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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th October 2025



KINGSWAY WEST, PENWORTHAM, PRESTON, PR1

Roberts & Co

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* Spacious Extended Home* Higher Penwortham Location* 4 Double Bedrooms/ 3 Reception Rooms

On the ground floor, the property features three generously sized reception rooms. The front living room benefits from a bay window that floods the space with natural light, along with a charming feature fireplace. To the rear, there's a versatile second lounge or dining room, with French doors opening directly onto the rear garden, creating a seamless indoor-outdoor living experience.

The kitchen is a real highlight - modern and well-equipped, it was installed just a few years ago and includes high-quality Neff integrated appliances, stylish light grey shaker-style cabinetry, and complementary worktops.

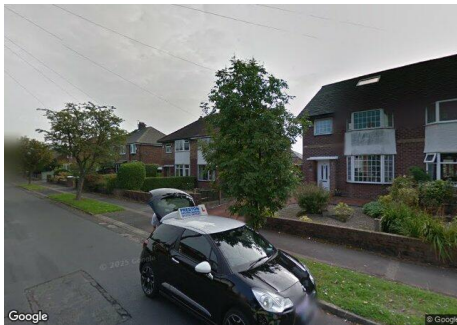
At the back of the house, a third reception room overlooks the beautifully landscaped garden. This room, with its characterful ceiling beams and double doors leading outside, is a particularly attractive space and is currently the most used room in the home by the sellers. A ground floor WC is conveniently located just off this room.

Upstairs, the property offers four bedrooms. The principal bedroom includes an en-suite with a WC and wash basin. The en-suite has ample space to accommodate a shower enclosure, which would be a great addition for any future owner. The remaining bedrooms include two spacious doubles and a fourth room which is either a small double or a generous single, depending on preference.

The family bathroom is well-appointed, offering both a bathtub and a separate shower cubicle, WC, and wash hand basin vanity unit.

Externally, the property continues to impress. A double driveway provides ample off-road parking and leads to a garage, which is accessible from both the front and the rear. The rear garden is a particular feature - beautifully landscaped and lovingly maintained, it includes a lawn area and a range of established borders. Being south-facing and not overlooked, it offers a high degree of privacy and is perfect for enjoying sunny days in peace.

Located in the heart of Higher Penwortham, the property is within walking distance of excellent primary and secondary schools, making it ideal for families. Given the generous plot, flexible living space, and fantastic location, we anticipate a high level of interest in this home.



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,205 ft ² / 112 m ²
Plot Area:	0.1 acres
Year Built :	1900-1929
Council Tax :	Band D
Annual Estimate:	£2,352
Title Number:	LA755230

Tenure: Freehold

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)

18
mb/s



80
mb/s



1000
mb/s



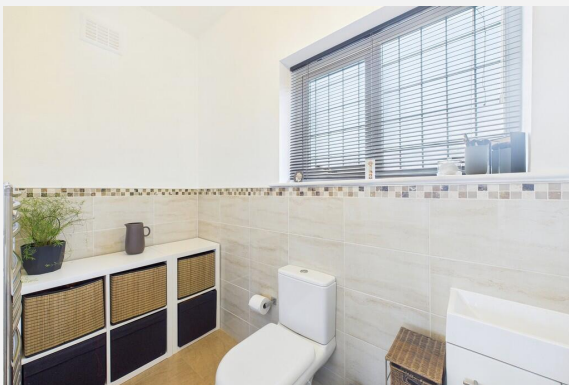
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

