

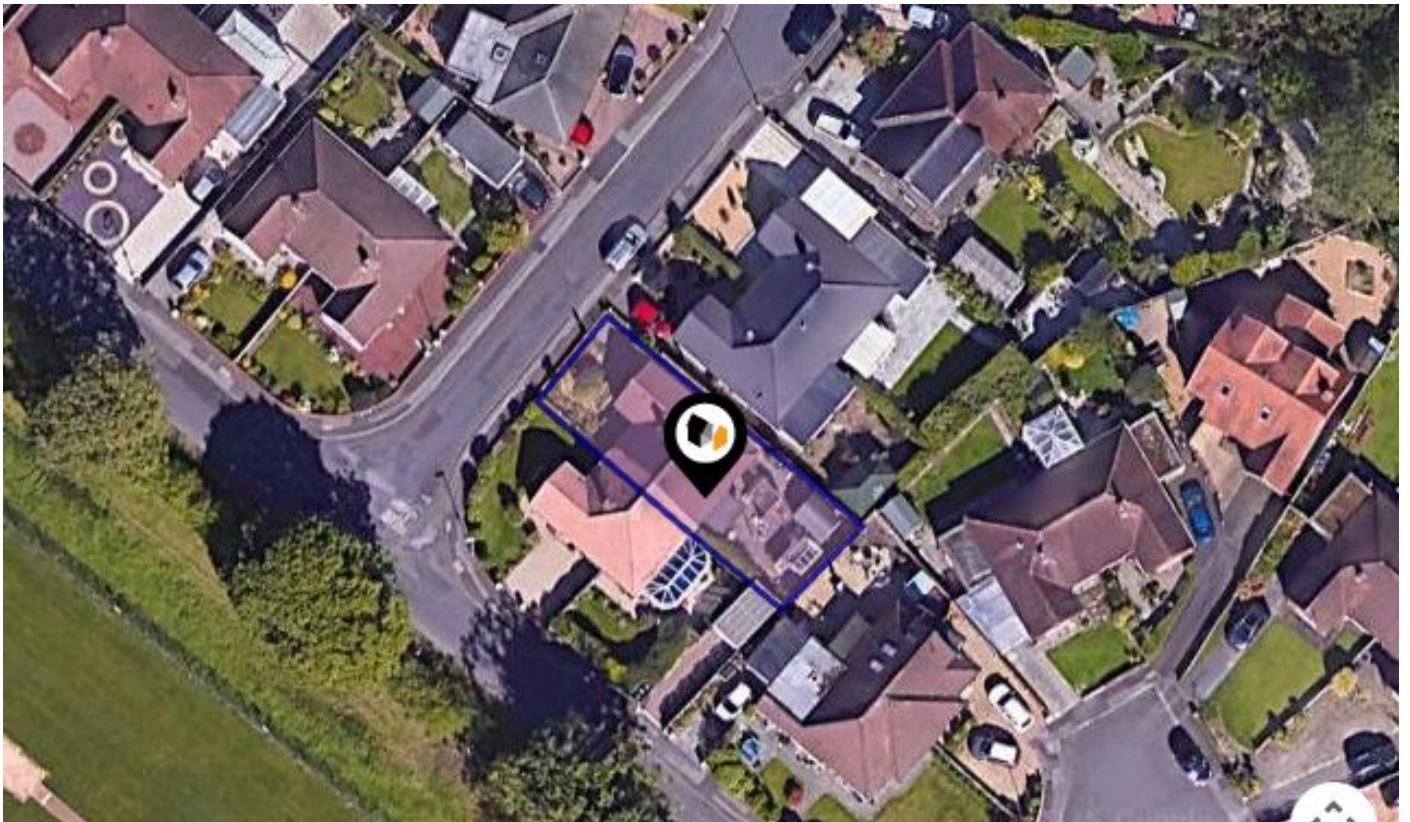


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20th November 2025



MOOR AVENUE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

01772 746100

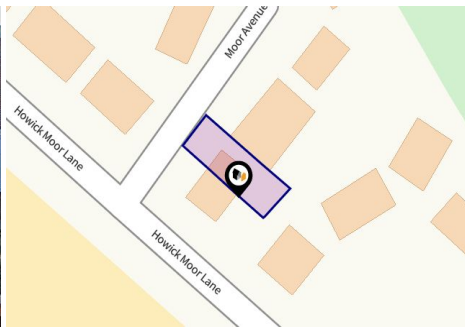
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www.roberts-estates.co.uk



