

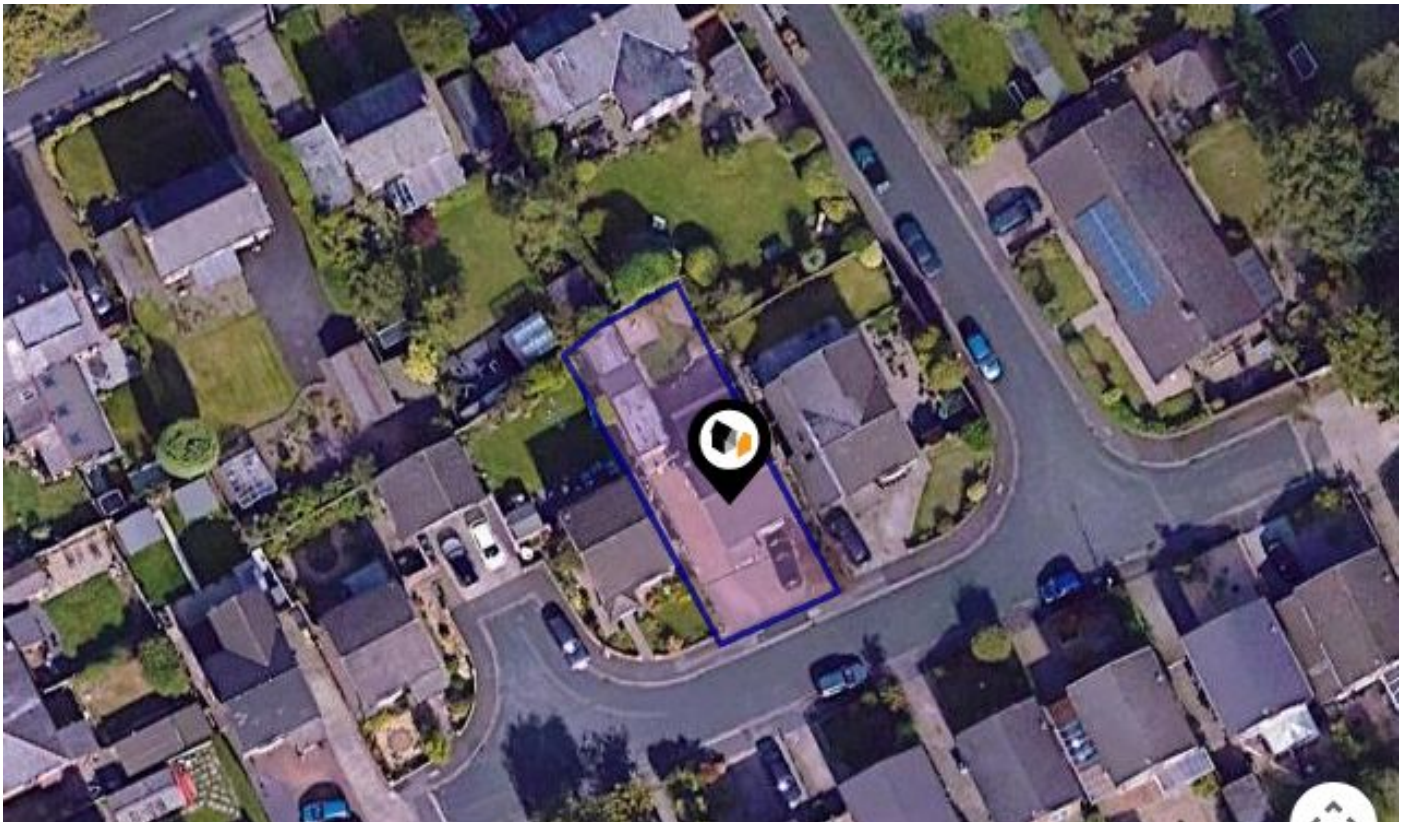


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th November 2025



ABBEY WALK, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* 3 Bedroom Family Home in Penwortham* Spacious and Extended* Sits on a Good Size Plot

