

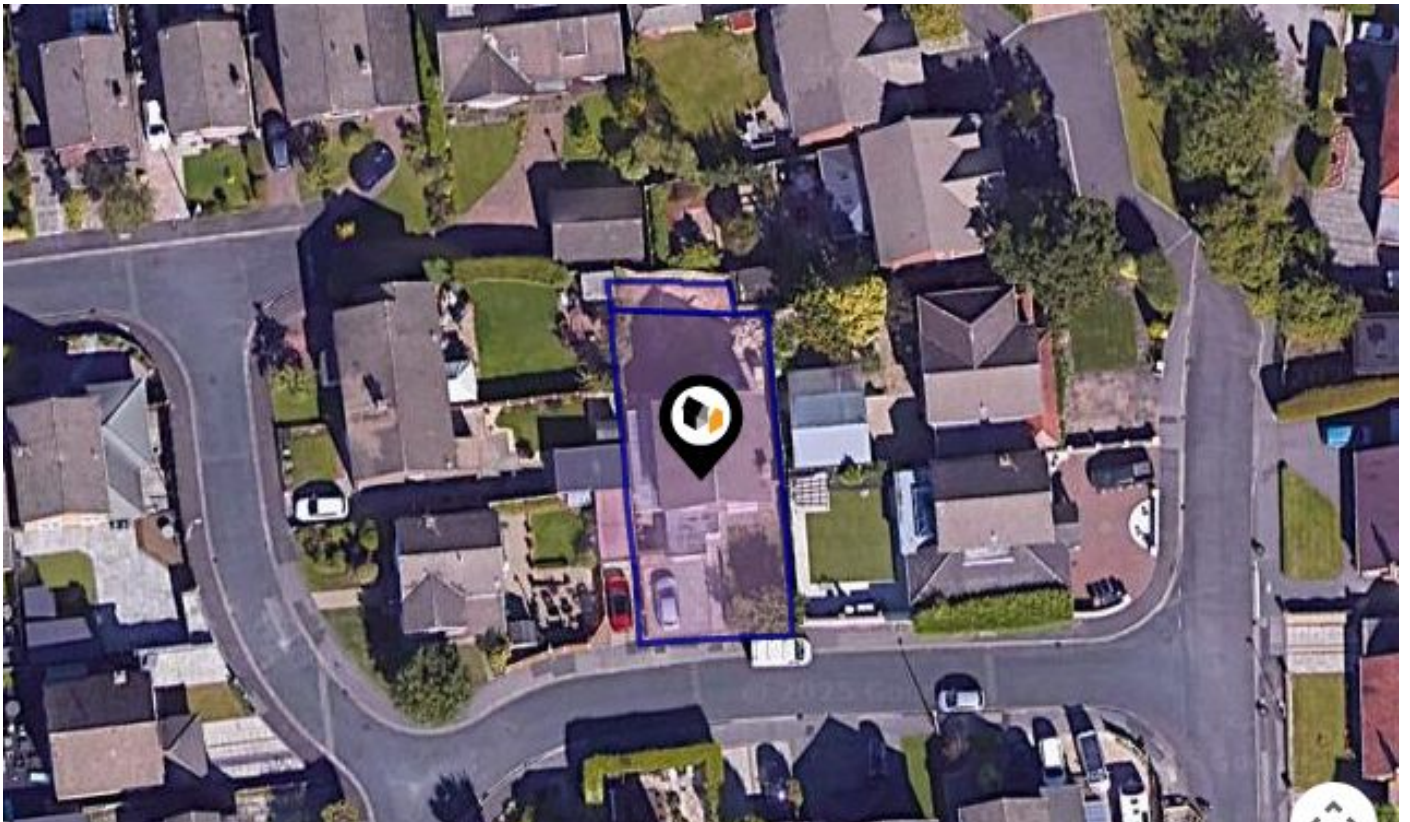


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st October 2025



ELMWOOD DRIVE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

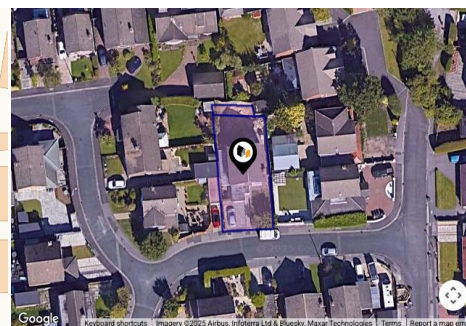
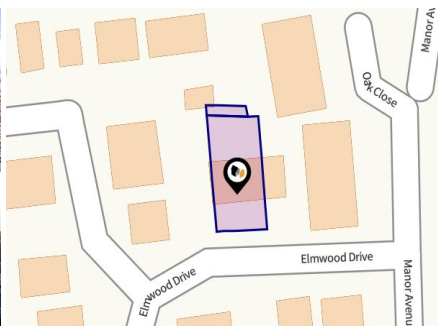
01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Ideal Family Home in Desirable Penwortham* 4 Double Bedrooms* Spacious Property With Great Potential
This property is offered for sale having already benefited from several key renovation works. The living room and bedrooms have been fully replastered and newly carpeted, while a modern central heating system has been installed. A partial rewire has also been completed, alongside new windows in multiple rooms. Additionally, a steel support has been fitted to the opening between the kitchen and dining area providing the perfect foundation for an open-plan layout. Positioned on a generous plot, this home has excellent potential and a layout ideal for modern family living. The ground floor welcomes you through a porch into a central hallway with stairs leading to the first floor. The living room has been finished to a high standard and features a stylish media wall, offering a contemporary space to relax. To the rear of the property, the kitchen and dining room have been opened up to create a fantastic open-plan area. Patio doors from the dining area open directly onto the rear garden, allowing for easy indoor-outdoor living. The ground floor also includes a WC that has been prepped and is ready to be converted into a full shower room-ideal for families or guests. Upstairs, you'll find four great size bedrooms, all of which have been finished and are ready to move into. The Family bathroom is fully operational and presents an excellent opportunity for updating to suit your personal style. Outside, the property boasts an enclosed rear garden, a single garage to the front, and a driveway providing off-road parking for up to three vehicles. There is also a carport to the side, offering additional covered parking or storage options. This property is perfect for those looking to put their own stamp on a home in one of Penwortham's most desirable residential areas. Early viewing is highly recommended to appreciate the potential on offer.



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,259 ft ² / 117 m ²
Plot Area:	0.09 acres
Year Built :	1976-1982
Council Tax :	Band E
Annual Estimate:	£2,875
Title Number:	LA319838

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:







ELMWOOD DRIVE, PENWORTHAM, PRESTON, PR1

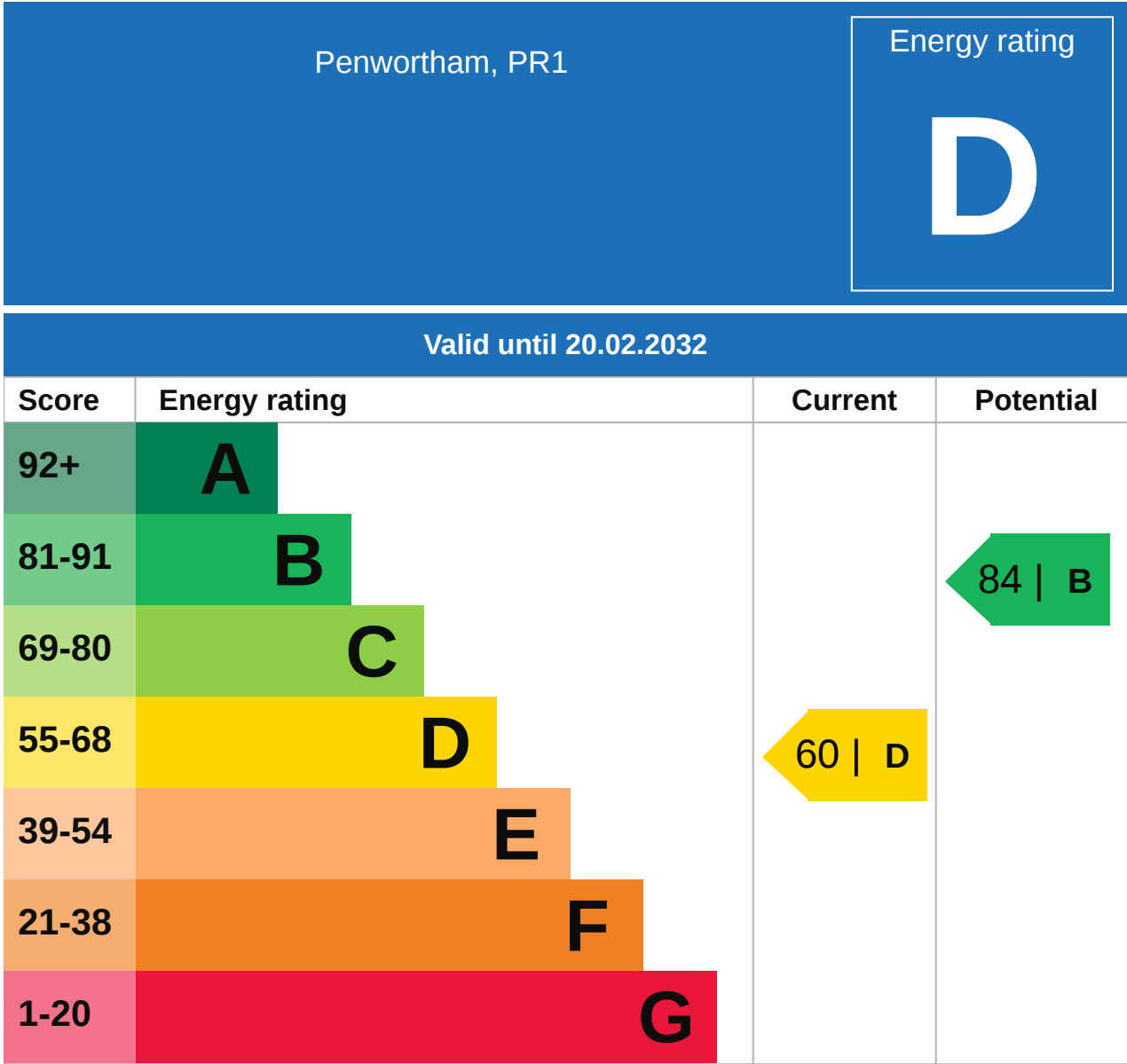


ELMWOOD DRIVE, PENWORTHAM, PRESTON, PR1



ELMWOOD DRIVE, PENWORTHAM, PRESTON, PR1





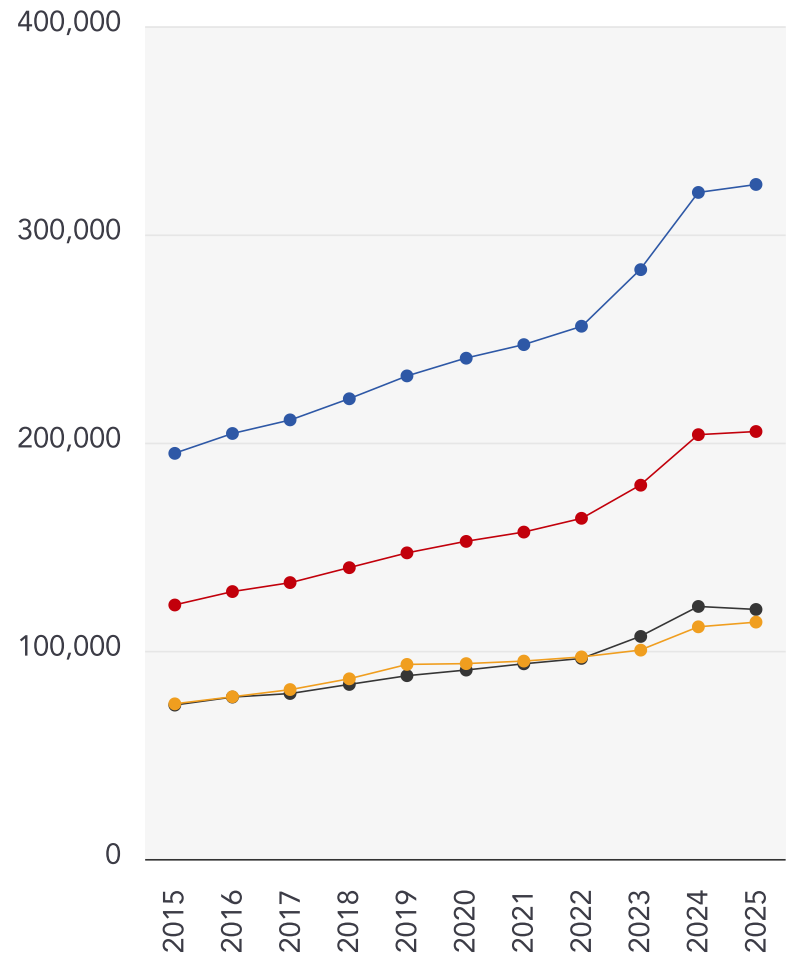
Additional EPC Data

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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	117 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

