

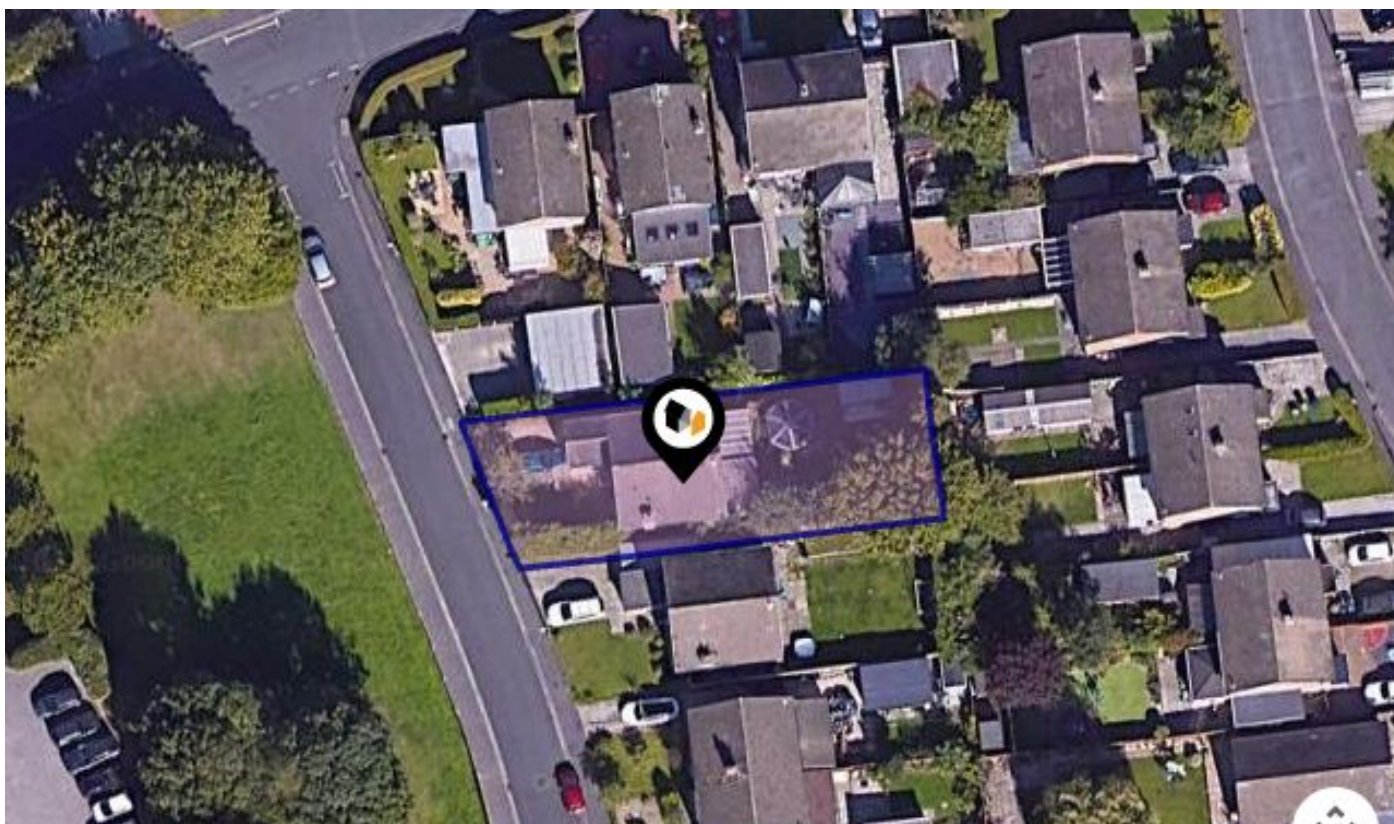


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd November 2025



CHESTNUT AVENUE, PENWORTHAM, PRESTON, PR1

Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

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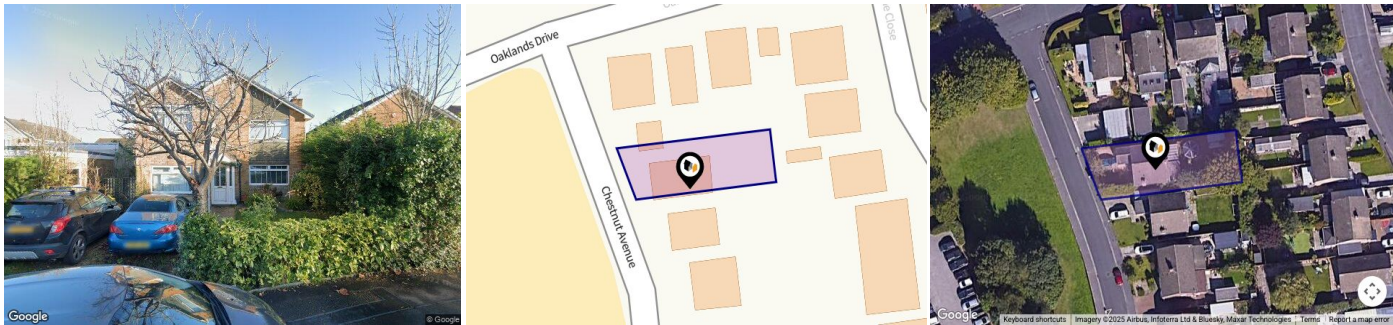
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www.roberts-estates.co.uk



* Spacious 4-Bedroom Detached Family Home* In Highly Sought-After Penwortham Location* Brand New Kitchen and Bathroom

Located in one of Penwortham's most desirable residential areas, this generously proportioned four-bedroom detached home offers excellent family living with the added convenience of being directly opposite the highly regarded Whitefield Primary School. The property is also within easy reach of several other well-rated primary and secondary schools, making it an ideal choice for families. The home has recently undergone significant upgrades, including a brand-new kitchen and bathroom, along with full redecoration throughout the main living areas-creating a fresh and modern interior ready for immediate occupancy. Upon entering, you're welcomed by a useful entrance porch leading into a spacious hallway. At the front of the property is a bright and cosy living room featuring a charming wood-burning stove-perfect for relaxing evenings. To the rear, the heart of the home lies in the open-plan kitchen and family living space, ideal for modern family life and entertaining. The kitchen has been fitted with stylish white shaker-style units, complemented by sleek worktops and integrated appliances including a fridge freezer, dishwasher, electric oven, and hob. Patio doors open out into a conservatory, offering additional living space and views over the rear garden. A handy downstairs WC adds further practicality. Upstairs, the property boasts four well-proportioned bedrooms and a modern, fully tiled four-piece family bathroom, including a bath, separate shower, WC, and wash basin. A unique feature of this home is a quirky two-storey extension located at the front of the property, separate from the main living space but easily accessed near the front door. This versatile area would make an excellent home office, studio, gym, or even a private guest suite. Externally, the property benefits from front and rear gardens. While the gardens do require some attention, they offer great potential for landscaping and outdoor enjoyment. It's worth noting that the windows throughout the home may need replacing-an opportunity for buyers to add their own finishing touches. This is a fantastic opportunity to acquire a spacious family home in a prime location with plenty of scope to further personalise and add value.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,345 ft ² / 125 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band E		
Annual Estimate:	£2,875		
Title Number:	LA370462		

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

11	54	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)

