaks cupboard, offering the perfect spot to tuck away coats, bags, and shoes. At the rear lies the impressive dining kitchen, recently updated and thoughtfully designed with an extensive range of cabinetry and generous worktop space. Well-equipped with integrated appliances – including fridge freezer, dishwasher, and space for a washing machine - this is a kitchen that makes cooking and entertaining a pleasure. There's plenty of room for a dining table too, creating a sociable hub where the family can gather for morning coffee or evening meals. To the left of the hall, the living room welcomes you with its feature bay window and wood-burning stove - the perfect place to curl up on chilly evenings with a film or favourite book. At the back of the house, a second reception room enjoys views over the garden. This room also features a wood burner and is ideal as a snug, formal dining room, or family sitting area. The ground floor is home to two well-proportioned bedrooms. The first is a bright and spacious double, featuring fitted wardrobes and a large bay window that floods the room with natural light. The second bedroom offers great flexibility, making it ideal as a guest room, home office, or additional family space. A family bathroom completes this level. Upstairs, you'll find two further generous bedrooms, both offering excellent proportions and clever eaves storage. A modern shower room serves this floor, creating a versatile living arrangement perfectly suited for family or guests. The rear garden is a true highlight - beautifully landscaped, private, and tranquil. Mature trees and shrubs provide natural screening, while well-stocked borders bring seasonal colour. A large patio area is perfect for outdoor dining and entertaining, making it an idyllic retreat for summer barbecues and evening drinks. For those needing additional storage or workshop space, the property also includes a detached garage, workshop, and storeroom.

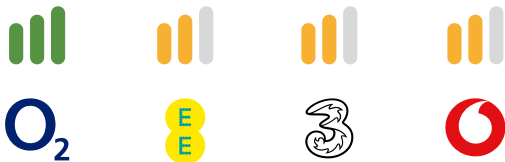


Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,603 ft ² / 149 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band C		
Annual Estimate:	£2,091		
Title Number:	LA771809		

Local Area

Local Authority:	South ribble	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low			
• Surface Water	Very low			
		17 mb/s	80 mb/s	1000 mb/s
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		





