

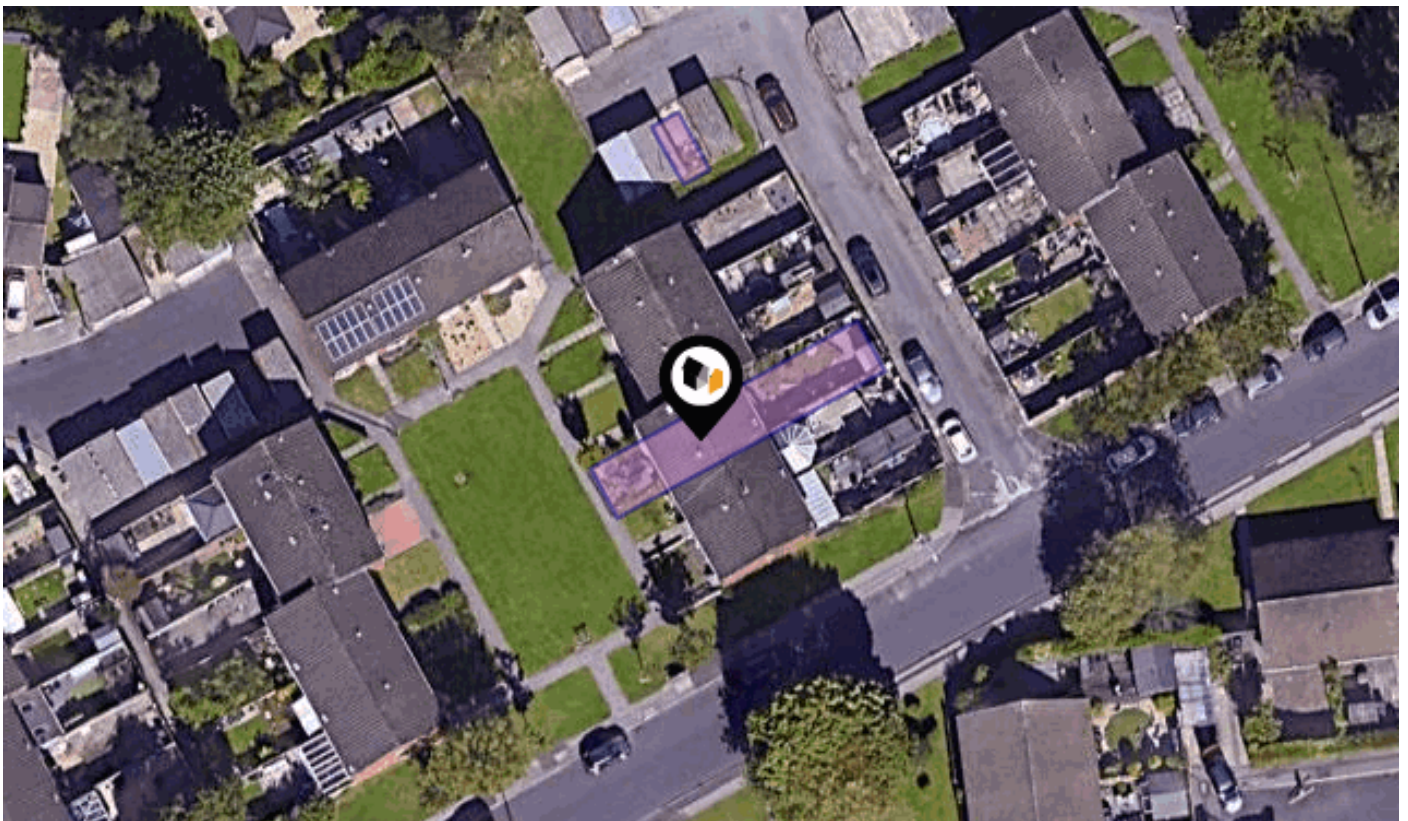


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06th November 2025



THE PADDOCK, PENWORTHAM, PRESTON, PR1

Roberts & Co

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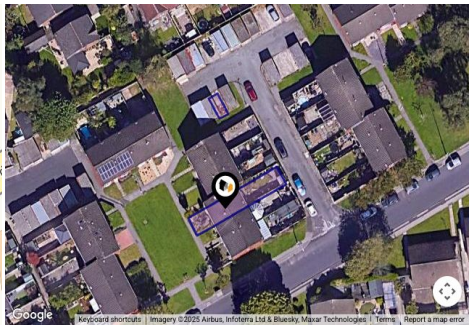
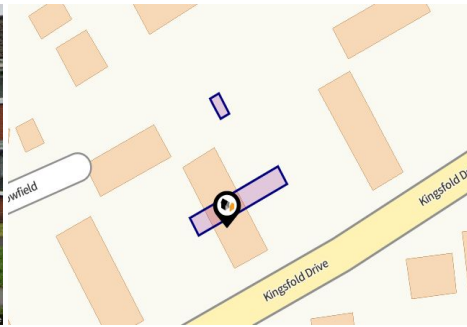


Introduction

Our Comments

* Chain Free* Ideal First Time Buy or Investment* Move-in Ready

A wonderful opportunity to purchase a well-presented home in the ever-popular area of Penwortham. The property offers a spacious living room and a generous dining kitchen. Upstairs, there are three good-sized bedrooms and a modern bathroom. Externally, the home benefits from a good-sized rear garden and enjoys an attractive outlook over a green to the front. There is also additional space with the property to create off-road parking or potentially build