* Beautifully Refurbished with 2 Double Bedrooms * Quiet and Desirable area of Penwortham * Beautiful Modern Fitted Kitchen

Rarely does a bungalow come to the open market having undergone recent renovation, to a high standard. This beautifully presented bungalow with 2 double bedrooms is available for immediate purchase with no chain. The property is ideally situated close to local amenities and excellent transport links. Upon entering the property, you are welcomed by a useful porch leading into a bright and airy hallway. The spacious living room offers a comfortable and inviting space, perfect for relaxing or entertaining guests. The newly fitted modern kitchen is equipped with a range of integrated appliances, including a fridge, freezer, microwave, electric oven, hob and dishwasher. The kitchen opens seamlessly into a conservatory, providing additional living space and a lovely view over the rear garden - an ideal spot for dining or enjoying the sunshine. There are two double bedrooms, both featuring modern, beautiful fitted bedroom furniture to maximise storage and style. The newly installed wet room has been finished to a high standard, offering a sleek and contemporary design. Throughout the property, new flooring has been laid, and the décor has been tastefully refreshed in neutral tones, creating a bright, modern, and move-in-ready home. The bungalow has also been completely rewired and benefits from a new central heating system, ensuring comfort and efficiency all year round. Externally, the property enjoys both front and rear gardens, providing attractive outdoor spaces that are easy to maintain. The rear garden is particularly peaceful and ideal for enjoying time outdoors. This is a wonderful opportunity to purchase a fully modernised bungalow in one of Penwortham's sought-after locations - perfect for those looking for a stylish, low-maintenance home close to amenities and transport links.



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	731 ft ² / 68 m ²
Plot Area:	0.06 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,091
Title Number:	LAN268622

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)

13
mb/s



80
mb/s



1000
mb/s



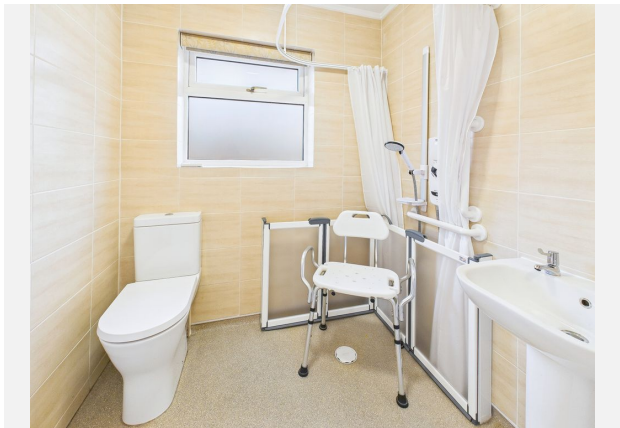
Mobile Coverage:
(based on calls indoors)