Step inside this beautifully refurbished home, designed with modern family living in mind. From its bright open-plan layout to its stylish finishes, every detail has been thoughtfully considered. The heart of the home is the light and spacious open-plan living area, where the living room flows effortlessly into a contemporary dining kitchen. Featuring white shaker-style cabinets, wooden worktops, and a breakfast bar perfect for casual dining, this space is both elegant and practical. There's plenty of room for a dining table and chairs, making it ideal for family gatherings or entertaining friends. A useful utility room and a downstairs WC add to the home's everyday convenience. Upstairs, you'll find three generous bedrooms, each filled with natural light. The rooms are served by a luxurious four-piece family bathroom, complete with a bathtub and separate shower-a perfect place to unwind at the end of the day. Outside, this property continues to impress with a tandem garage, part of which has been cleverly converted into a versatile space-ideal for a home office, gym, or additional storage. The large driveway provides ample parking and even includes a car charging point. To the rear, enjoy a private garden, offering a peaceful retreat for relaxation or outdoor entertaining.



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,044 ft ² / 97 m ²
Plot Area:	0.07 acres
Year Built :	1976-1982
Council Tax :	Band D
Annual Estimate:	£2,352
Title Number:	LA731570

Tenure: Freehold

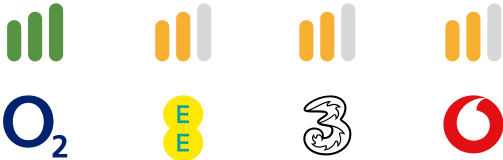
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage:
(based on calls indoors)

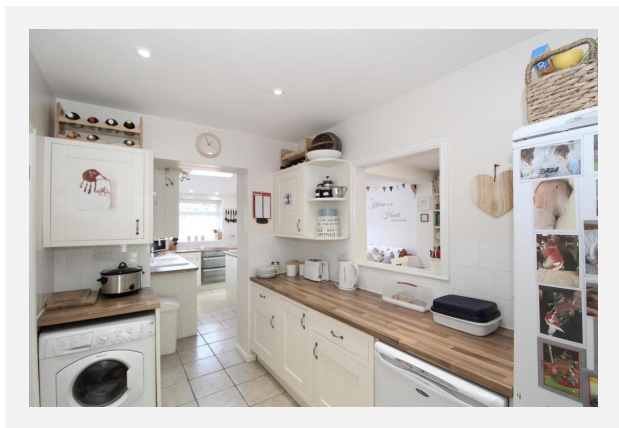
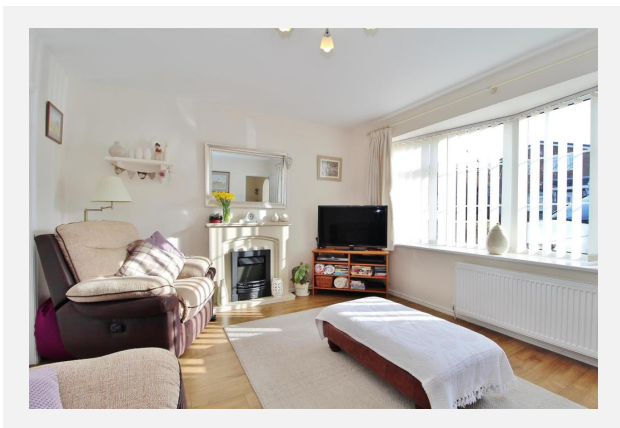
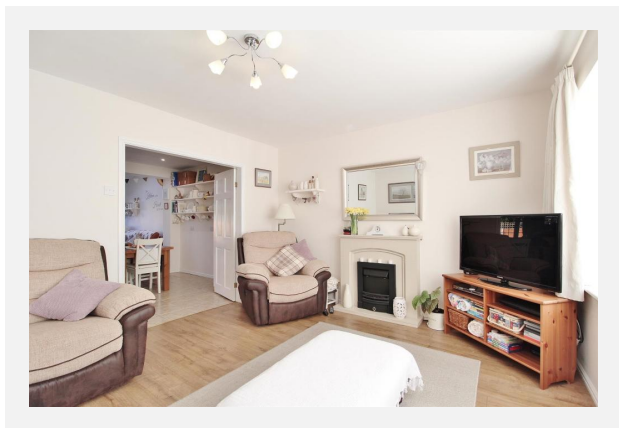
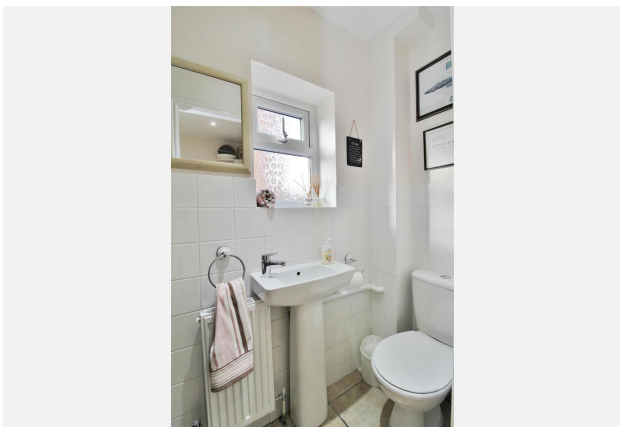
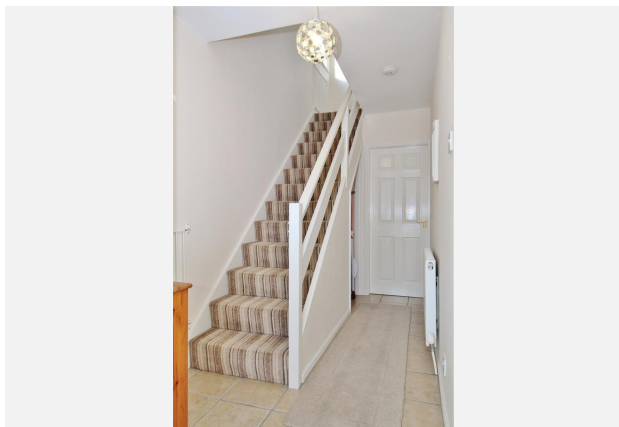


