

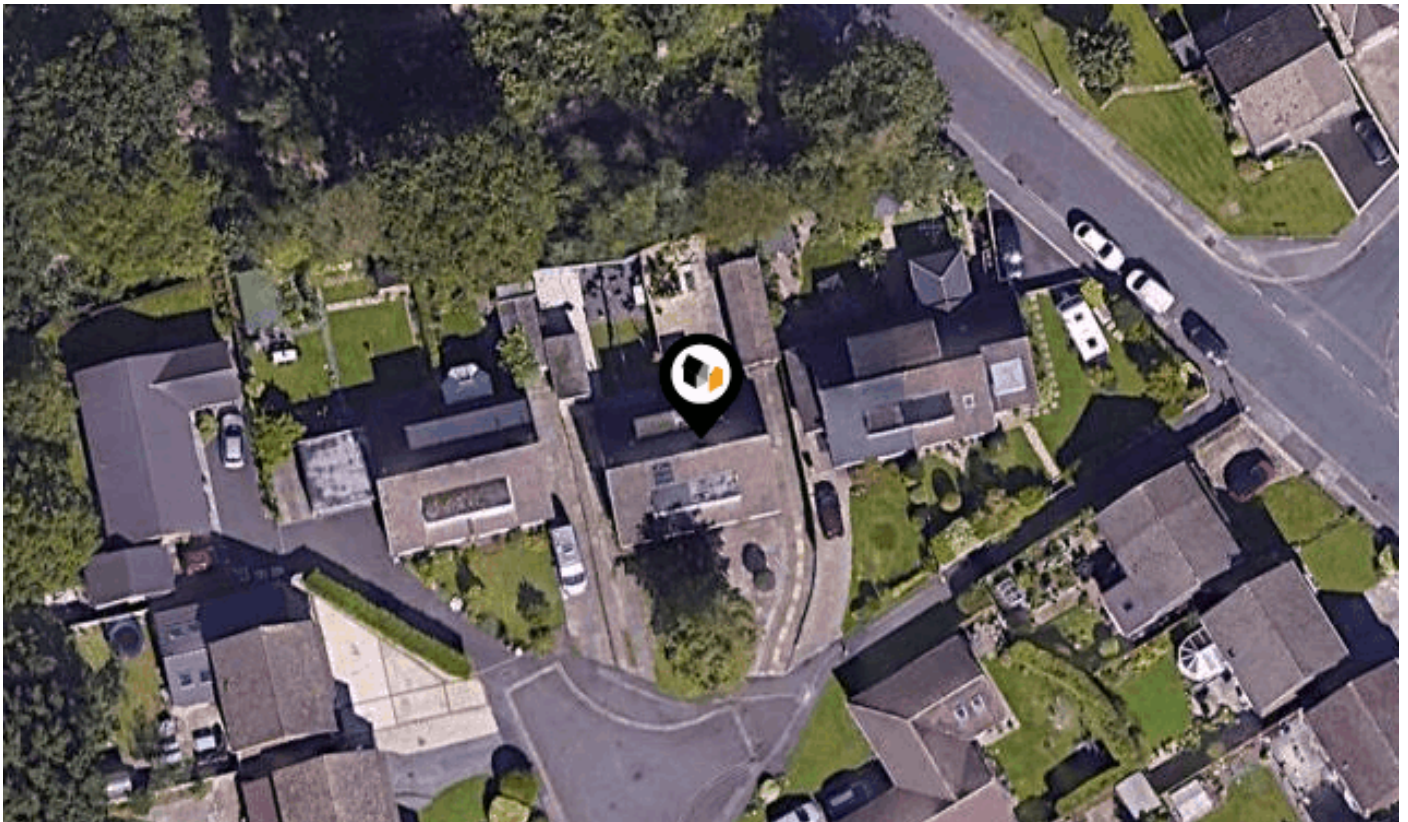


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 10th October 2025



MULBERRY AVENUE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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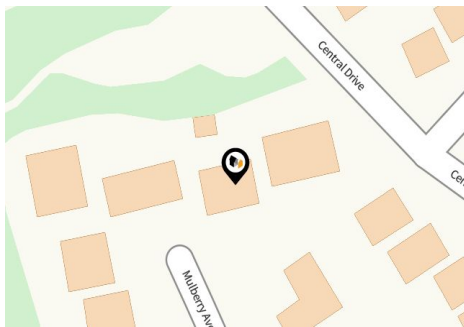