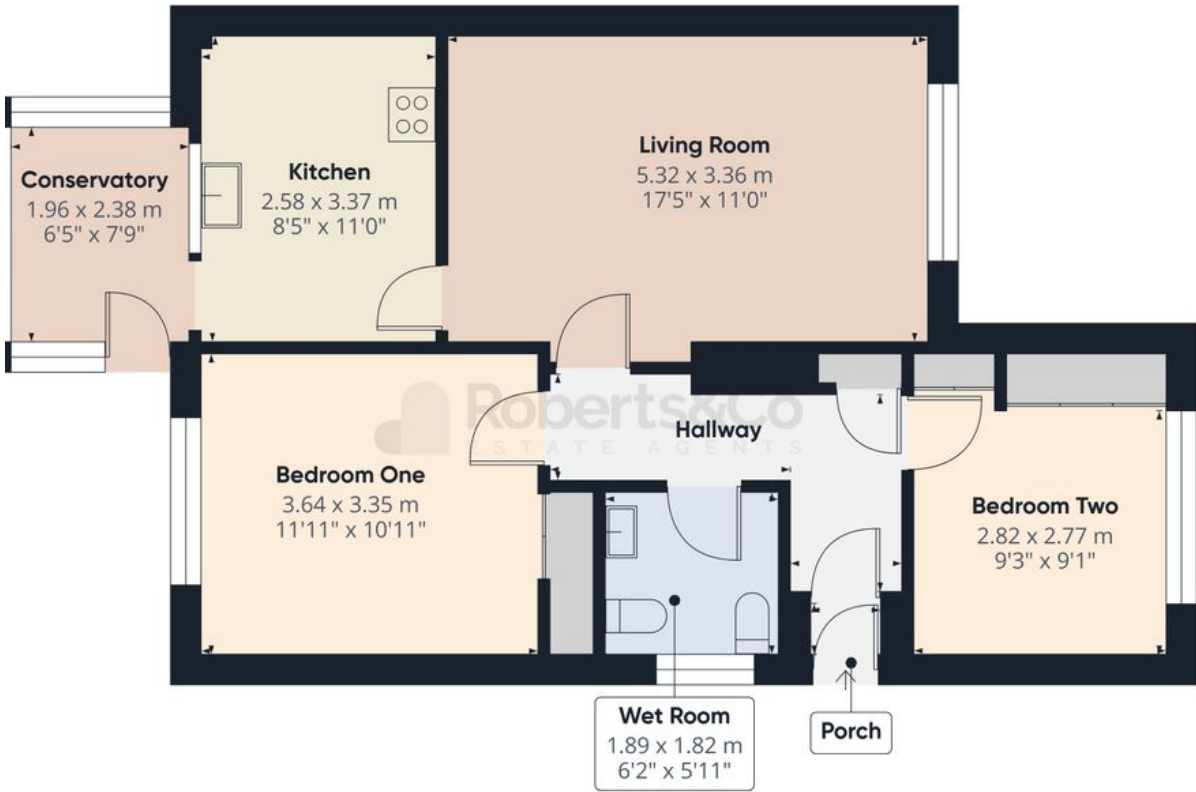
Satellite/Fibre TV Availability:







MOOR AVENUE, PENWORTHAM, PRESTON, PR1



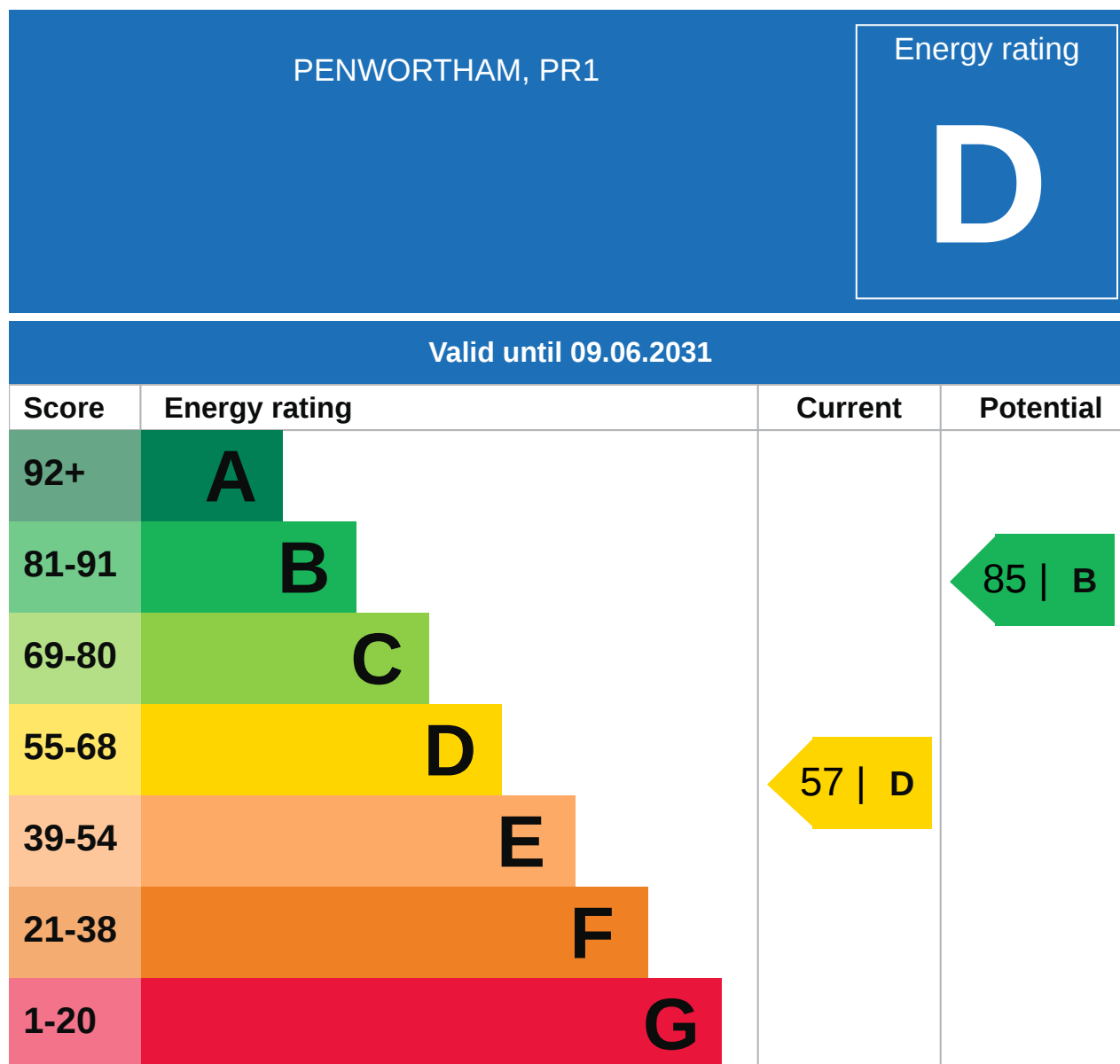
Roberts&Co
ESTATE AGENTS

Approximate total area⁽¹⁾
64.8 m²
697 ft²

(1) Excluding balconies and terrace

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

GIRAFFE360



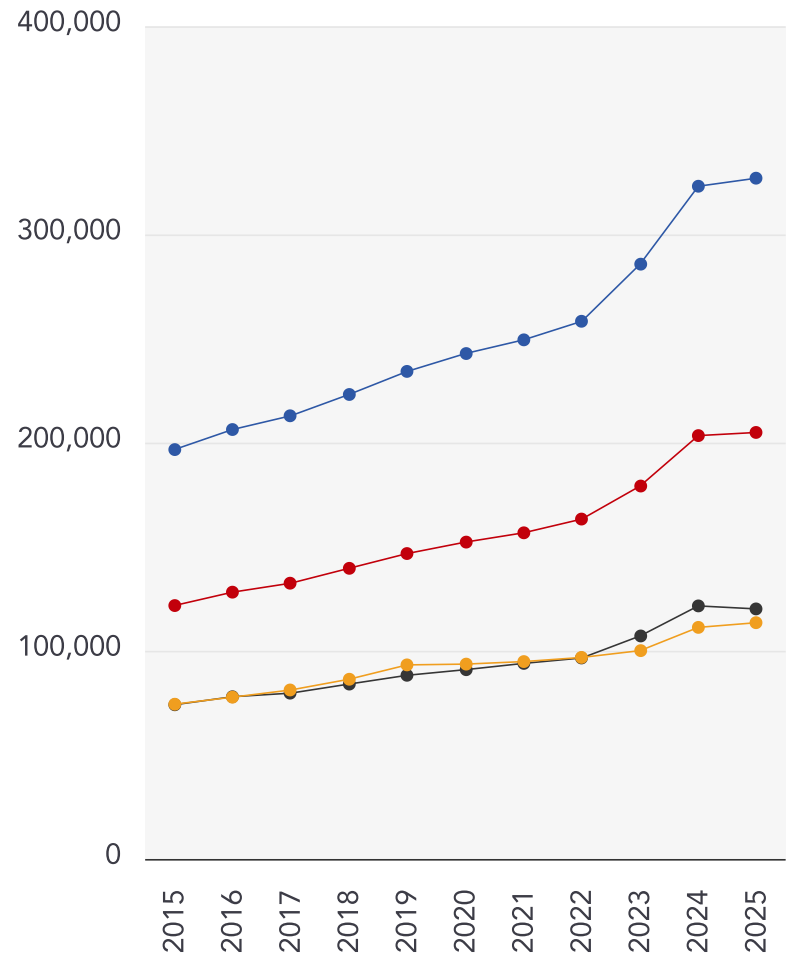
Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-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 installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 43% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	68 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