a garage (subject to any necessary permissions). Ideally situated close to local amenities, excellent schools, and transport links, this home is perfect for families or first-time buyers alike.



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	742 ft ² / 69 m ²		
Plot Area:	0.03 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,829		
Title Number:	LA915169		

Local Area

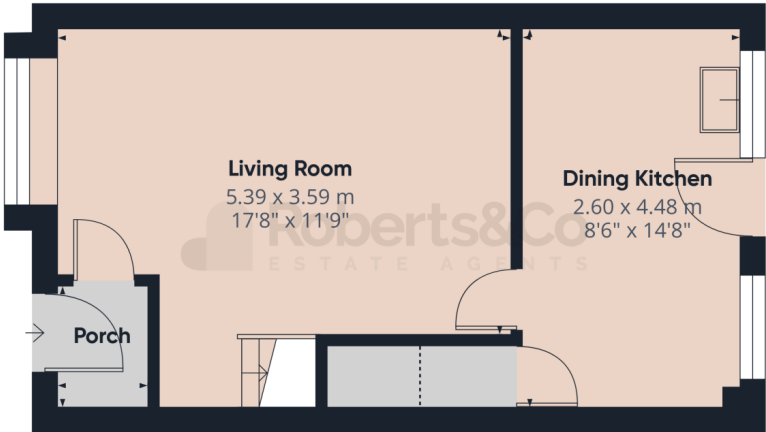
Local Authority:	South ribble	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	7 mb/s	60 mb/s	- mb/s
• Surface Water	Low			

Mobile Coverage:			Satellite/Fibre TV Availability:			
(based on calls indoors)						
						
						

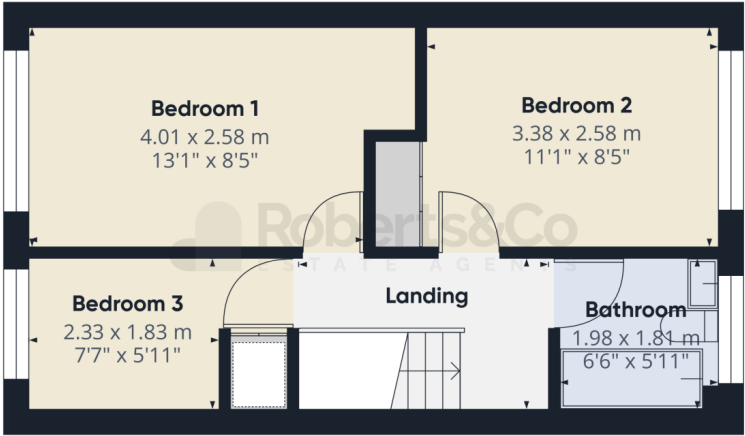




THE PADDOCK, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1

Approximate total area⁽¹⁾
68.2 m²
735 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