*** Spacious 4 Bedroom Semi Detached Home* Flexible Living* Opportunity for Putting Your Own Stamp On**
This spacious four-bedroom dormer-style semi-detached home is full of potential and ready to be re-imagined by its next owner. Offering a flexible layout and generous living space, it presents a fantastic opportunity for buyers looking to put their own stamp on a well-located property.

The ground floor features two well-proportioned bedrooms, one of which benefits from an en-suite shower room-ideal for guests, multi-generational living, or as a convenient home office setup. A spacious living room to the front of the property is flooded with natural light through a large window with an open front aspect and includes a gas fire, creating a cosy and welcoming focal point.

The kitchen/diner offers ample space for a small dining table and chairs and includes plumbing and space for a washing machine, room for a freestanding cooker, and under-counter space for both a fridge and freezer. This is a practical and functional space with excellent potential to be modernised into a stylish family kitchen. Upstairs, you'll find two generous double bedrooms, a family bathroom, and a separate WC, offering convenience and privacy for family members or guests.

The property sits on a low-maintenance plot with tidy gardens to both the front and rear, ideal for those looking for outdoor space without the upkeep. There is ample off-road parking, a detached garage, and an additional storeroom, providing valuable space for storage, hobbies, or potential workshop use.



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,119 ft ² / 104 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)

8	38	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:







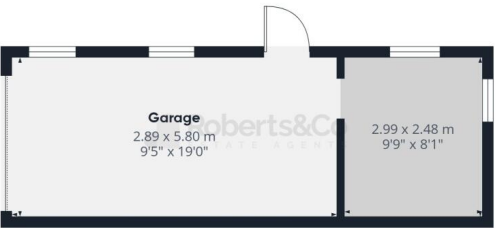
MULBERRY AVENUE, PENWORTHAM, PRESTON, PR1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

113.3 m²
1218 ft²

Reduced headroom
0.8 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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