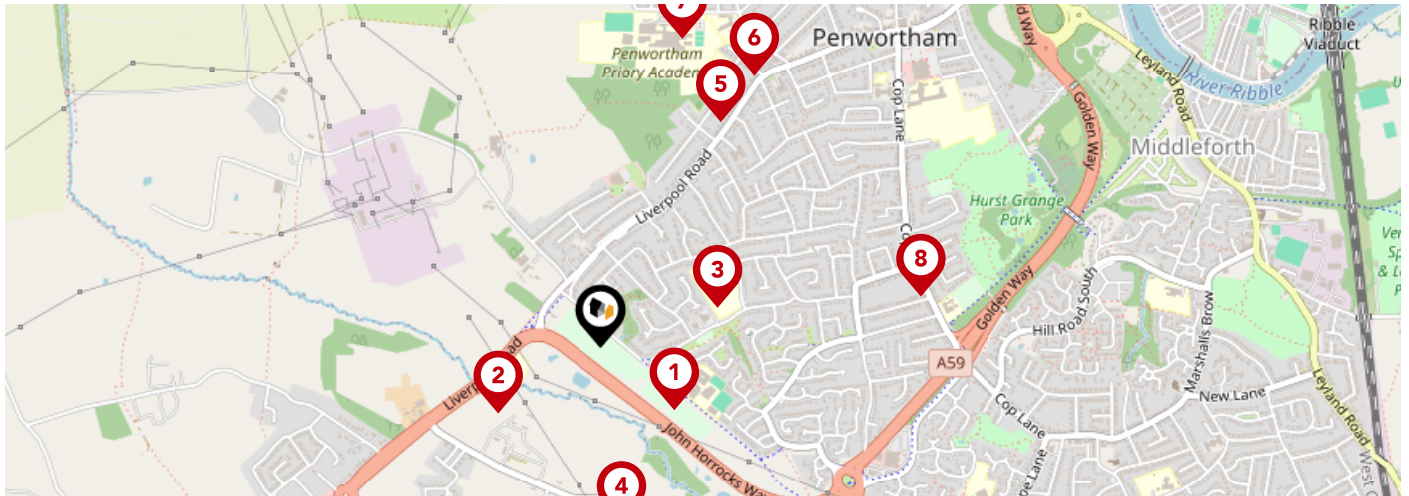
+68.31%

Terraced

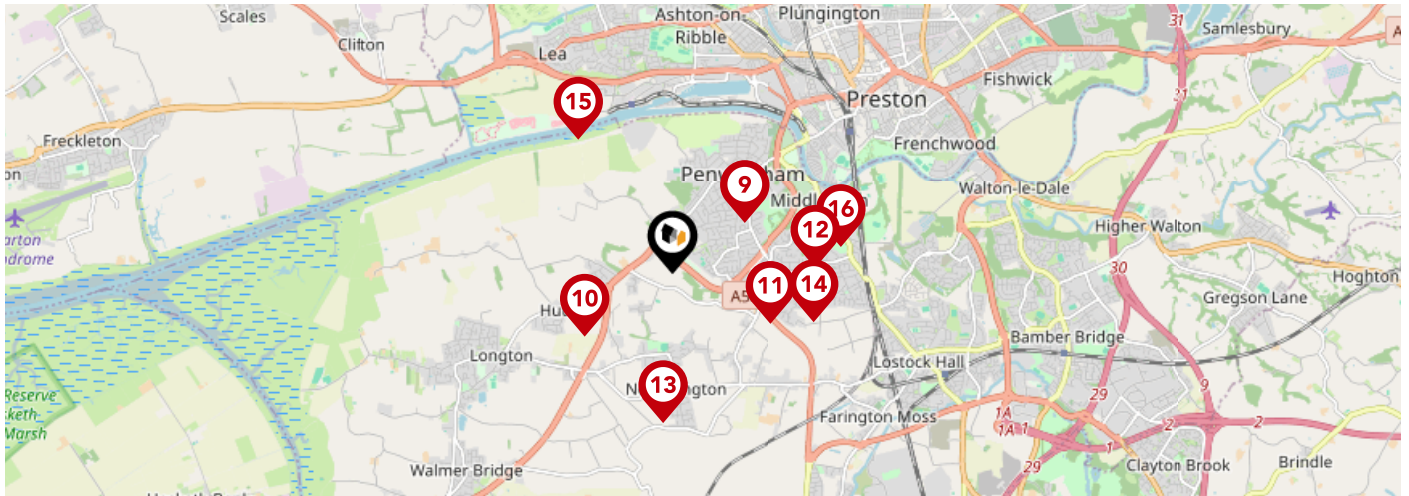
+62.15%


Flat

+52.7%



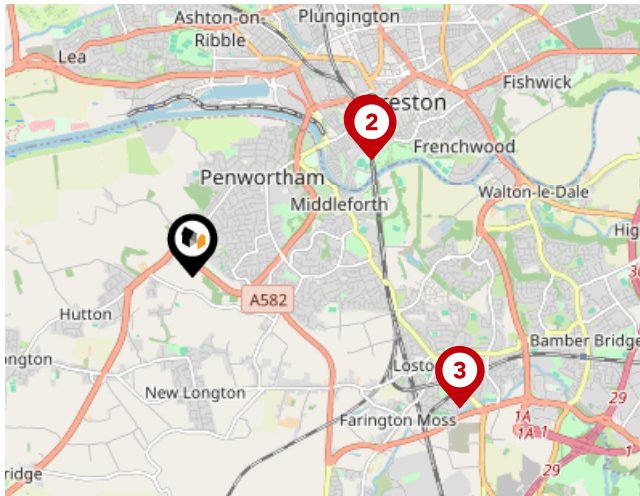
		Nursery	Primary	Secondary	College	Private
1	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Middlefirth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pioneer TEC Ofsted Rating: Requires improvement Pupils:0 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

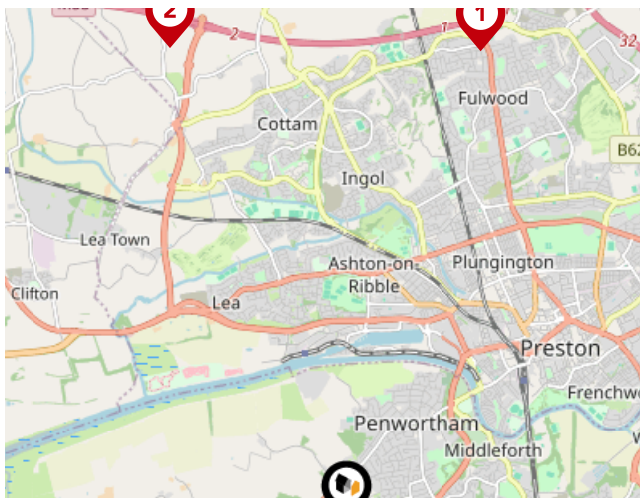
Area

Transport (National)