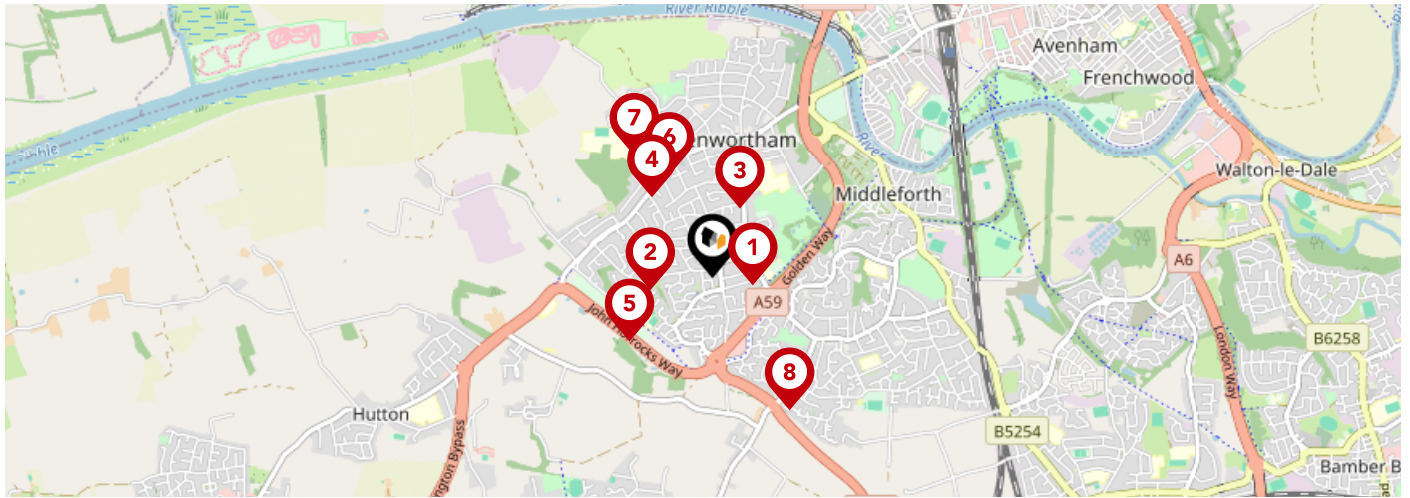
+68.31%

Terraced

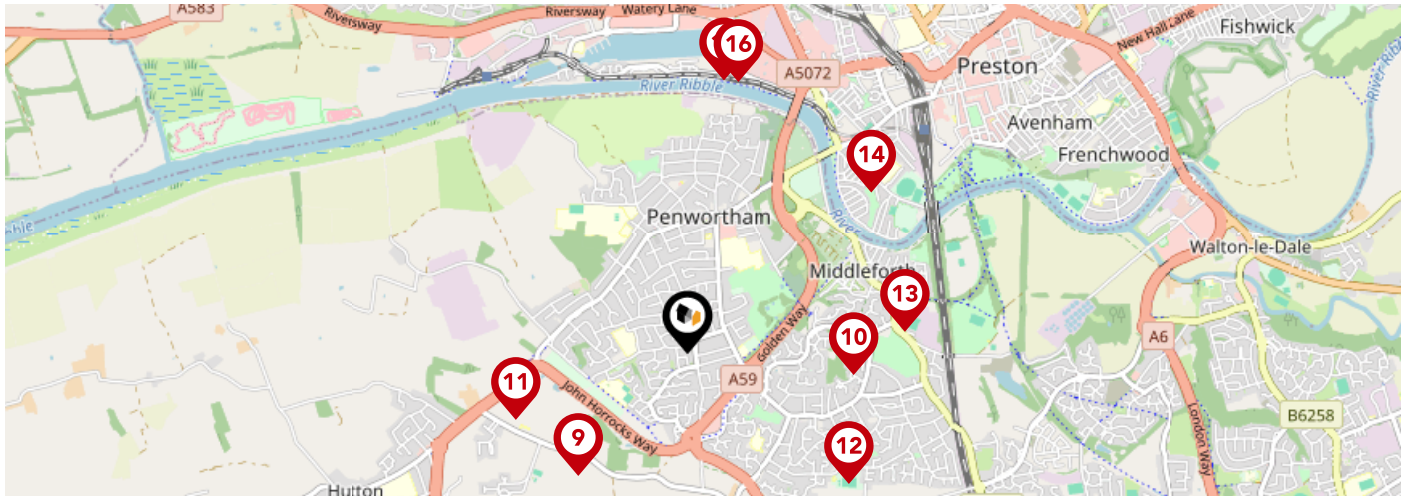
+62.15%

Flat

+52.7%



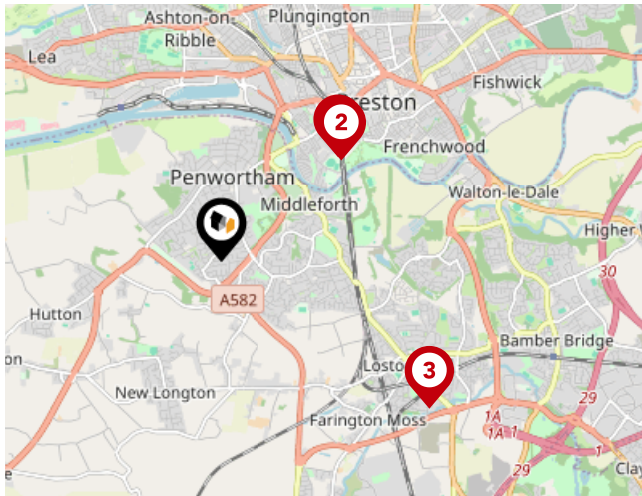
		Nursery	Primary	Secondary	College	Private
1	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.18	☐	☒	☐	☐	☐
2	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.27	☐	☒	☐	☐	☐
3	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.33	☐	☐	☒	☐	☐
4	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.44	☐	☒	☐	☐	☐
5	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.46	☐	☐	☒	☐	☐
6	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.49	☐	☒	☐	☐	☐
7	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.64	☐	☐	☒	☐	☐