GIRAFFE360

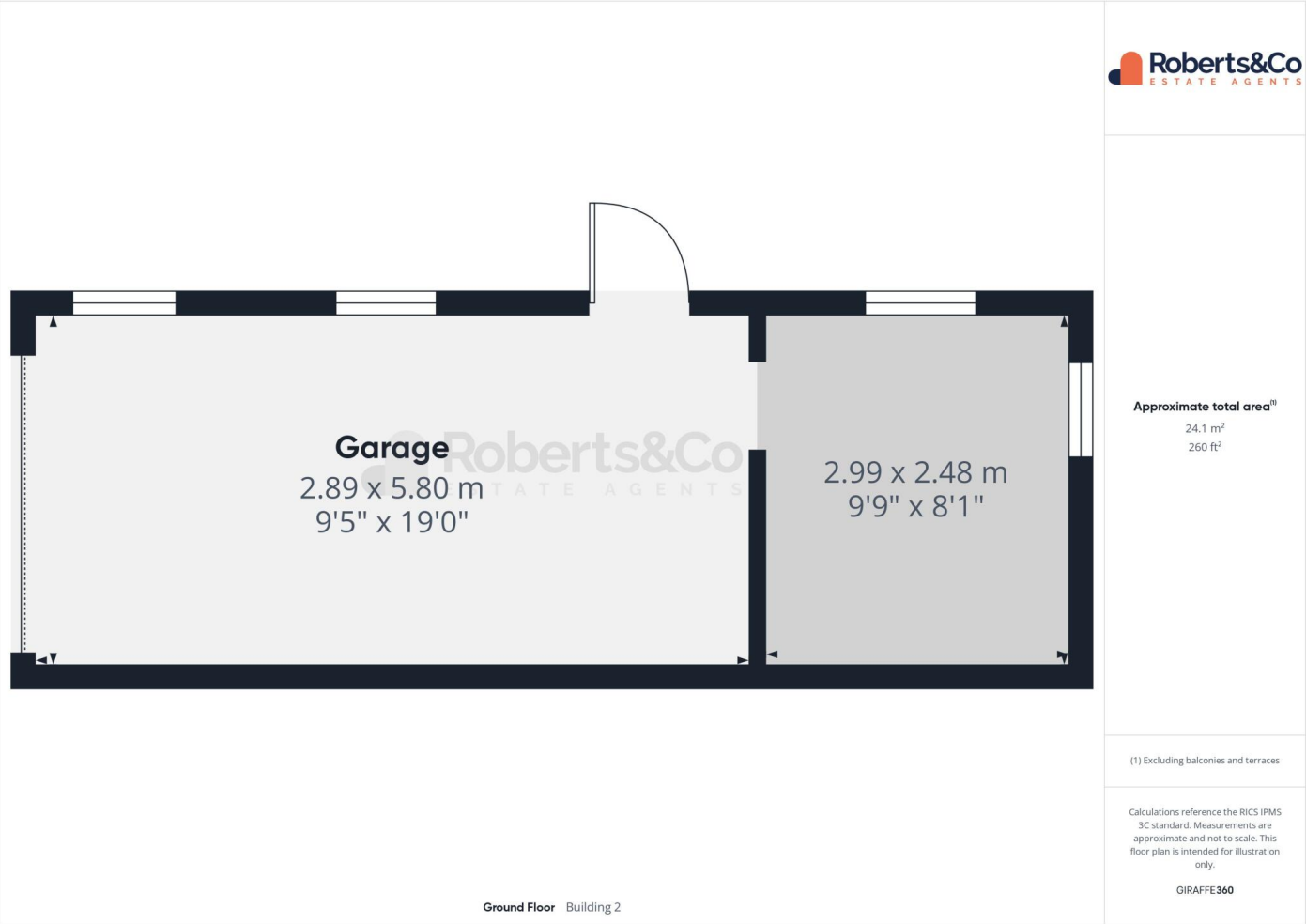
MULBERRY AVENUE, PENWORTHAM, PRESTON, PR1