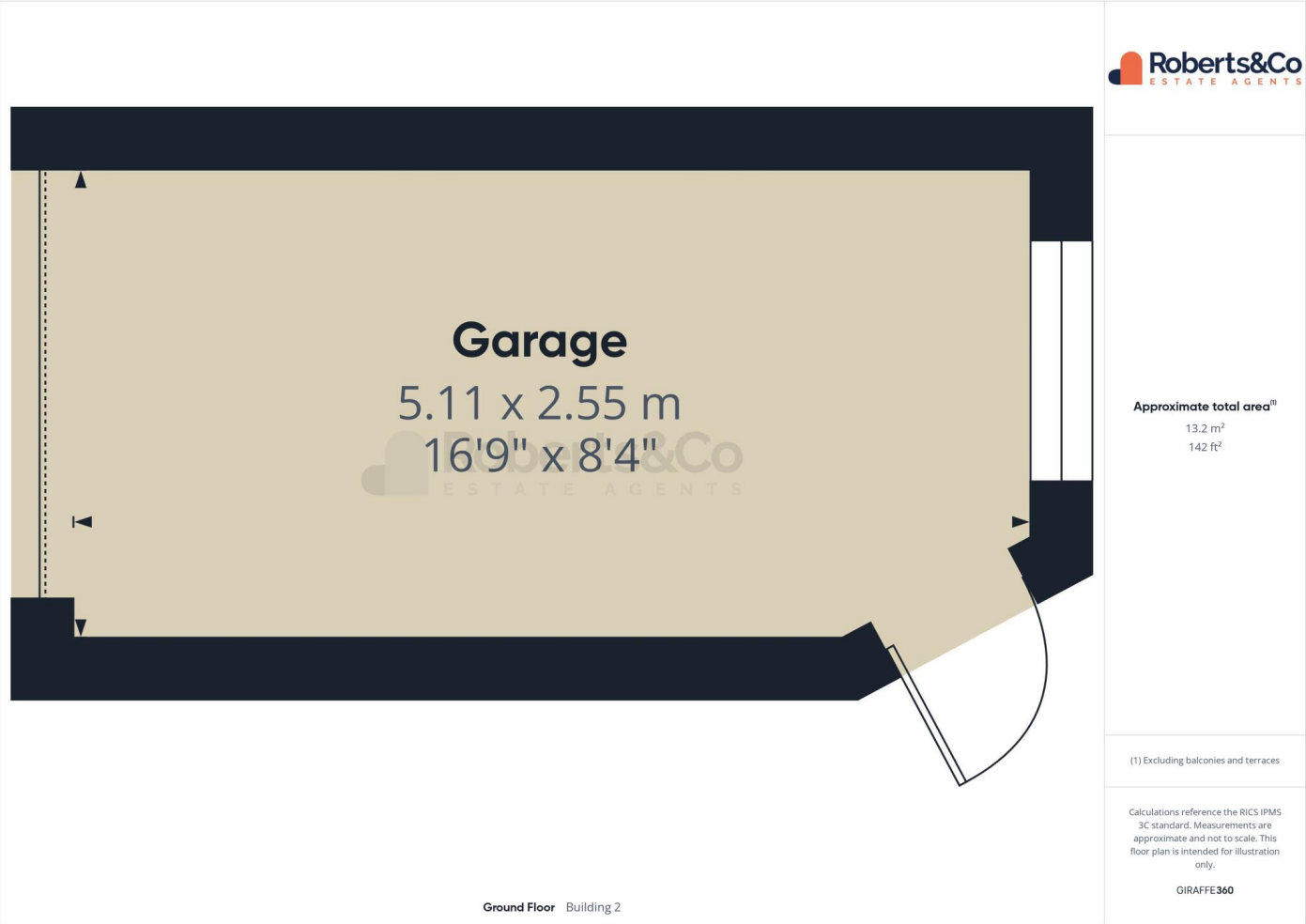








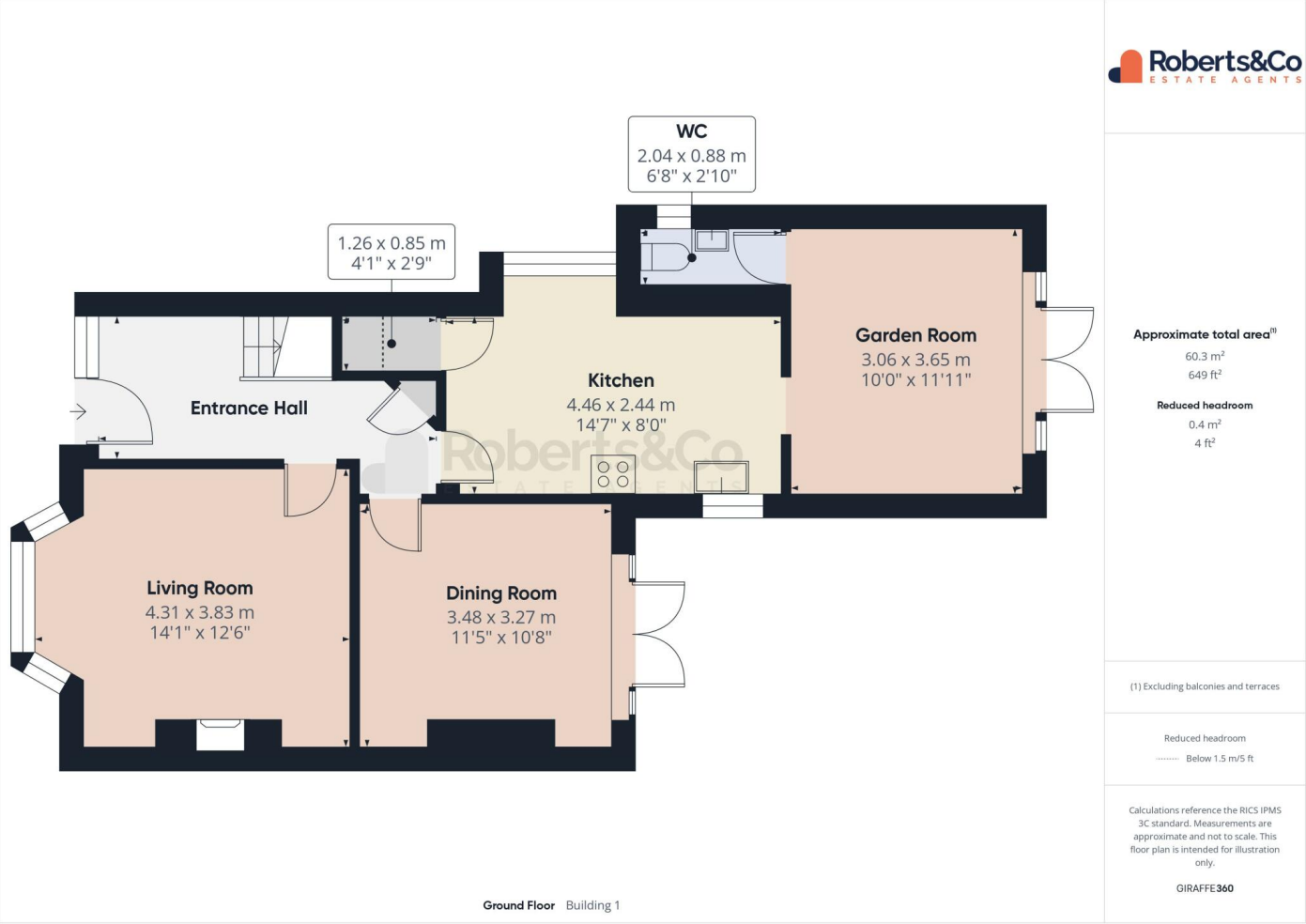
