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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd November 2025



BEECHWAY, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Introduction

Our Comments

* Great Size Plot* Higher Penwortham Location* Home Office Space/ Garden Room

Nestled in the highly sought-after area of Higher Penwortham, this superb detached home sits on a great size plot and offers versatile, well-planned living space ideal for modern family life. The property features a stylish open plan dining kitchen, perfect for entertaining, alongside a separate lounge with double doors that have the versatility to be opened up to create one large living area if desired. There is also a dedicated garden home office space, ideal for those working remotely. Upstairs, the primary bedroom benefits from beautiful fitted wardrobes. There are a further 2 bedrooms and a family bathroom to the first floor. Outside, the property continues to impress with a generous rear garden, large garden storage shed, and driveway parking for multiple vehicles. A wonderful home in a prime Penwortham location close to excellent amenities, schools, and transport links.



Property

Type:	Detached
Bedrooms:	3
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.11 acres
Year Built :	1983-1990
Council Tax :	Band D
Annual Estimate:	£2,352
Title Number:	LA363800

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	58 mb/s	1000 mb/s
		

Mobile Coverage:
(based on calls indoors)

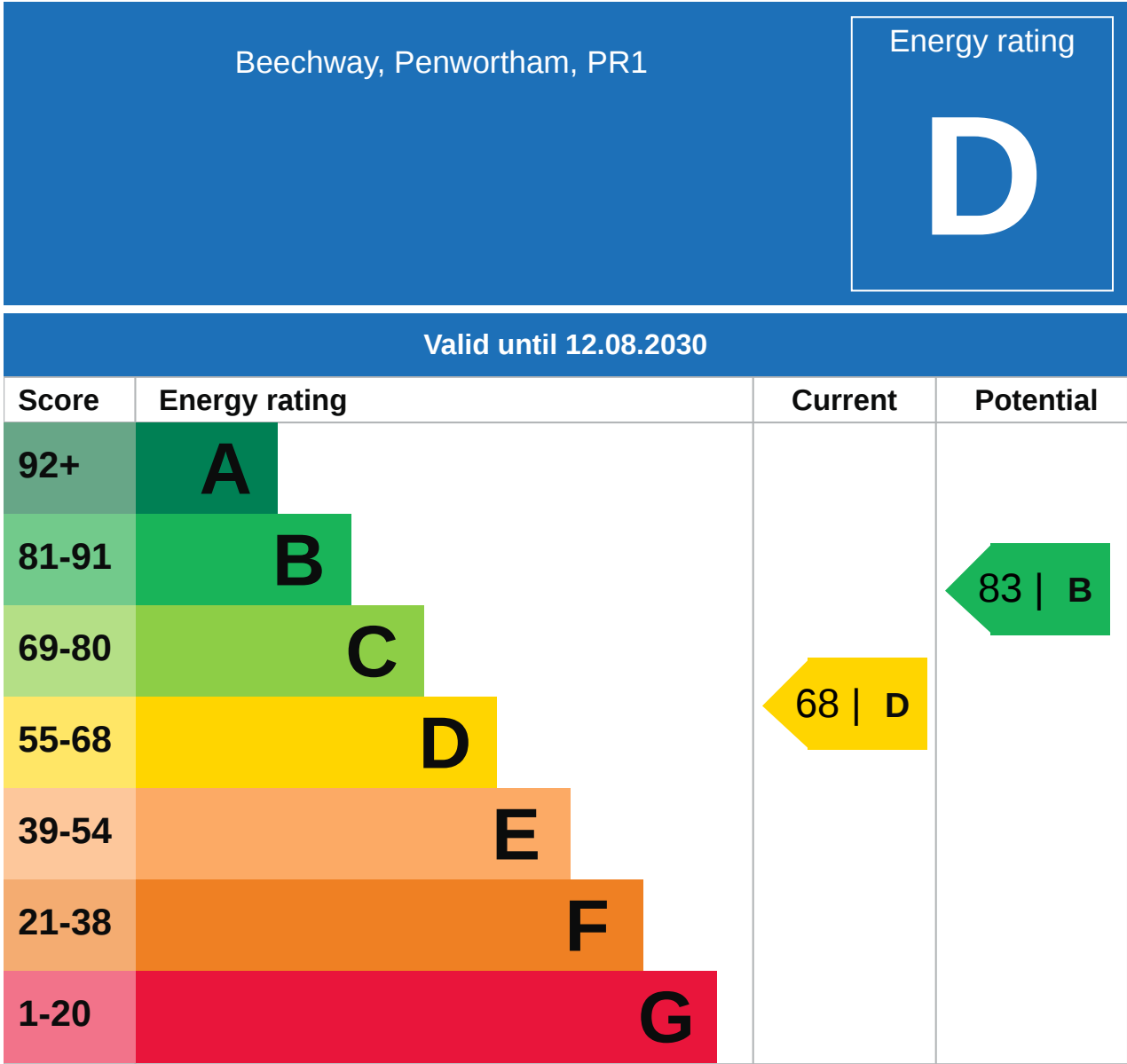


Satellite/Fibre TV Availability:









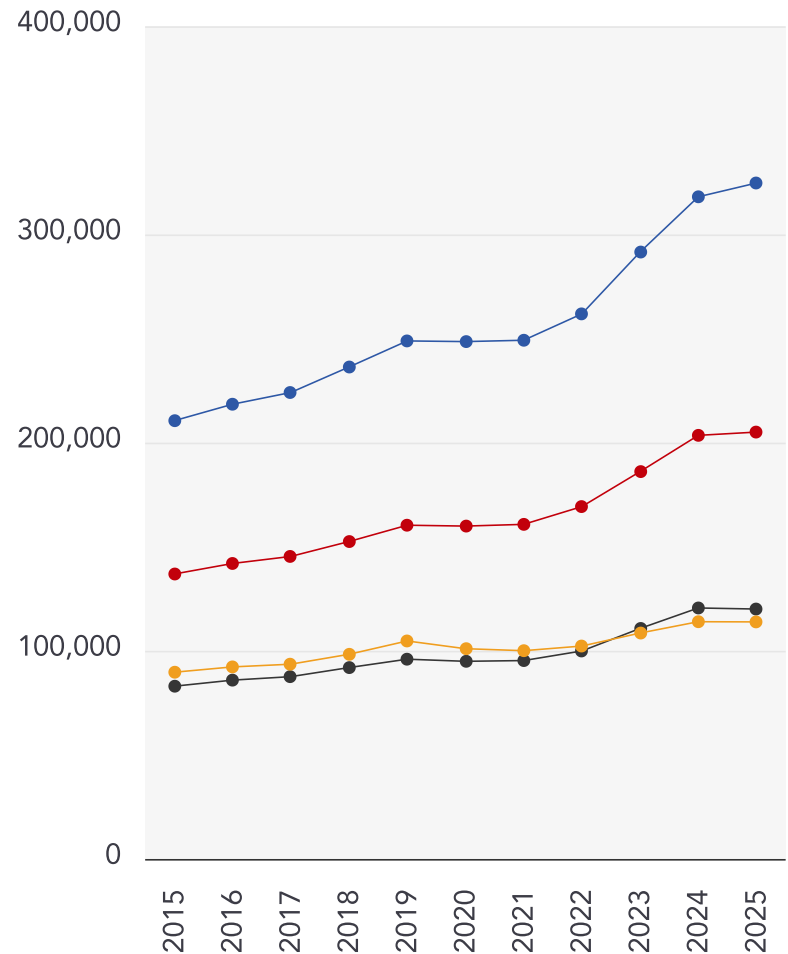
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
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:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	84 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