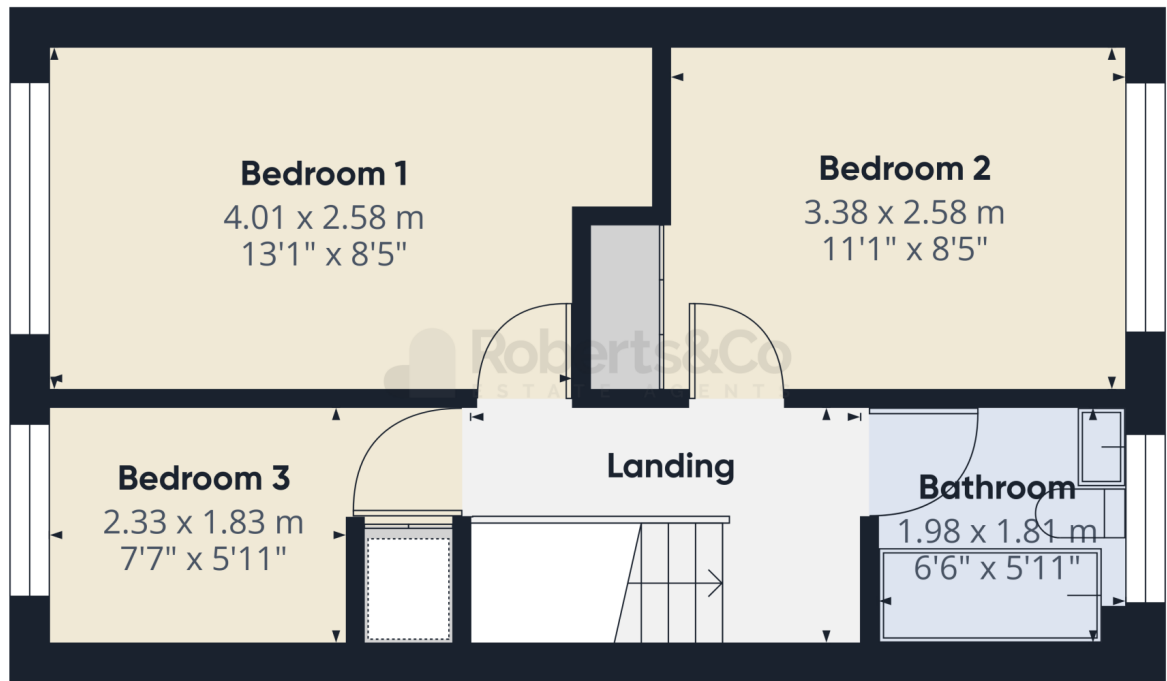
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