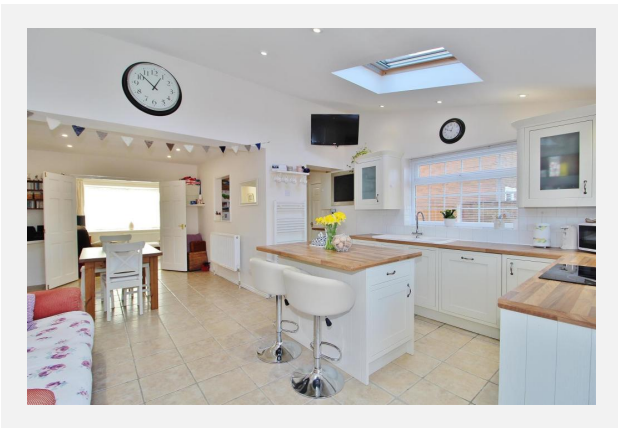
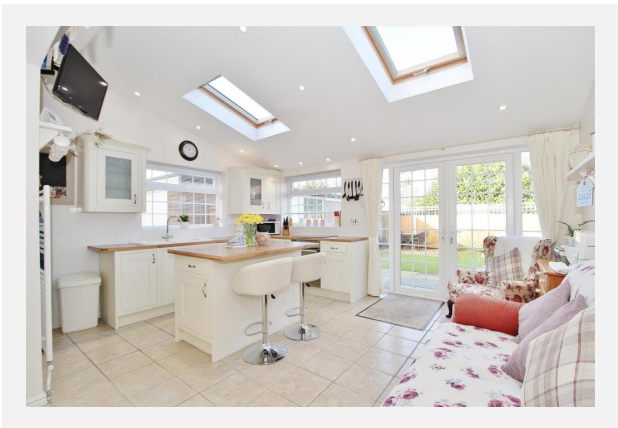
Satellite/Fibre TV Availability:











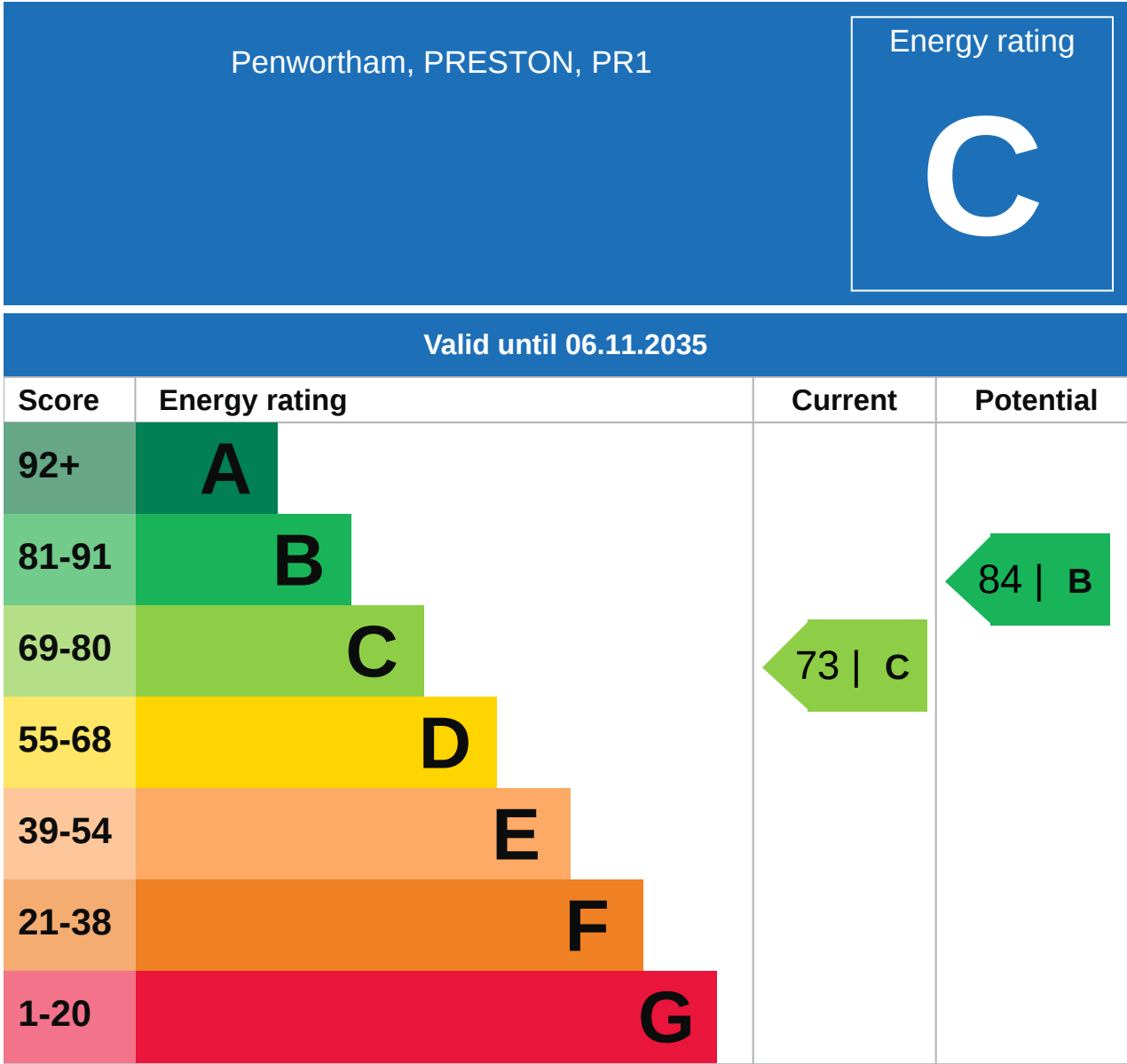
ABBEY WALK, PENWORTHAM, PRESTON, PR1



Ground Floor



First Floor



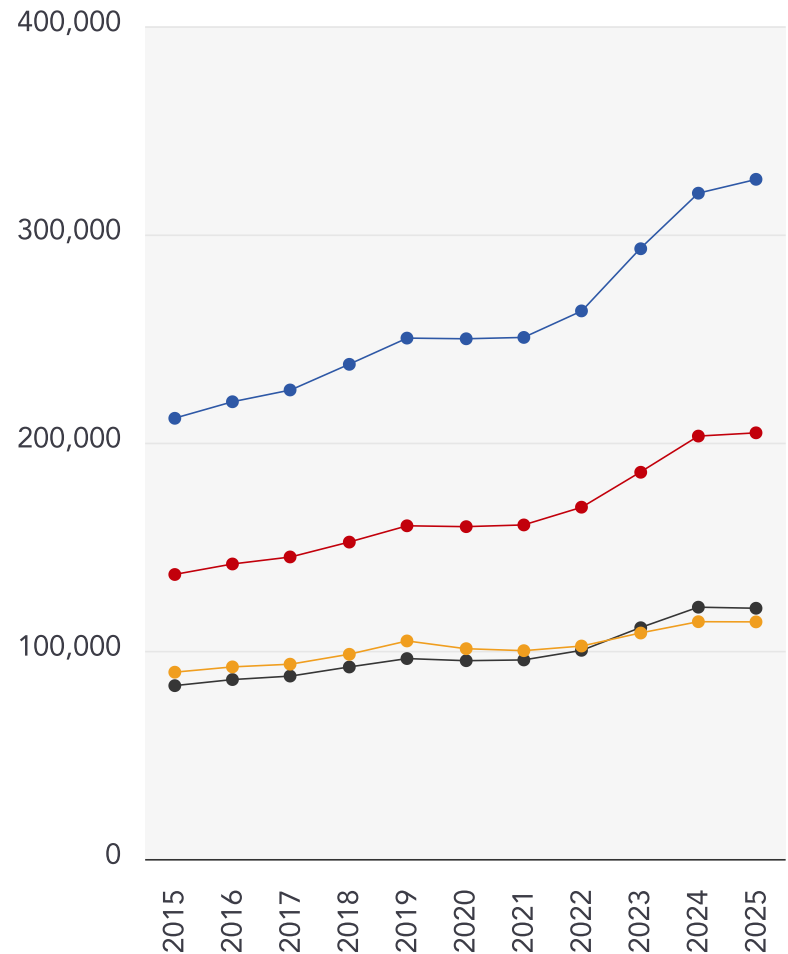
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	97 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