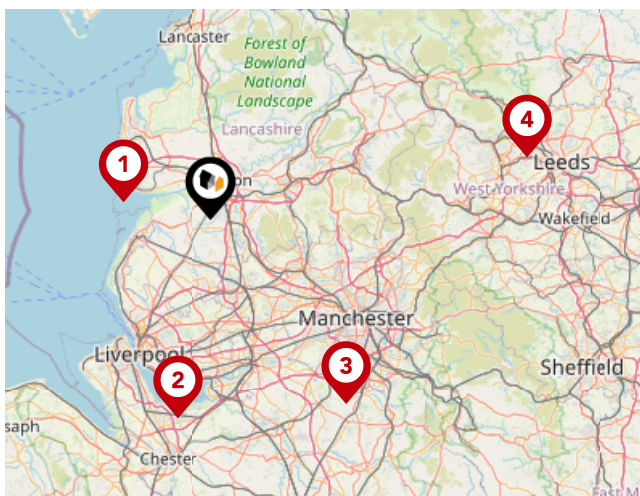
National Rail Stations

Pin	Name	Distance
	Preston Rail Station	1.88 miles
	Preston Rail Station	1.89 miles
	Lostock Hall Rail Station	2.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M55 J1	4.32 miles
	M55 J2	4.45 miles
	M65 J1A	3.53 miles
	M6 J28	4.23 miles
	M65 J1	3.76 miles

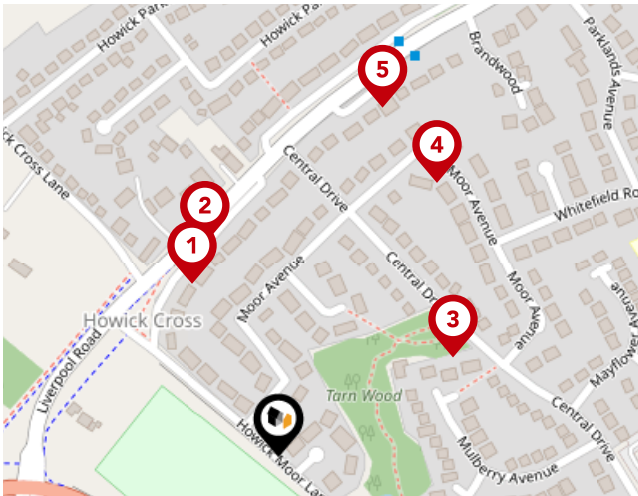


Airports/Helipads

Pin	Name	Distance
	Highfield	12.39 miles
	Speke	28.26 miles
	Manchester Airport	32.14 miles
	Leeds Bradford Airport	45.2 miles

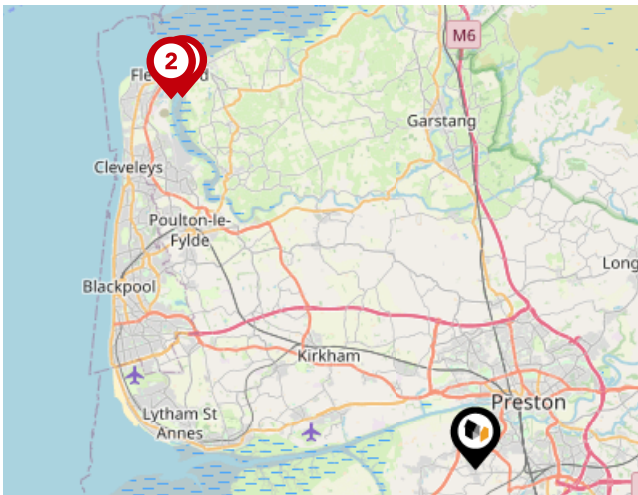
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Howick Cross Lane	0.11 miles
2	Howick Cross Lane	0.12 miles
3	Central Drive	0.11 miles
4	Moor Avenue	0.17 miles
5	Howick Shops	0.2 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.54 miles
2	Fleetwood for Knott End Ferry Landing	16.73 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



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/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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