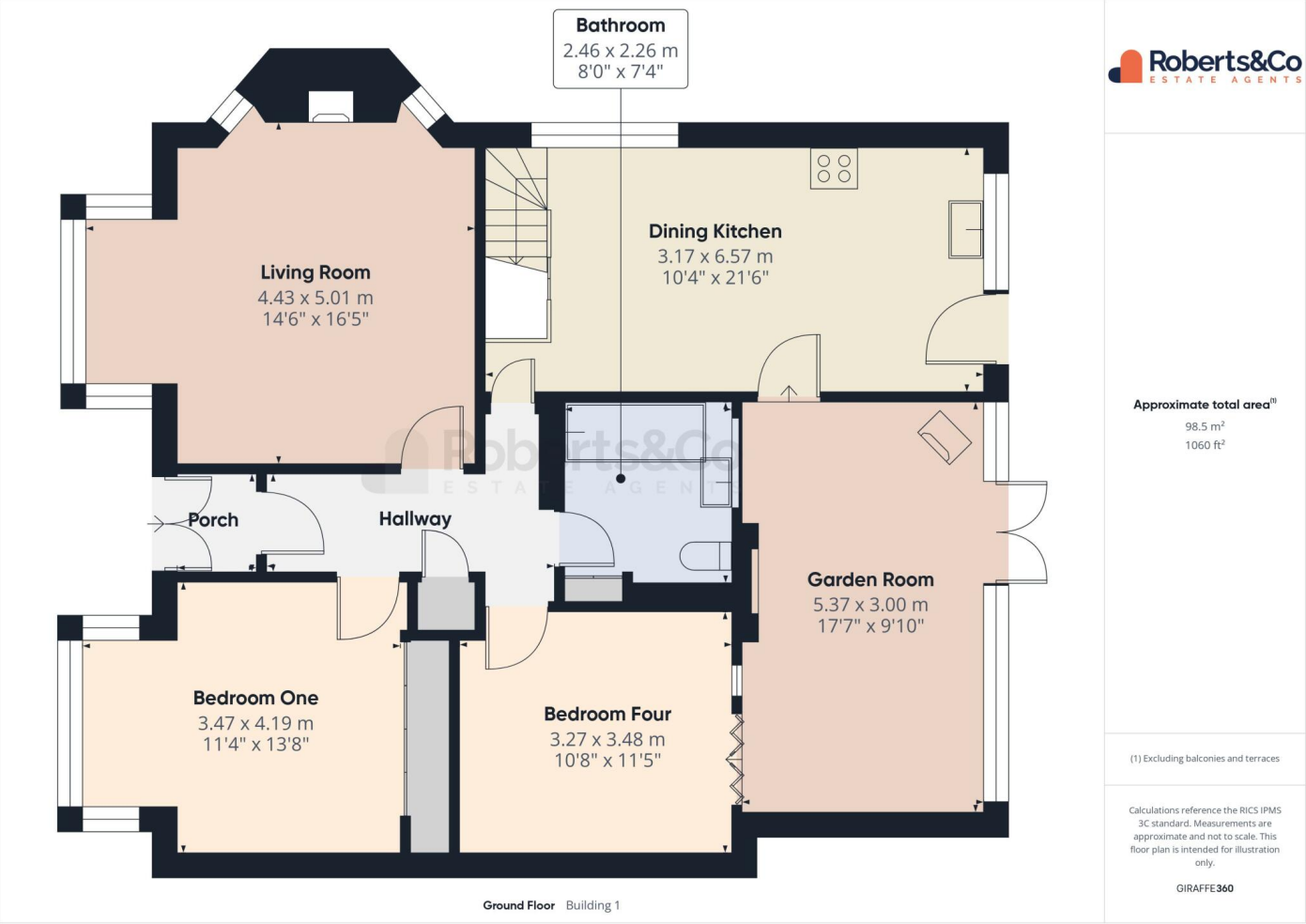




GLENWAY, PENWORTHAM, PRESTON, PR1

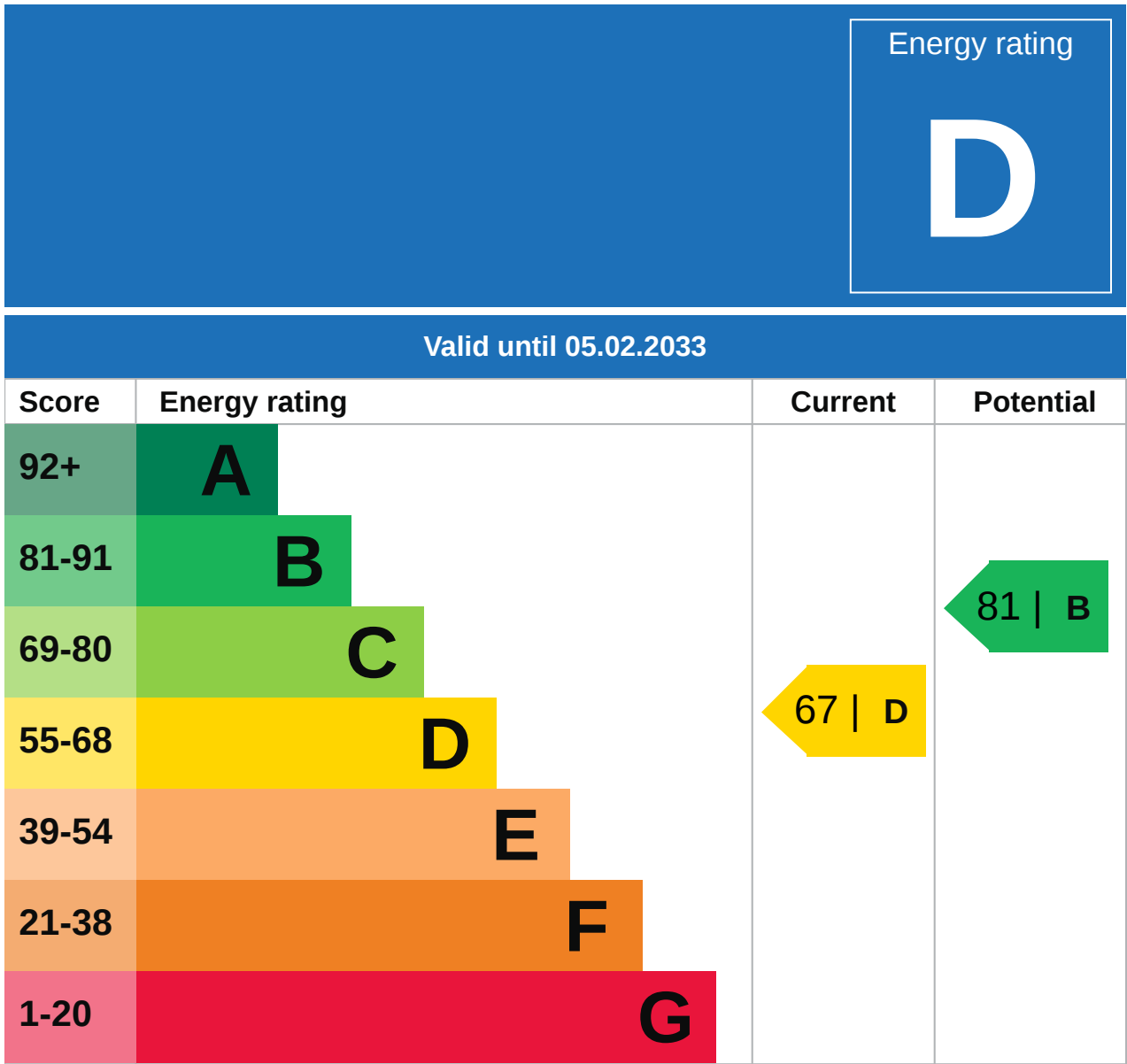