THE PADDOCK, PENWORTHAM, PRESTON, PR1



THE PADDOCK, PENWORTHAM, PRESTON, PR1



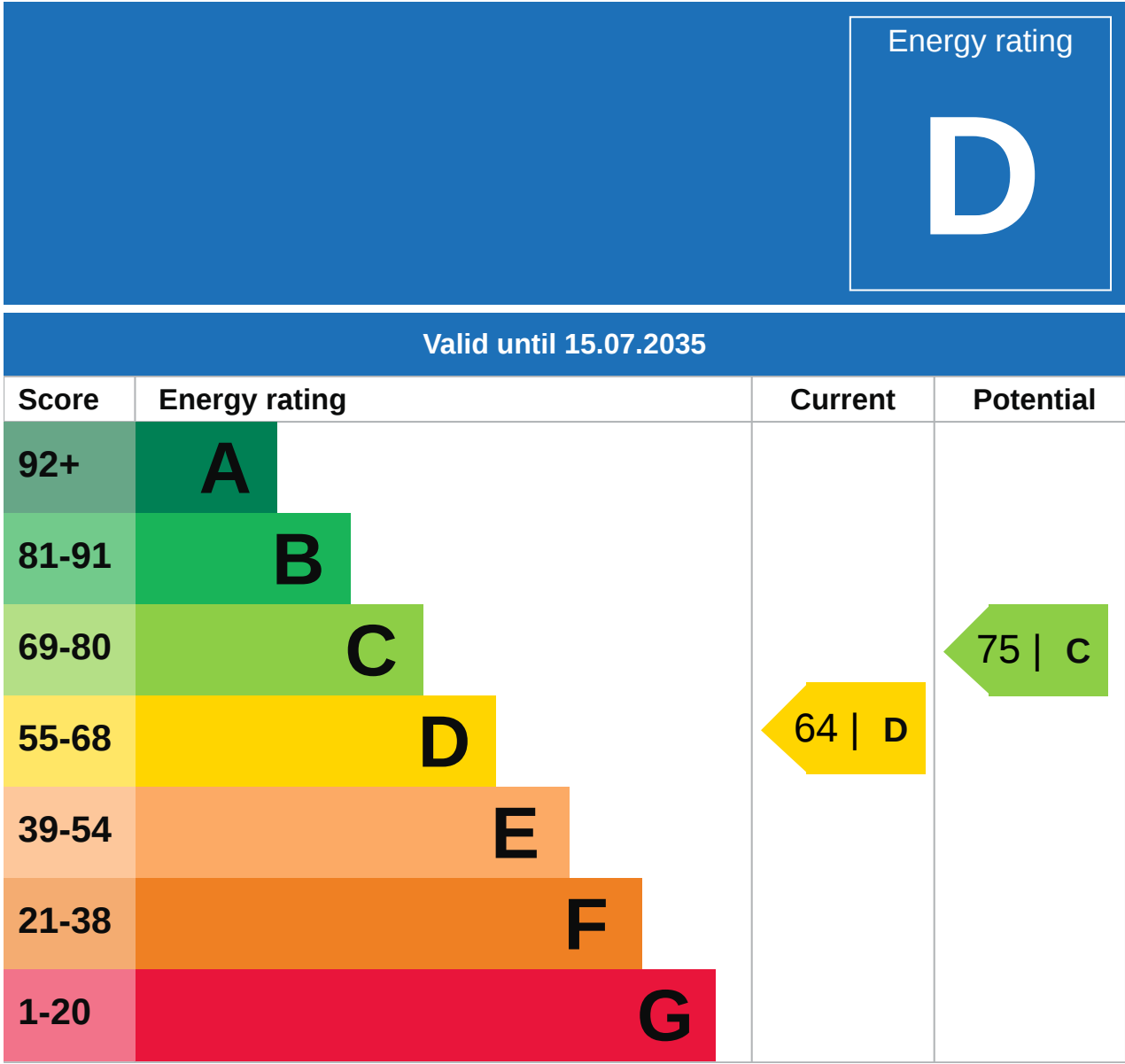
Approximate total area^m
32.6 m²
352 ft²

(1) Excluding balconies and terraces

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

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Floor 1



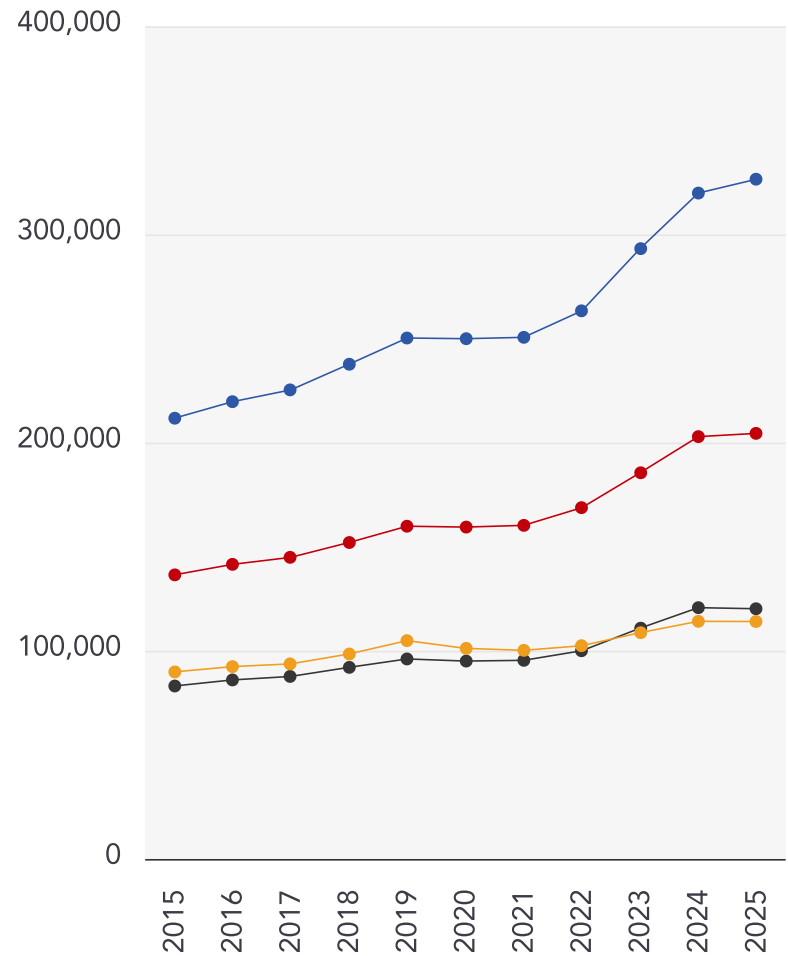
Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 12 mm loft insulation
Roof Energy:	Pitched, 12 mm loft insulation
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:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	69 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