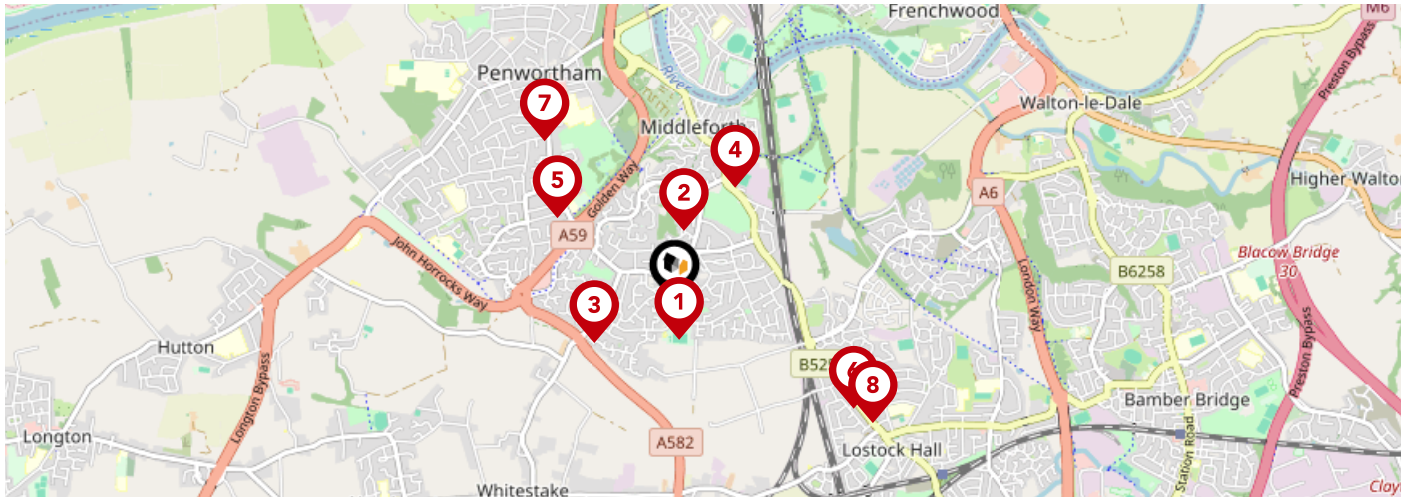
+49.8%

Flat

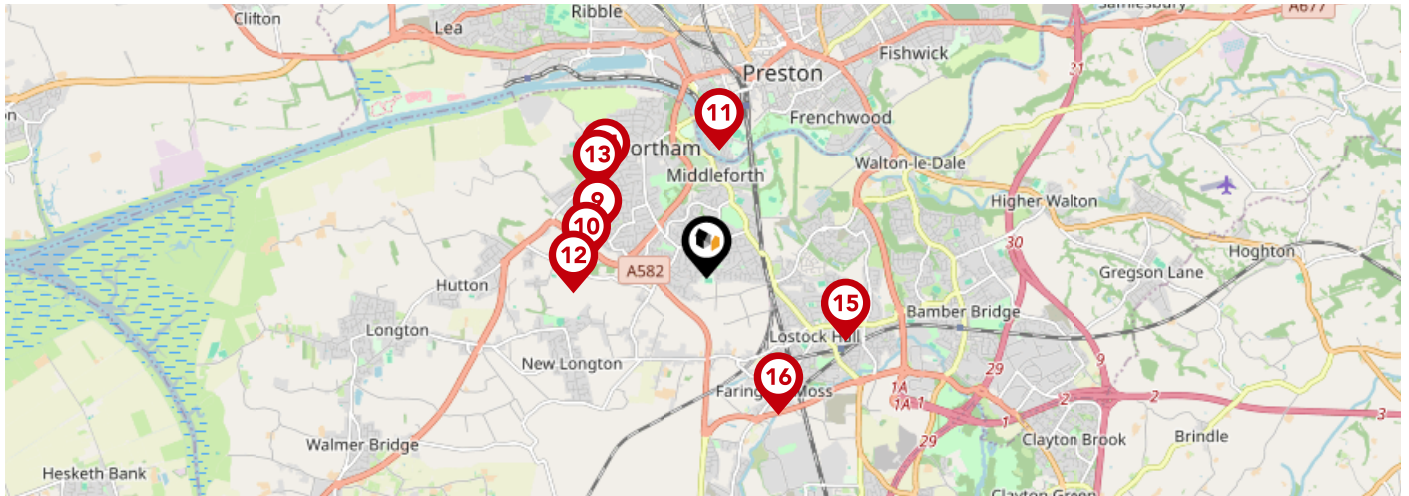
+26.94%

Terraced

+44.66%



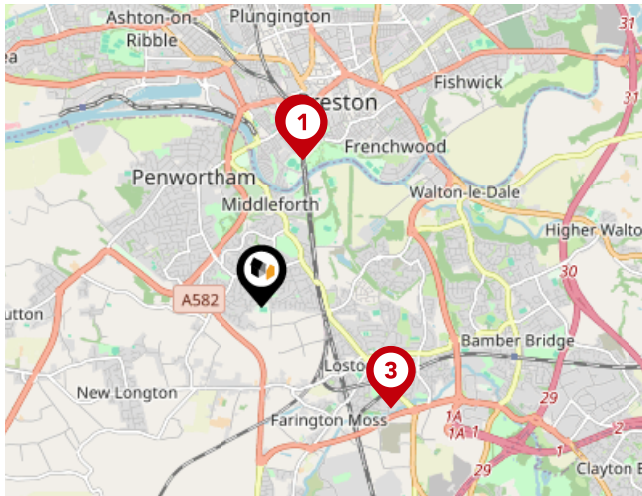
		Nursery	Primary	Secondary	College	Private
1	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.16	☐	☒	☐	☐	☐
2	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.32	☐	☒	☐	☐	☐
3	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.39	☐	☒	☐	☐	☐
4	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.58	☐	☒	☐	☐	☐
5	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.64	☐	☒	☐	☐	☐
6	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.91	☐	☐	☒	☐	☐
7	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.91	☐	☐	☒	☐	☐