GLENWAY, PENWORTHAM, PRESTON, PR1



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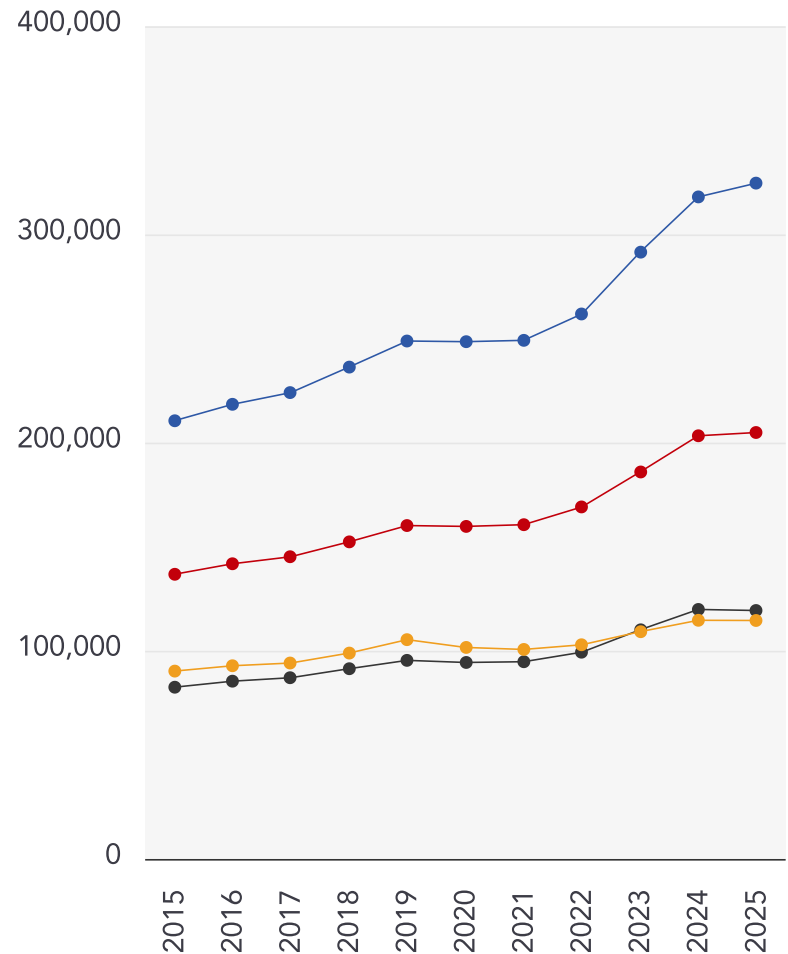
Additional EPC Data