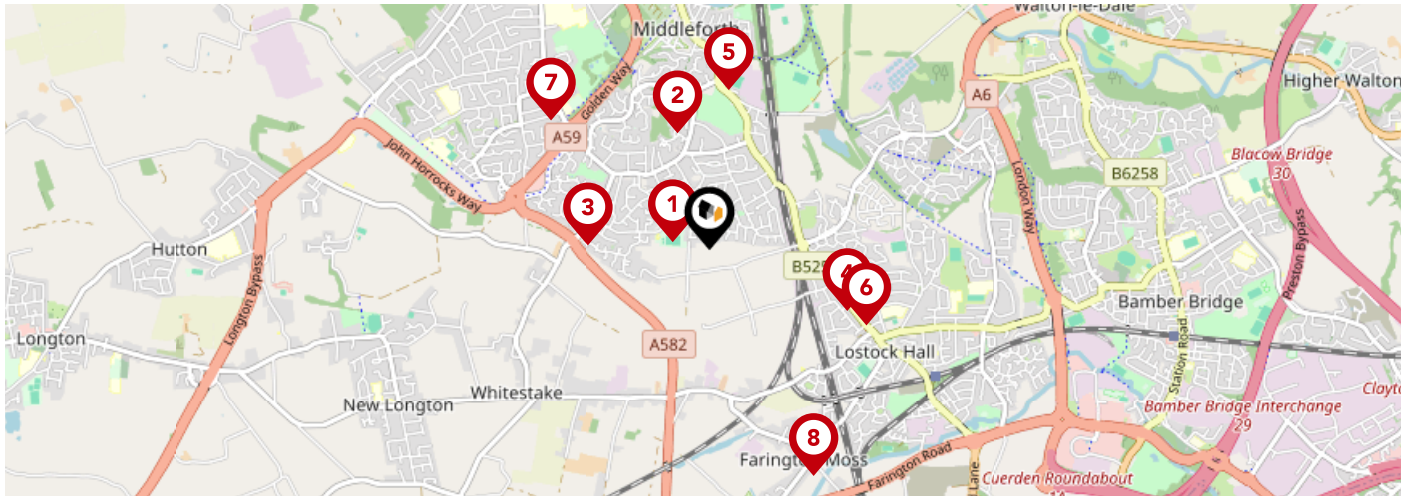
+49.8%

Flat

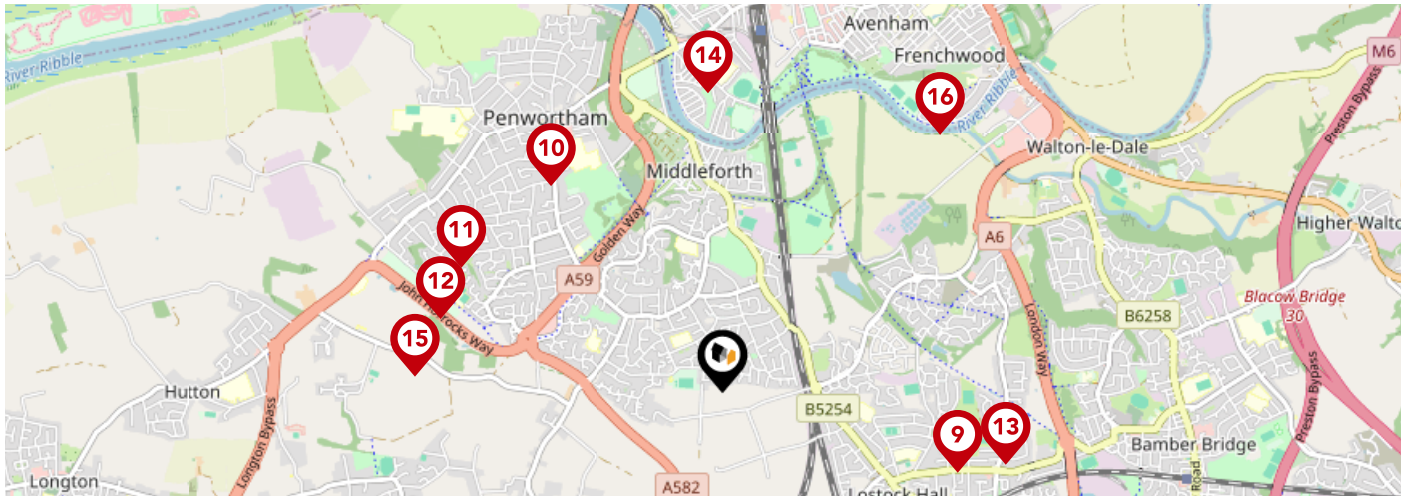
+26.94%

Terraced

+44.66%



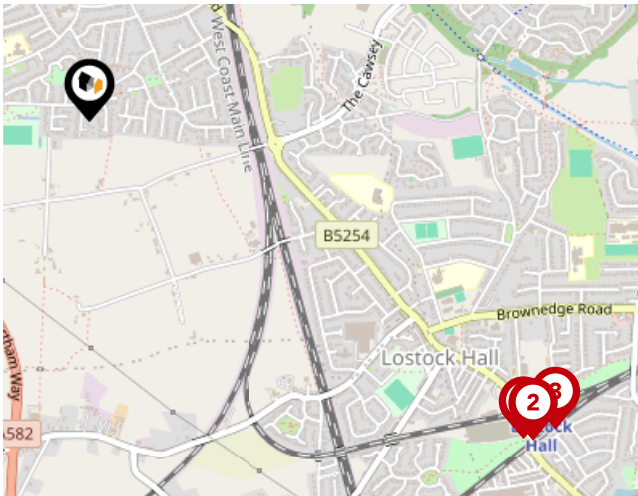
		Nursery	Primary	Secondary	College	Private
1	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.16	☐	☒	☐	☐	☐
2	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.53	☐	☒	☐	☐	☐
3	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.53	☐	☒	☐	☐	☐
4	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.66	☐	☐	☒	☐	☐
5	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.71	☐	☒	☐	☐	☐
6	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.76	☐	☒	☐	☐	☐
7	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.9	☐	☒	☐	☐	☐