8	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.68	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.72	☐	☒	☐	☐	☐
	Penwortham Middlefirth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.74	☐	☒	☐	☐	☐
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.8	☐	☒	☐	☐	☐
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.91	☐	☒	☐	☐	☐
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.96	☐	☒	☐	☐	☐
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.07	☐	☒	☐	☐	☐
	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.21	☐	☐	☒	☐	☐
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:1.21	☐	☐	☒	☐	☐

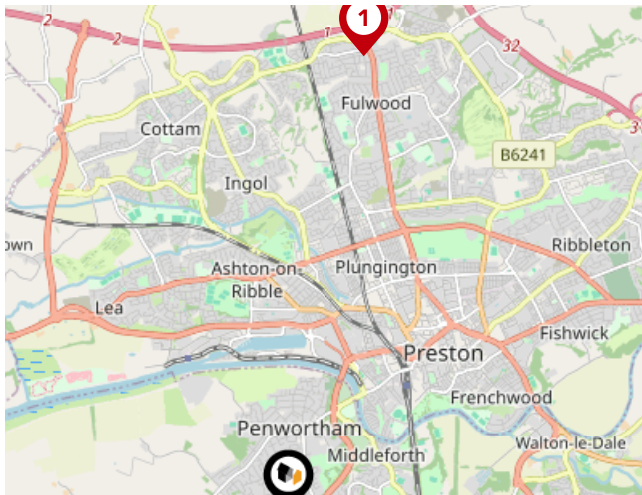
Area

Transport (National)