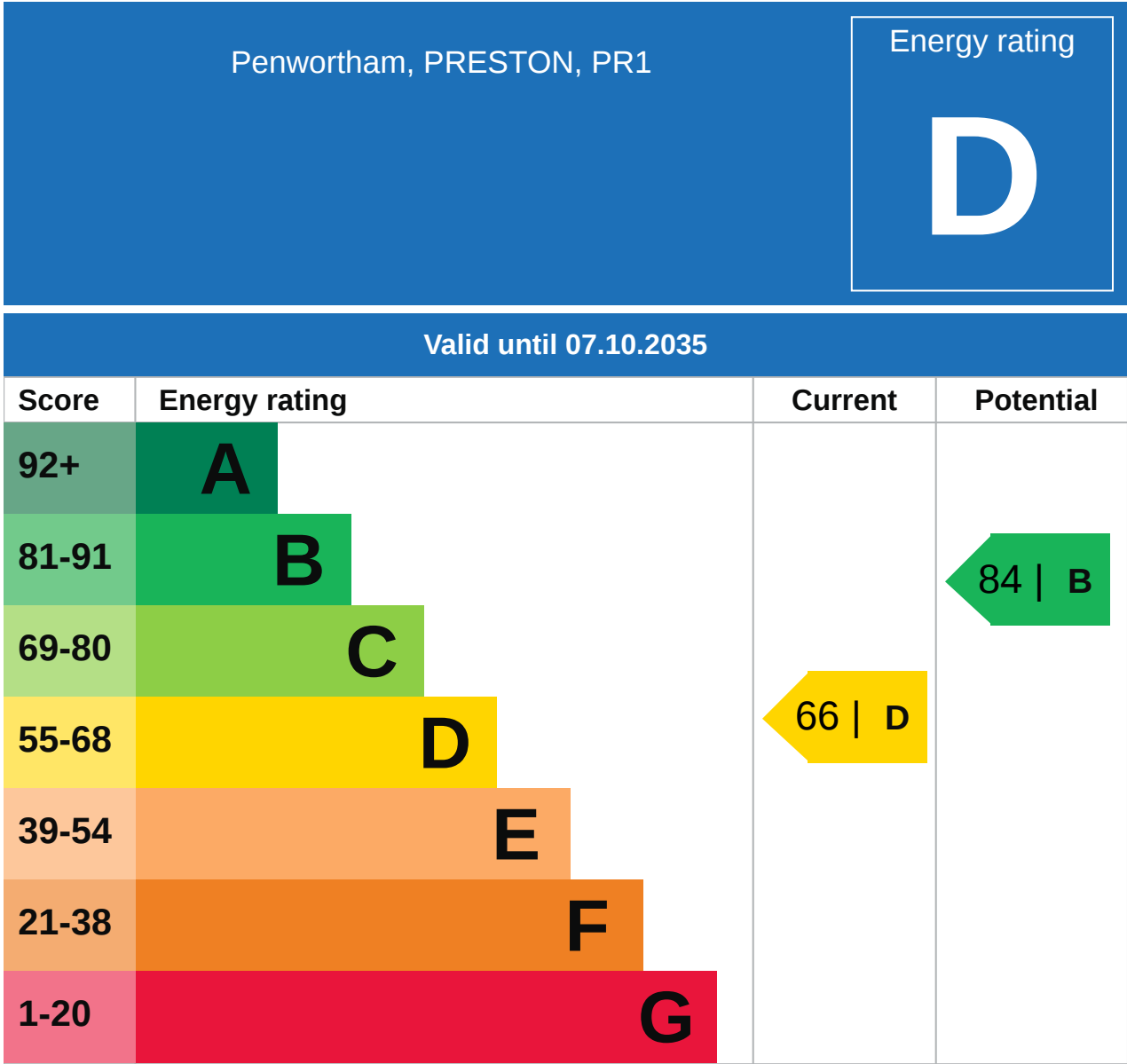


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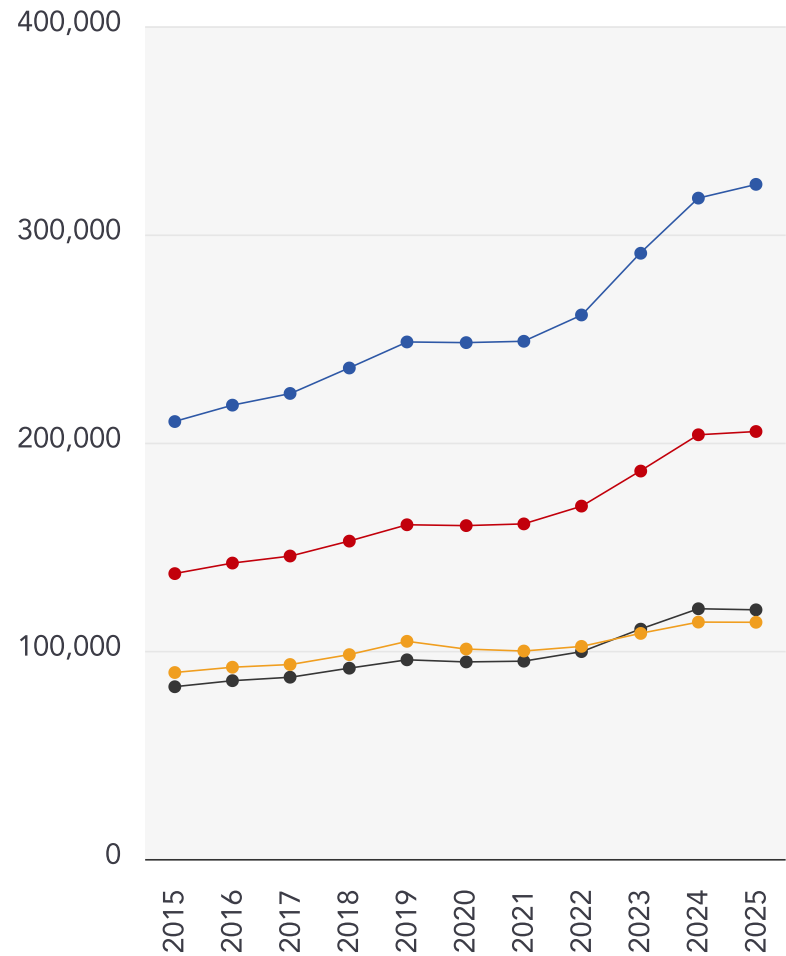
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated (assumed)
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, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	104 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