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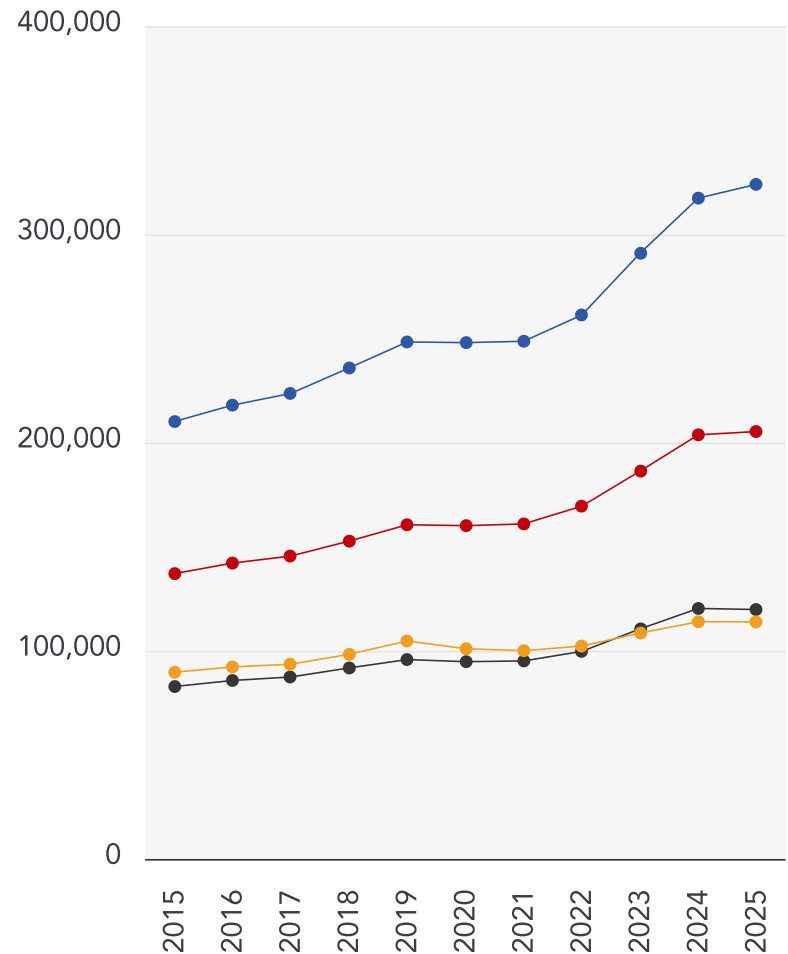
KINGSWAY WEST, PENWORTHAM, PRESTON, PR1



Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

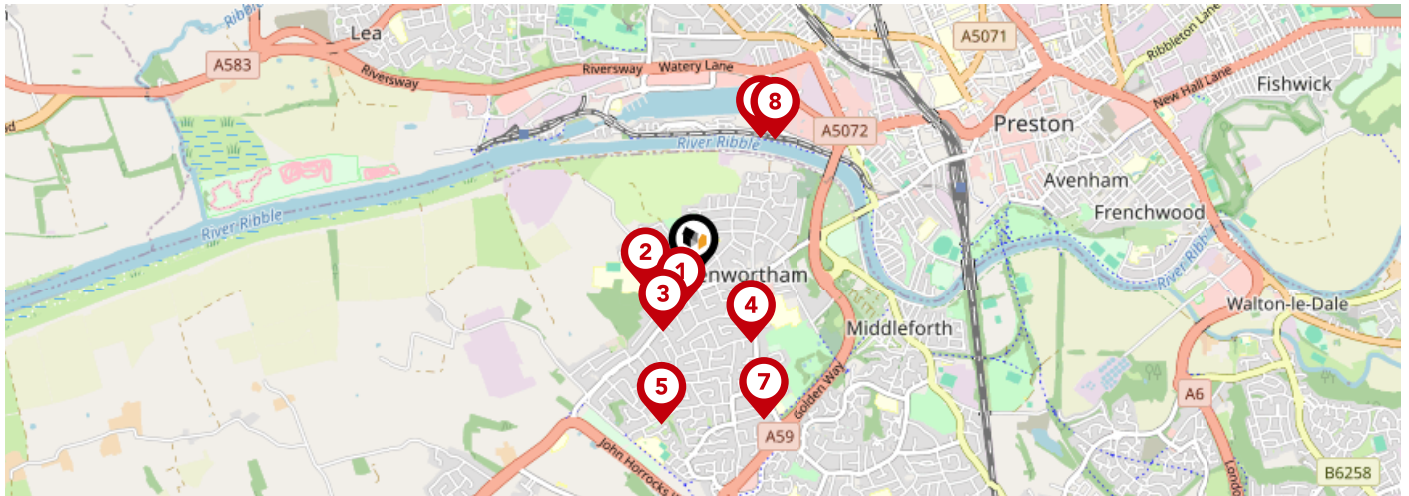
+49.8%

Flat

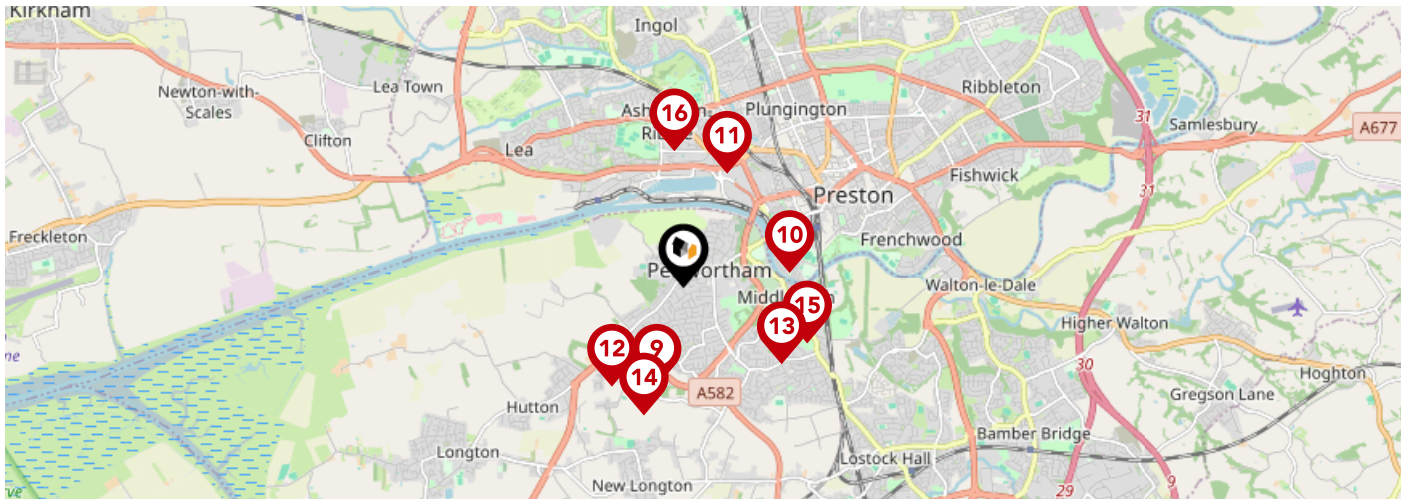
+26.94%

Terraced

+44.66%



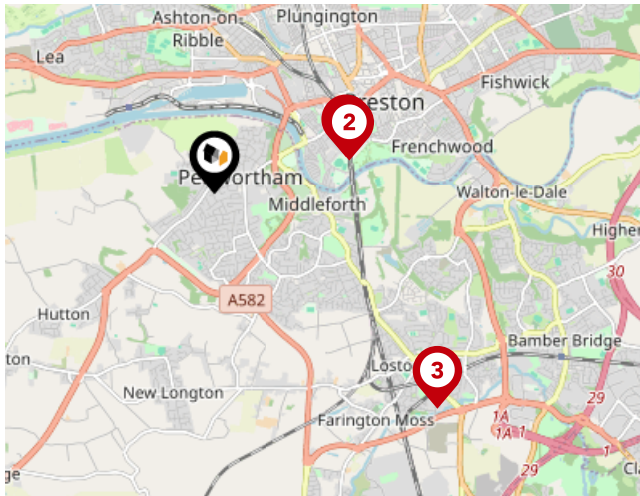
		Nursery	Primary	Secondary	College	Private
1	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.15	☐	☒	☐	☐	☐
2	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.22	☐	☐	☒	☐	☐
3	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.27	☐	☒	☐	☐	☐
4	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.38	☐	☐	☒	☐	☐
5	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.66	☐	☒	☐	☐	☐
6	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.68	☐	☐	☒	☐	☐
7	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.69	☐	☒	☐	☐	☐
8	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.7	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.9	☐	☐	☒	☐	☐
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.95	☐	☒	☐	☐	☐
	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:1.07	☐	☒	☐	☐	☐
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:1.07	☐	☒	☐	☐	☐
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.1	☐	☒	☐	☐	☐
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:1.17	☐	☒	☐	☐	☐
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.19	☐	☒	☐	☐	☐
	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.19	☐	☒	☐	☐	☐