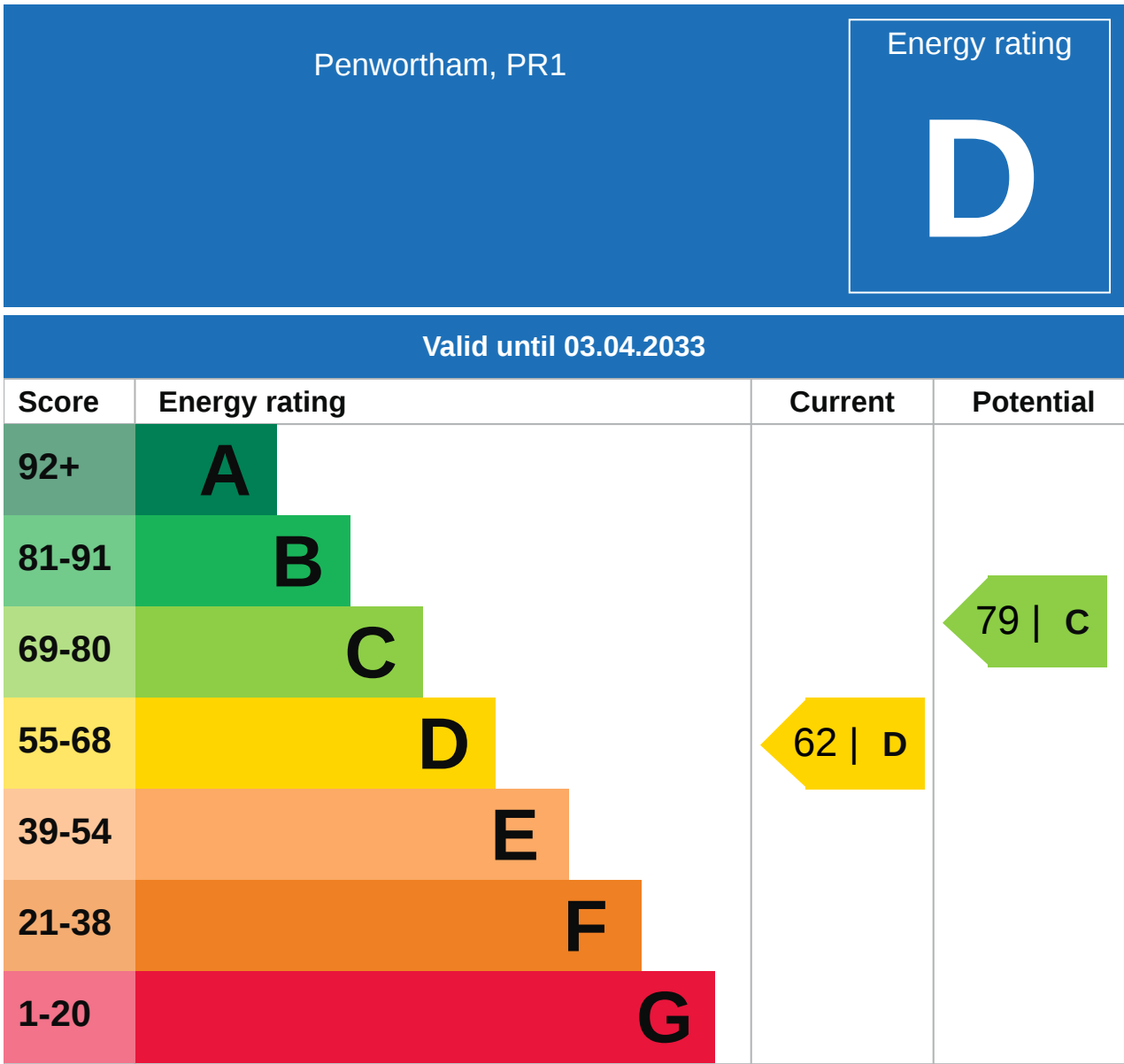


Satellite/Fibre TV Availability:









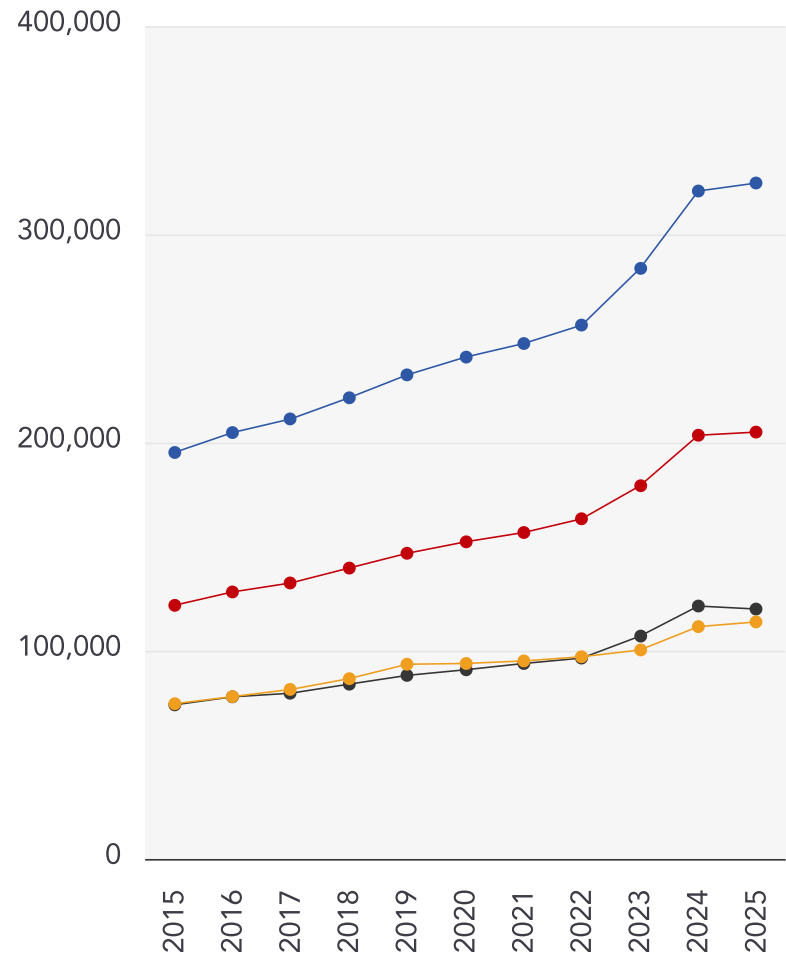
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 44% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	125 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