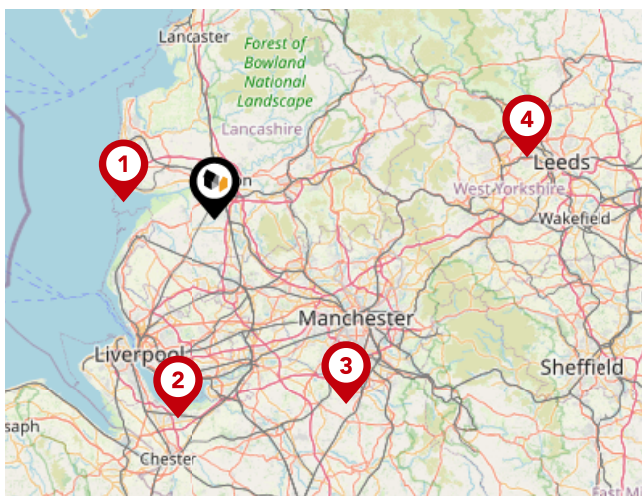
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.38 miles
2	Preston Rail Station	1.39 miles
3	Lostock Hall Rail Station	2.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	4.06 miles
2	M65 J1A	3.16 miles
3	M6 J28	4.03 miles
4	M65 J1	3.39 miles
5	M6 J29	3.5 miles

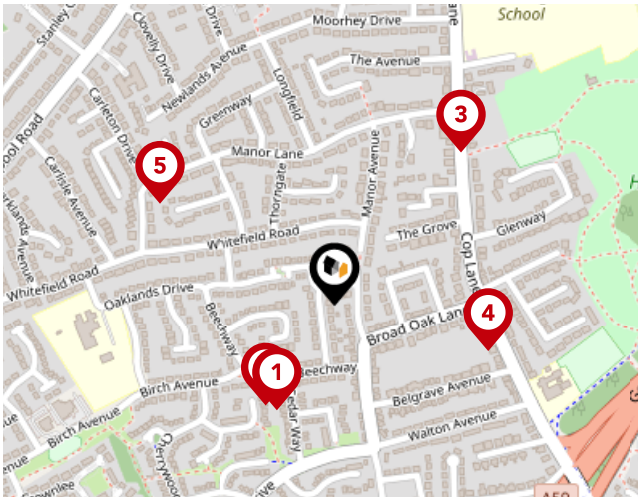


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.87 miles
2	Speke	28.49 miles
3	Manchester Airport	31.95 miles
4	Leeds Bradford Airport	44.66 miles

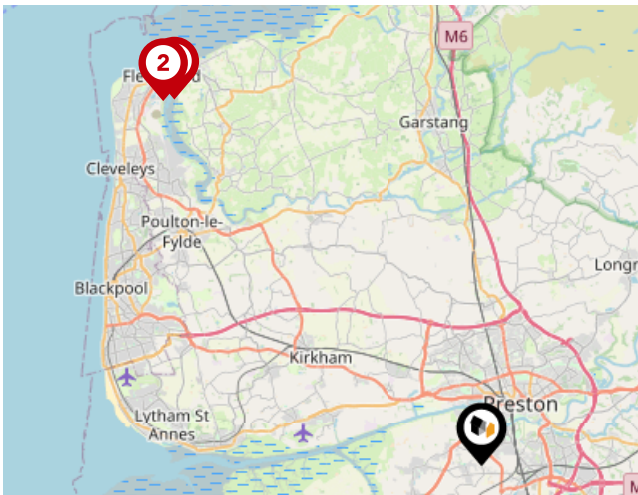
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Birch Avenue	0.13 miles
2	Birch Avenue	0.13 miles
3	Manor Lane south	0.22 miles
4	Broad Oak Lane	0.18 miles
5	Manor Lane	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.76 miles
2	Fleetwood for Knott End Ferry Landing	16.96 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