Property Type:	Semi-detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched 100 mm loft insulation
Roof Energy:	Average
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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	149 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

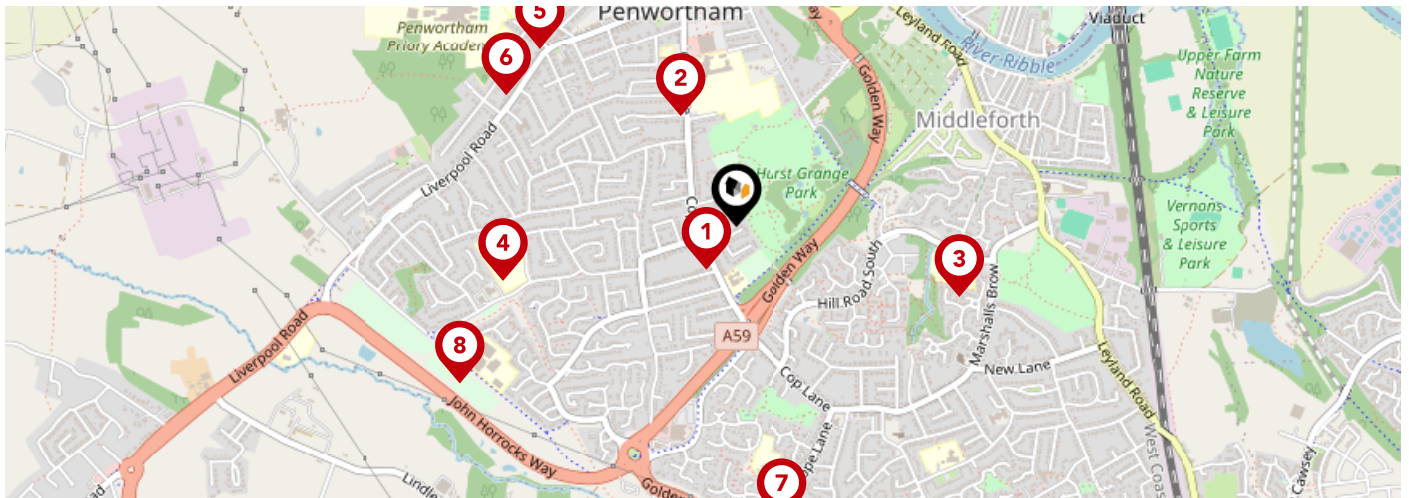
+49.8%

Flat

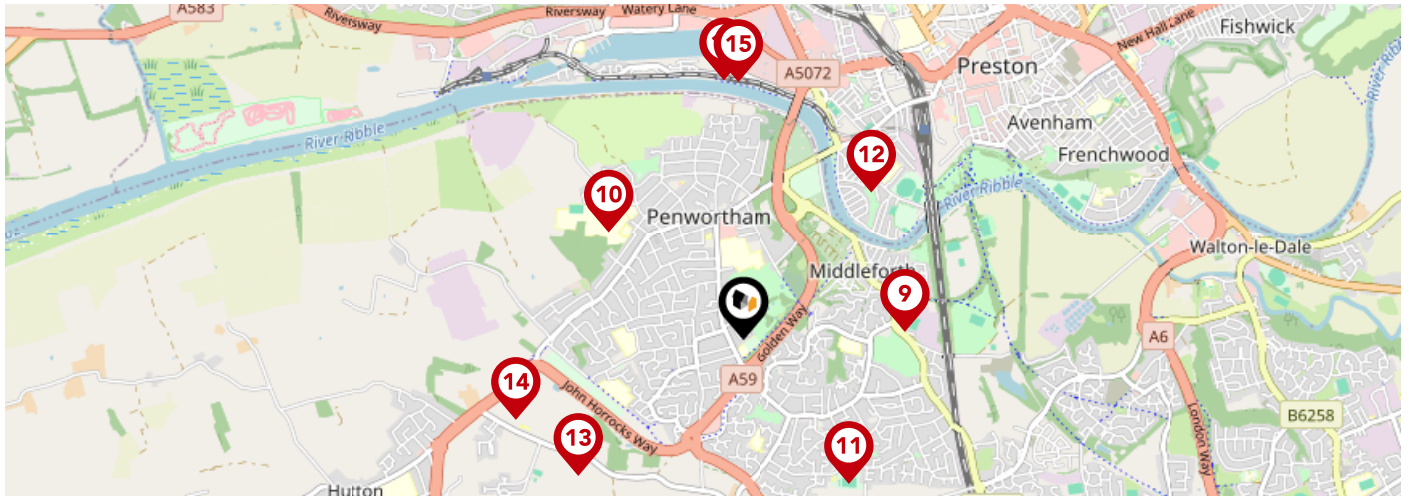
+26.94%

Terraced

+44.66%



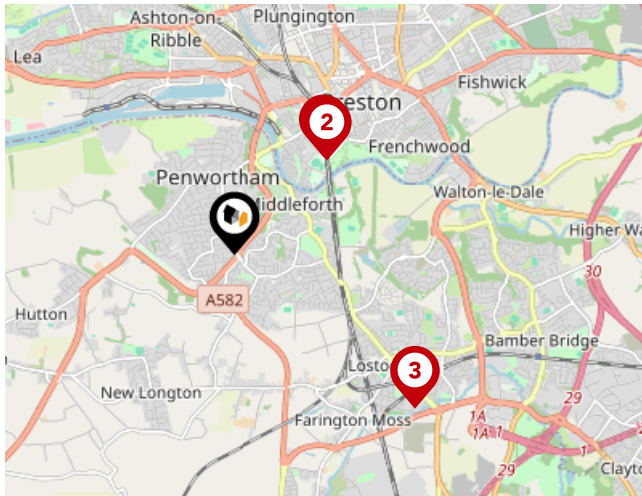
		Nursery	Primary	Secondary	College	Private
1	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.12	☐	☒	☐	☐	☐
2	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.27	☐	☐	☒	☐	☐
3	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.51	☐	☒	☐	☐	☐
4	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.53	☐	☒	☐	☐	☐
5	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.58	☐	☒	☐	☐	☐