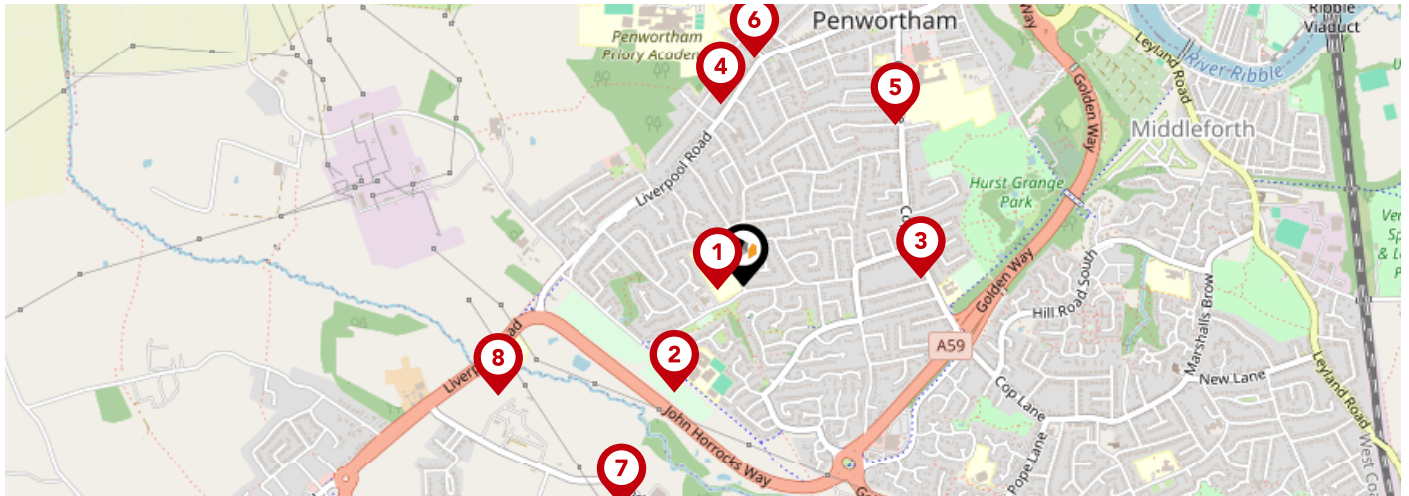
+68.31%

Terraced

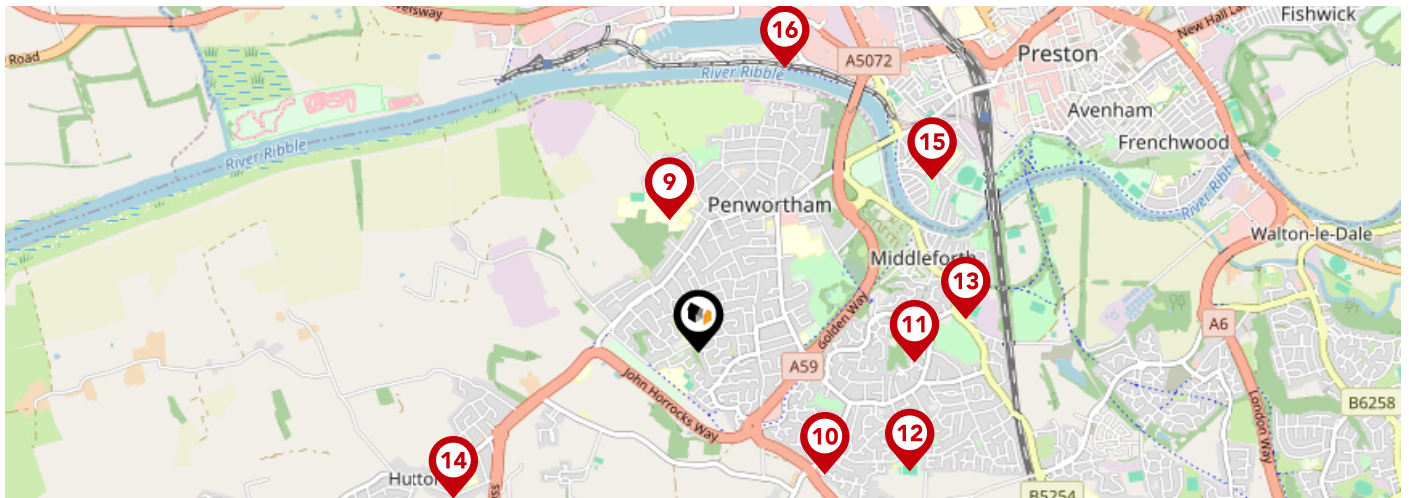
+62.15%

Flat

+52.7%



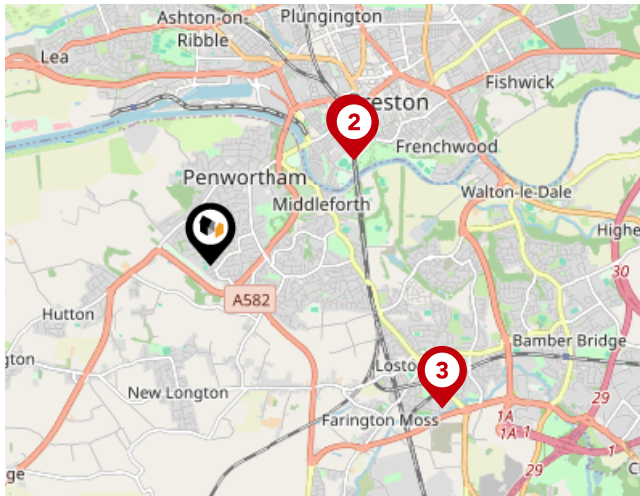
		Nursery	Primary	Secondary	College	Private
1	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.06	☐	☒	☐	☐	☐
2	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.28	☐	☐	☒	☐	☐
3	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.39	☐	☒	☐	☐	☐
4	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.4	☐	☒	☐	☐	☐
5	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.49	☐	☐	☒	☐	☐
6	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.5	☐	☒	☐	☐	☐
7	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.55	☐	☒	☐	☐	☐
8	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.59	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.6	☐	☐	☒	☐	☐
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.77	☐	☒	☐	☐	☐
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.95	☐	☒	☐	☐	☐
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.06	☐	☒	☐	☐	☐
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.18	☐	☒	☐	☐	☐
	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.26	☐	☐	☒	☐	☐
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.27	☐	☒	☐	☐	☐
	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.3	☐	☐	☒	☐	☐