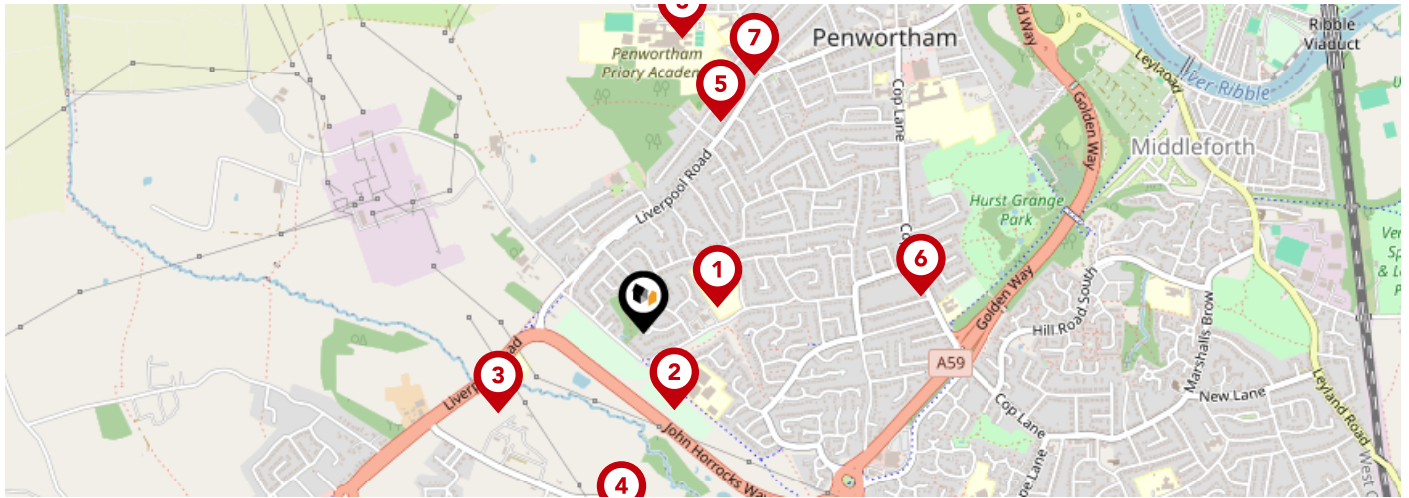
+49.8%

Flat

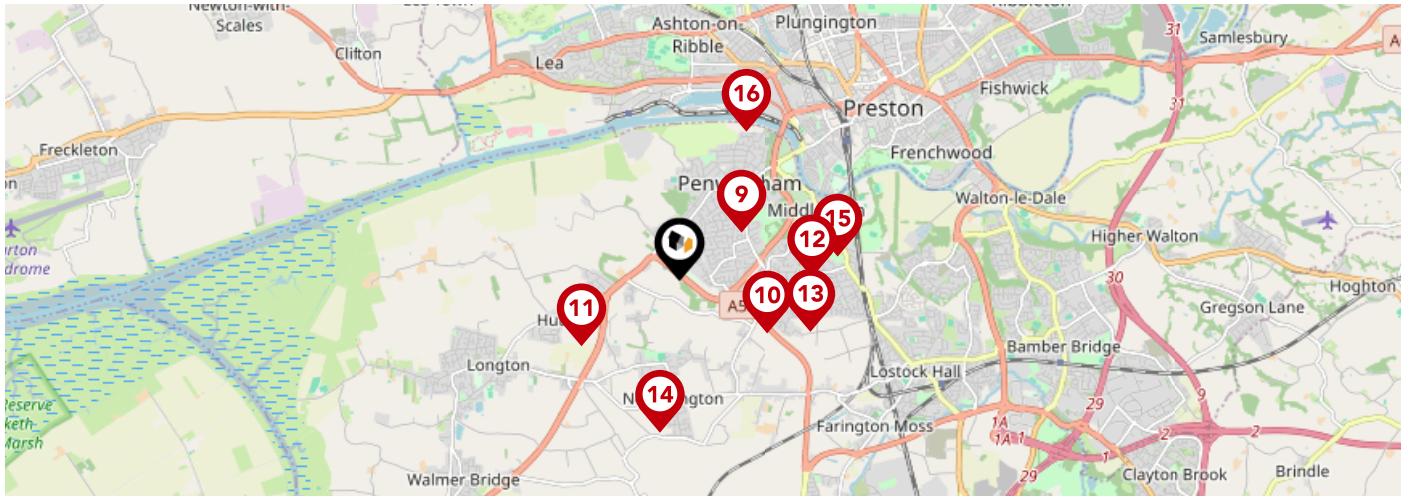
+26.94%

Terraced

+44.66%



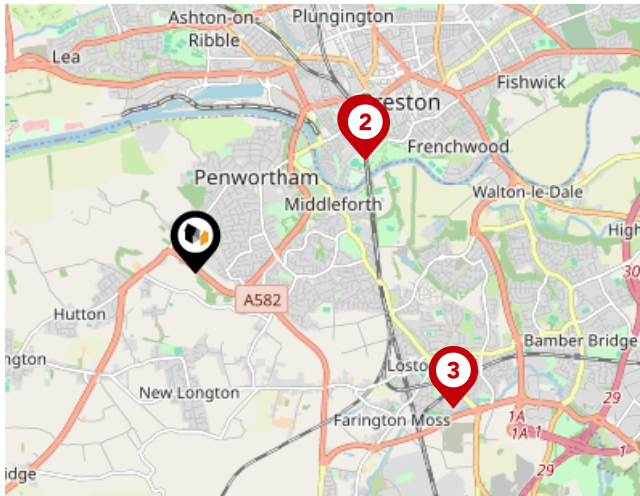
		Nursery	Primary	Secondary	College	Private
1	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.17	☐	☒	☐	☐	☐
2	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.18	☐	☐	☒	☐	☐
3	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.36	☐	☒	☐	☐	☐
4	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.42	☐	☒	☐	☐	☐
5	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.49	☐	☒	☐	☐	☐
6	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.61	☐	☒	☐	☐	☐
7	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.61	☐	☒	☐	☐	☐