8	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:1.02	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:1.02	☐	☒	☐	☐	☐
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:1.06	☐	☐	☒	☐	☐
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.13	☐	☒	☐	☐	☐
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:1.17	☐	☒	☐	☐	☐
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:1.22	☐	☒	☐	☐	☐
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:1.23	☐	☒	☐	☐	☐
	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:1.33	☐	☒	☐	☐	☐
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:1.34	☐	☒	☐	☐	☐

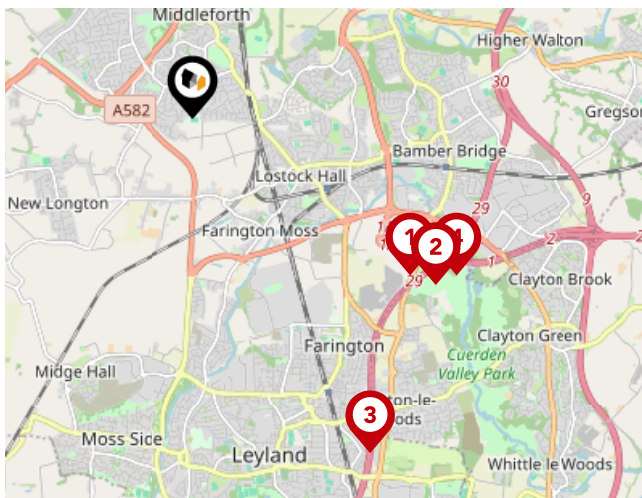
Area

Transport (National)