6	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.58	☐	☒	☐	☐	☐
7	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.65	☐	☒	☐	☐	☐
8	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.7	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.71	☐	☒	☐	☐	☐
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.75	☐	☐	☒	☐	☐
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.79	☐	☒	☐	☐	☐
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.86	☐	☒	☐	☐	☐
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.94	☐	☒	☐	☐	☐
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:1.05	☐	☒	☐	☐	☐
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:1.13	☐	☐	☒	☐	☐
	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.14	☐	☐	☒	☐	☐

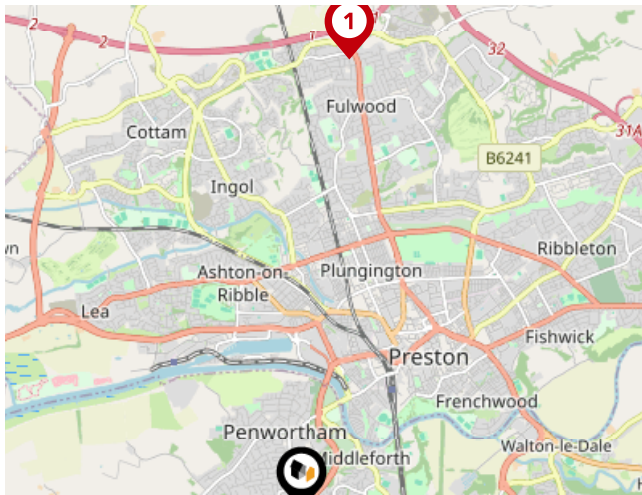
Area

Transport (National)