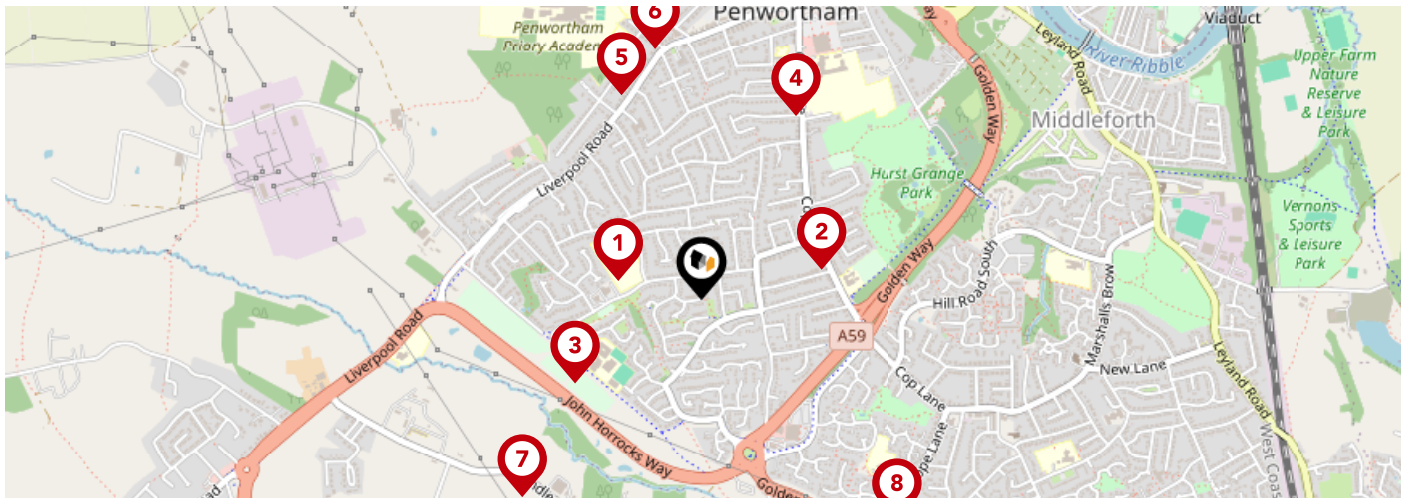
+49.8%

Flat

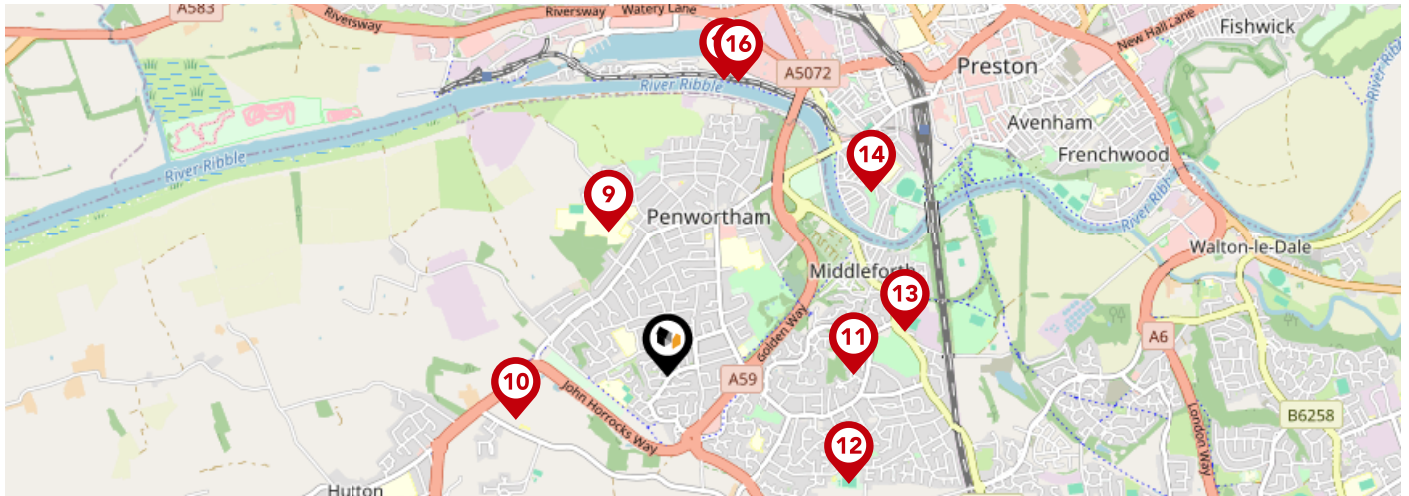
+26.94%

Terraced

+44.66%



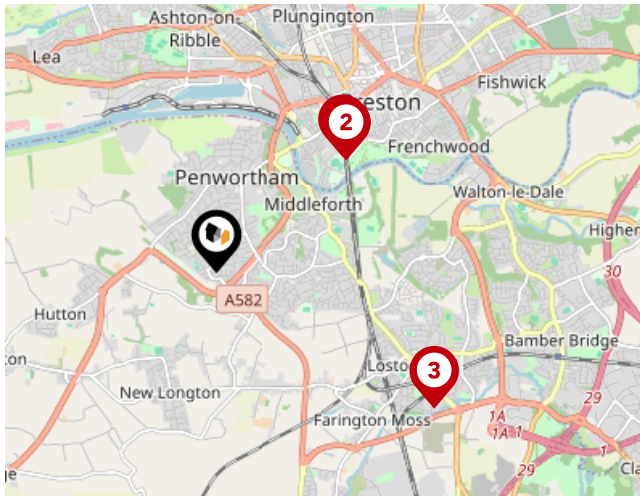
		Nursery	Primary	Secondary	College	Private
1	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.19	☐	☒	☐	☐	☐
2	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.27	☐	☒	☐	☐	☐
3	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.33	☐	☐	☒	☐	☐
4	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.45	☐	☐	☒	☐	☐
5	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.48	☐	☒	☐	☐	☐
6	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.56	☐	☒	☐	☐	☐
7	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.59	☐	☒	☐	☐	☐
8	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.65	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.68	☐	☐	☒	☐	☐
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.69	☐	☒	☐	☐	☐
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.82	☐	☒	☐	☐	☐
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.93	☐	☒	☐	☐	☐
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.06	☐	☒	☐	☐	☐
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.2	☐	☒	☐	☐	☐
	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.32	☐	☐	☒	☐	☐
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:1.33	☐	☐	☒	☐	☐