8	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:1.09	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance: 1.09	☐	☒	☐	☐	☐
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance: 1.18	☐	☐	☒	☐	☐
	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance: 1.26	☐	☒	☐	☐	☐
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance: 1.28	☐	☐	☒	☐	☐
	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance: 1.28	☐	☐	☒	☐	☐
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance: 1.31	☐	☒	☐	☐	☐
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance: 1.35	☐	☒	☐	☐	☐
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance: 1.48	☐	☐	☒	☐	☐

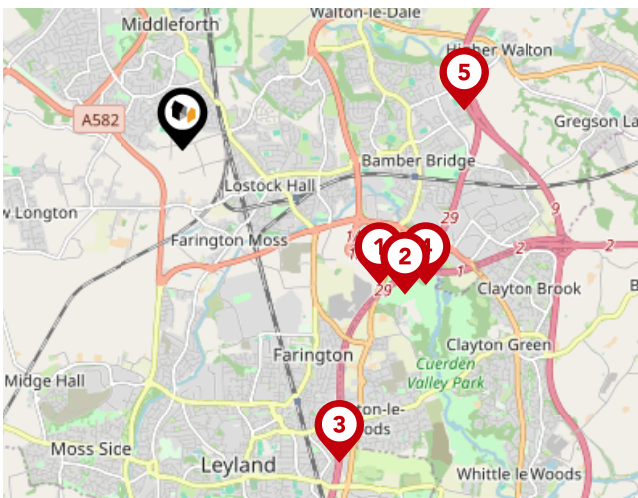
Area

Transport (National)