8	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.65	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.69	☐	☐	☒	☐	☐
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.9	☐	☒	☐	☐	☐
	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.04	☐	☐	☒	☐	☐
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.16	☐	☒	☐	☐	☐
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.23	☐	☒	☐	☐	☐
	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.35	☐	☒	☐	☐	☐
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.4	☐	☒	☐	☐	☐
	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.44	☐	☐	☒	☐	☐

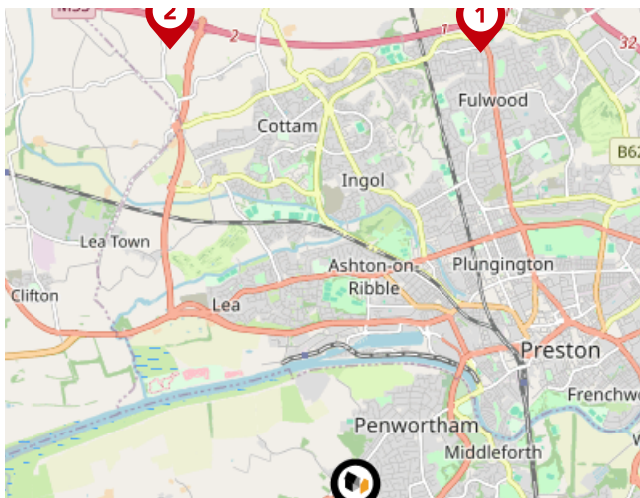
Area

Transport (National)