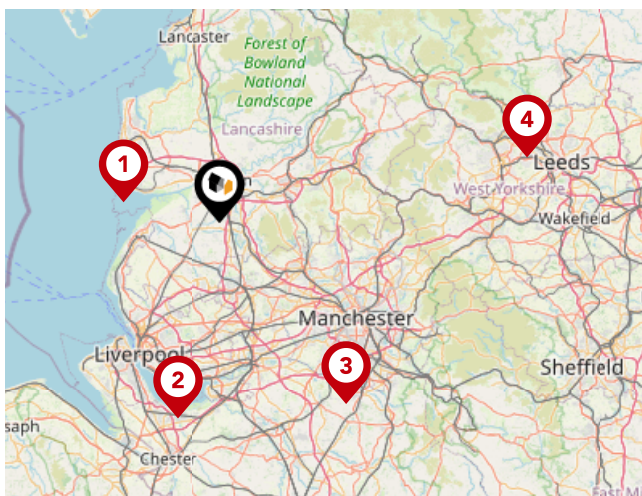
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.35 miles
2	Preston Rail Station	1.37 miles
3	Lostock Hall Rail Station	1.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.36 miles
2	M65 J1	2.58 miles
3	M6 J28	3.32 miles
4	M6 J29	2.69 miles
5	M55 J1	4.41 miles

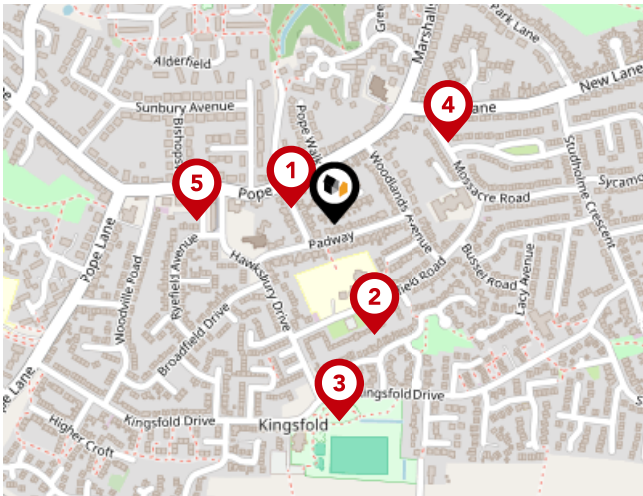


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.63 miles
2	Speke	28.22 miles
3	Manchester Airport	31.21 miles
4	Leeds Bradford Airport	44.07 miles

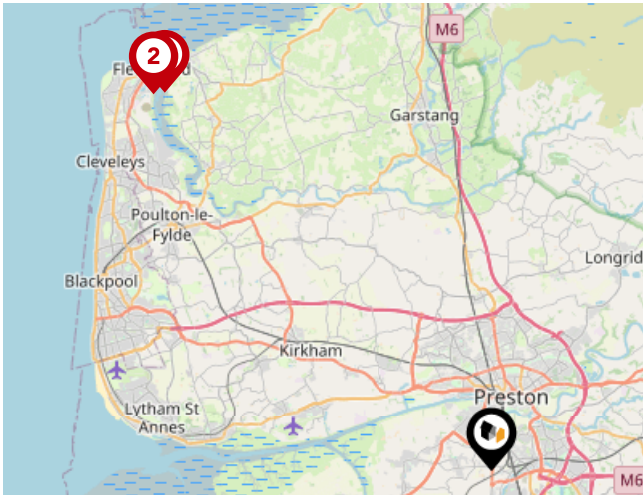
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Pope Walk	0.05 miles
2	Martinfield Road	0.13 miles
3	Hawkesbury Drive	0.22 miles
4	Moss Acre Road	0.15 miles
5	Shops	0.15 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.52 miles
2	Fleetwood for Knott End Ferry Landing	17.72 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Roberts & Co

Branch address 36E Liverpool Road,
Penwortham, Preston, PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