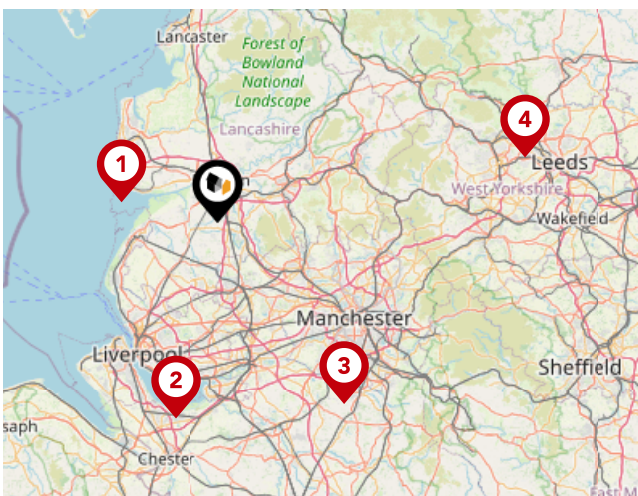
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	1.18 miles
2	Lostock Hall Rail Station	1.2 miles
3	Lostock Hall Rail Station	1.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.1 miles
2	M65 J1	2.33 miles
3	M6 J28	3.07 miles
4	M6 J29	2.44 miles
5	M6 J30	2.5 miles

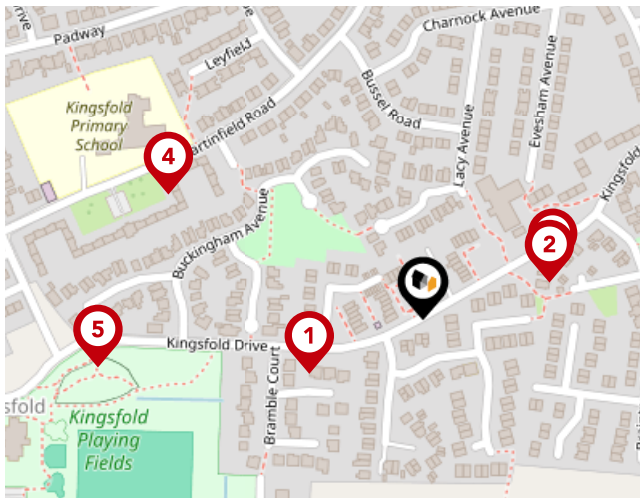


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.85 miles
2	Speke	28.07 miles
3	Manchester Airport	30.95 miles
4	Leeds Bradford Airport	43.94 miles

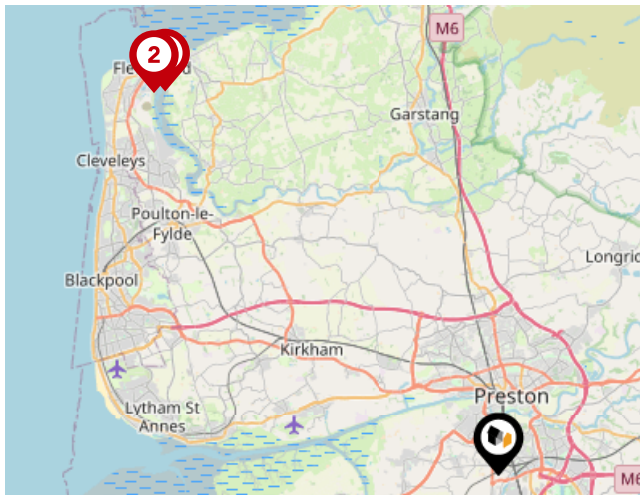
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Meadowfield	0.07 miles
2	School Stop	0.07 miles
3	Tuson House	0.08 miles
4	Martinfield Road	0.16 miles
5	Hawkesbury Drive	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.79 miles
2	Fleetwood for Knott End Ferry Landing	17.98 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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