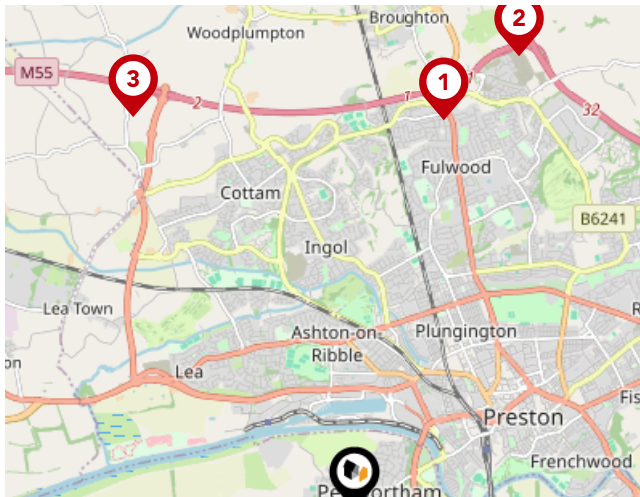
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.21 miles
2	Preston Rail Station	1.23 miles
3	Lostock Hall Rail Station	2.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.51 miles
2	M6 J32	4.22 miles
3	M55 J2	3.94 miles
4	M65 J1A	3.62 miles
5	M65 J1	3.84 miles

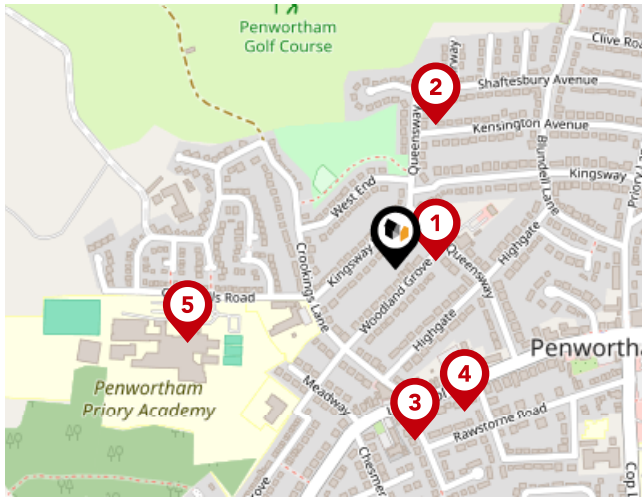


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.64 miles
2	Speke	29.04 miles
3	Manchester Airport	32.5 miles
4	Leeds Bradford Airport	44.67 miles

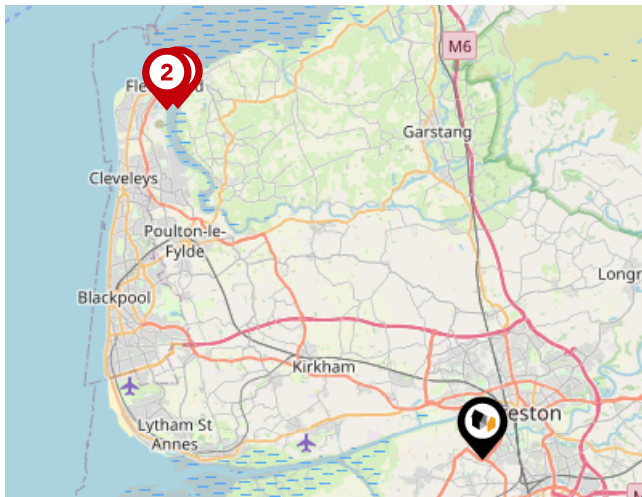
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Teresa's Church	0.04 miles
2	Shaftesbury Avenue	0.16 miles
3	Crookings Lane	0.19 miles
4	Crookings Lane	0.17 miles
5	Priory Tech College	0.24 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.23 miles
2	Fleetwood for Knott End Ferry Landing	16.43 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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