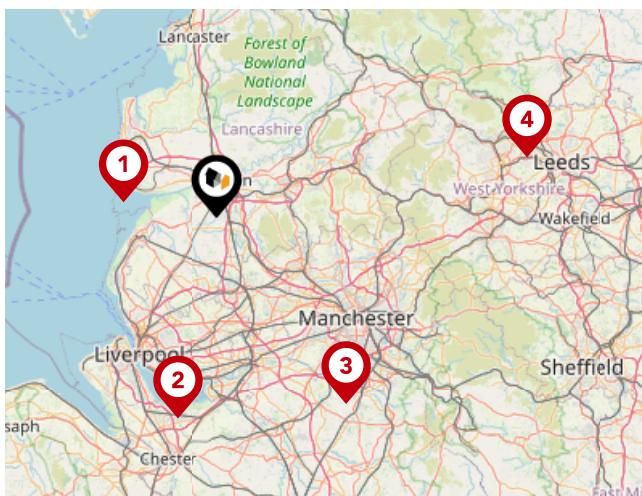
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.16 miles
2	Preston Rail Station	1.16 miles
3	Lostock Hall Rail Station	2.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.96 miles
2	M65 J1A	3 miles
3	M65 J1	3.22 miles
4	M6 J28	3.95 miles
5	M6 J29	3.32 miles

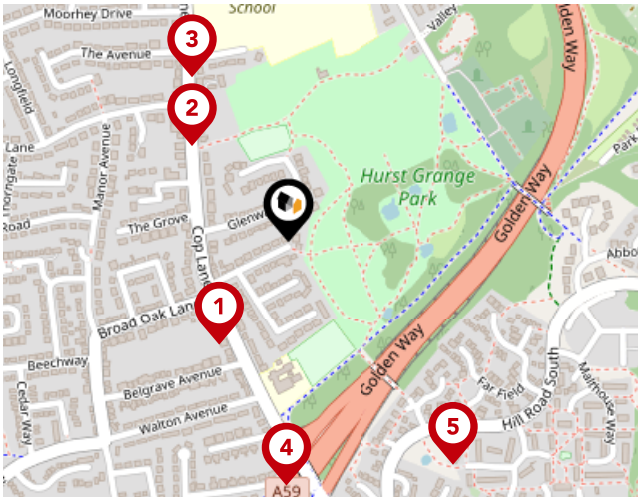


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.1 miles
2	Speke	28.59 miles
3	Manchester Airport	31.86 miles
4	Leeds Bradford Airport	44.41 miles

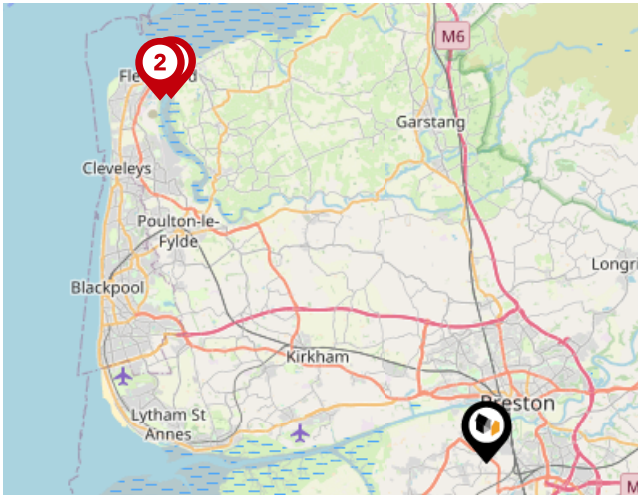
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broad Oak Lane	0.13 miles
2	Manor Lane south	0.15 miles
3	Cop Lane School Stop Only	0.21 miles
4	Cromwell Road	0.27 miles
5	Hill Road South	0.3 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.87 miles
2	Fleetwood for Knott End Ferry Landing	17.07 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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