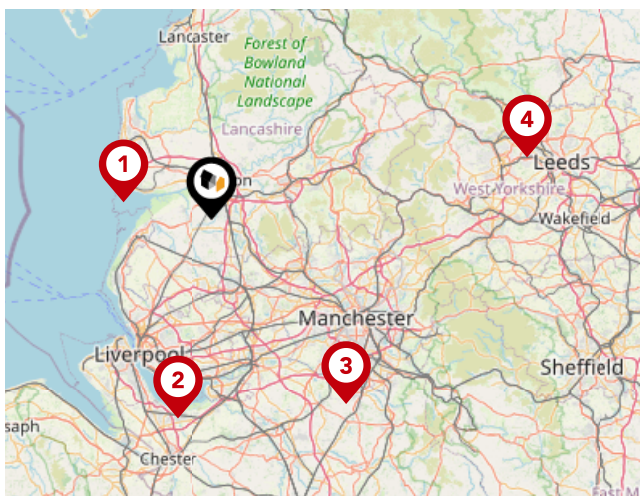
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.79 miles
2	Preston Rail Station	1.8 miles
3	Lostock Hall Rail Station	2.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	4.26 miles
2	M55 J2	4.45 miles
3	M65 J1A	3.46 miles
4	M6 J28	4.2 miles
5	M65 J1	3.7 miles

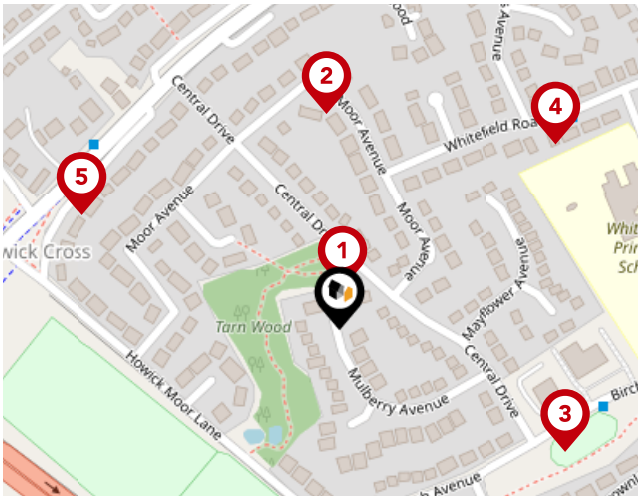


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.47 miles
2	Speke	28.3 miles
3	Manchester Airport	32.11 miles
4	Leeds Bradford Airport	45.11 miles

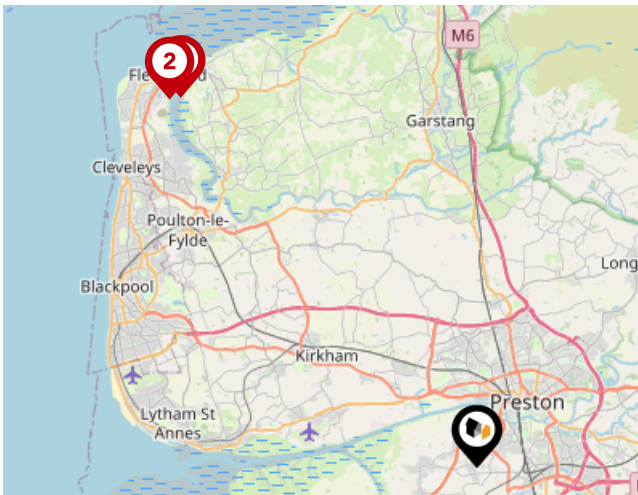
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Central Drive	0.02 miles
2	Moor Avenue	0.12 miles
3	Sainsburys	0.14 miles
4	Parklands Avenue	0.16 miles
5	Howick Cross Lane	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.58 miles
2	Fleetwood for Knott End Ferry Landing	16.76 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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