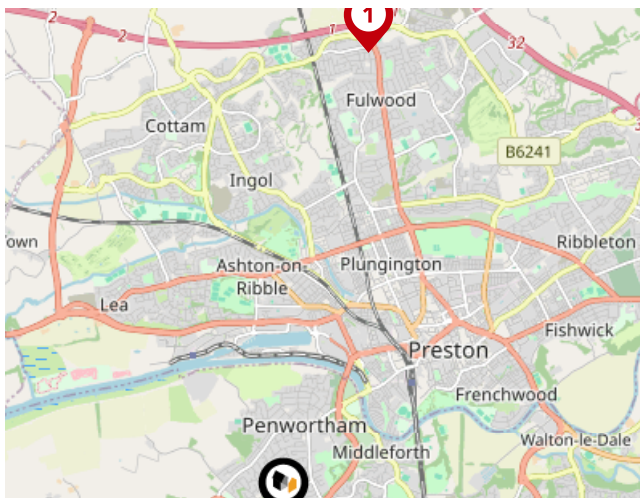
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.51 miles
2	Preston Rail Station	1.51 miles
3	Lostock Hall Rail Station	2.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	4.17 miles
2	M65 J1A	3.17 miles
3	M6 J28	4 miles
4	M65 J1	3.41 miles
5	M6 J29	3.52 miles

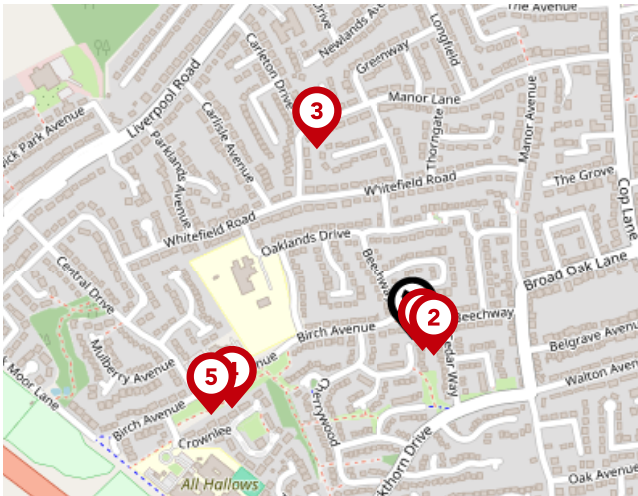


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.81 miles
2	Speke	28.38 miles
3	Manchester Airport	31.92 miles
4	Leeds Bradford Airport	44.77 miles

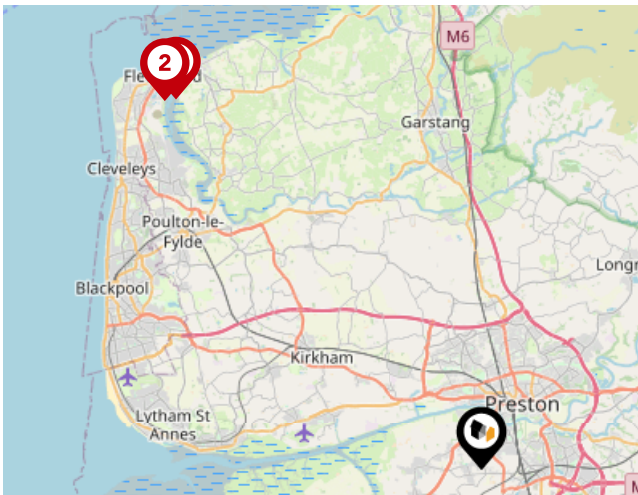
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Birch Avenue	0.02 miles
	Birch Avenue	0.03 miles
	Manor Lane	0.23 miles
	Sainsburys	0.21 miles
	Sainsburys	0.24 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	16.78 miles
	Fleetwood for Knott End Ferry Landing	16.97 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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