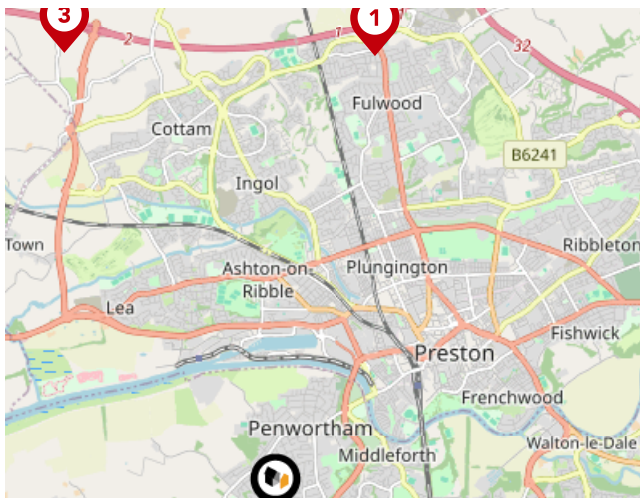
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.57 miles
2	Preston Rail Station	1.58 miles
3	Lostock Hall Rail Station	2.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	4.15 miles
2	M65 J1A	3.31 miles
3	M55 J2	4.47 miles
4	M6 J28	4.11 miles
5	M65 J1	3.54 miles

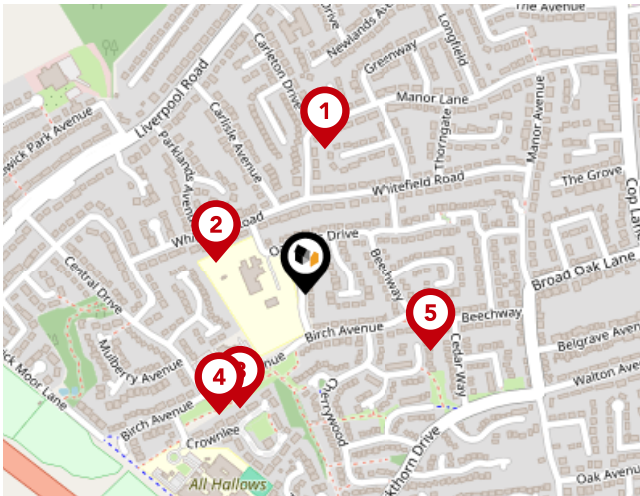


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.67 miles
2	Speke	28.4 miles
3	Manchester Airport	32.04 miles
4	Leeds Bradford Airport	44.88 miles

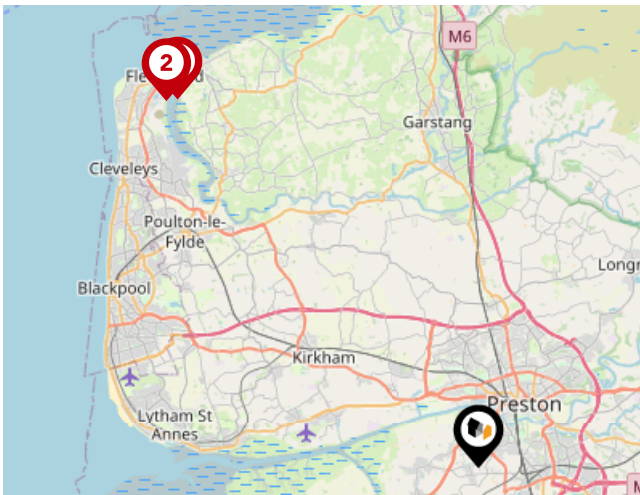
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Manor Lane	0.16 miles
	Parklands Avenue	0.11 miles
	Sainsburys	0.14 miles
	Sainsburys	0.16 miles
	Birch Avenue	0.15 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	16.66 miles
	Fleetwood for Knott End Ferry Landing	16.85 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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