

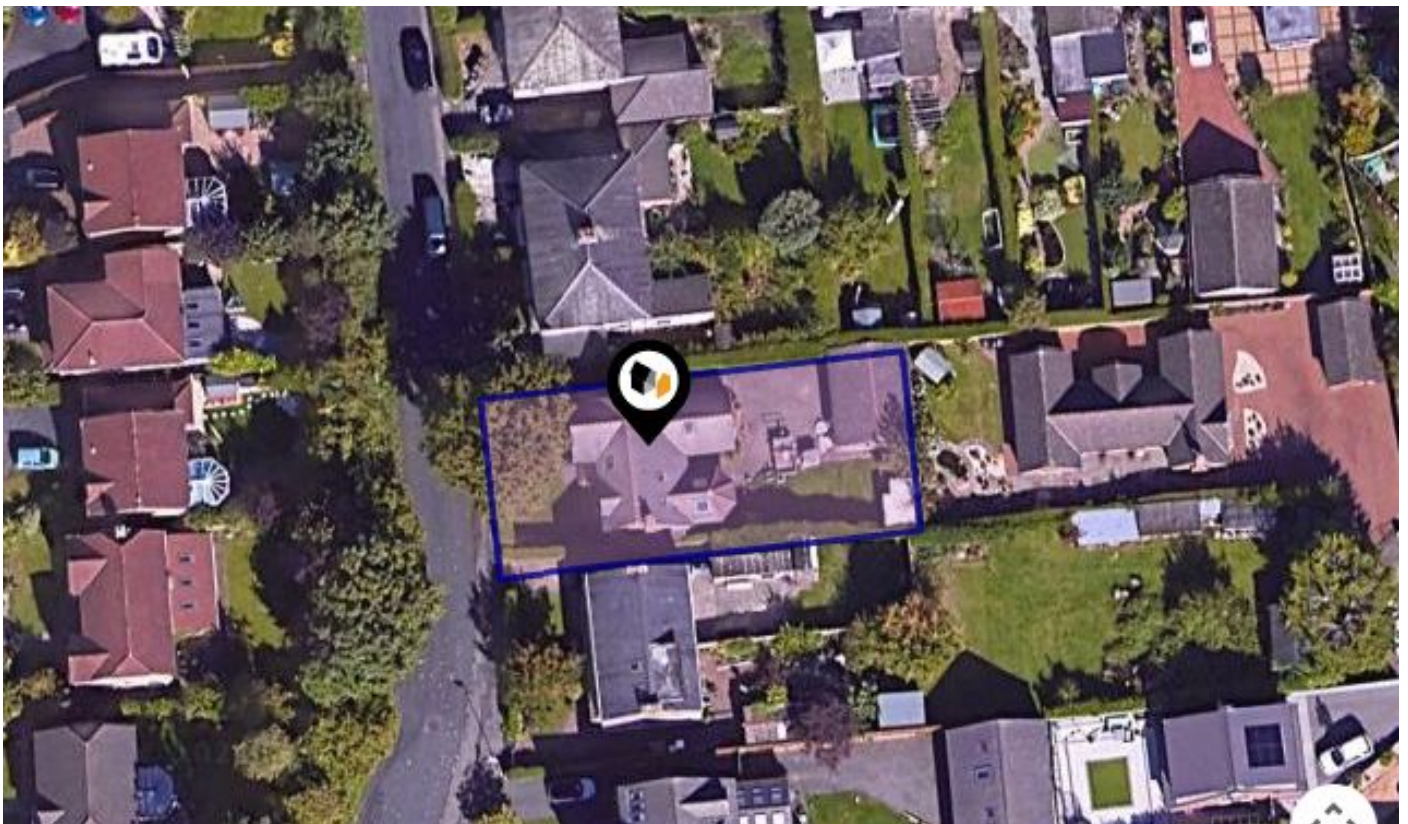


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 05th December 2025



BROAD OAK LANE, 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



* Spacious 4 Bedroom Family Home in the Heart of Penwortham * 2/3 Reception Rooms * Offered With No Onward Chain

This incredible and spacious four bedroom family home is located in the highly desirable area of Penwortham and offers flexible accommodation ideal for modern family living. The property benefits from two to three reception rooms, allowing versatility for entertaining, working from home, or creating additional living spaces. Upon entering, you are welcomed into a bright and inviting entrance hall that leads through to the main living areas. The living room features a charming wood-burning stove, a beautiful bay window to the front, and double doors that open into the conservatory. The conservatory enjoys lovely views over the rear garden and provides a light-filled additional living or dining space. At the front of the property, there is a flexible room that can serve as a ground floor bedroom or a third reception room. Additionally, there is a further reception space that could be used as a home office, playroom, or study, depending on the needs of the family. Completing the ground floor is a convenient shower room, providing practical facilities for guests or family use. The heart of the home is the spacious dining kitchen, which benefits from double doors opening directly onto the rear garden, making it ideal for family living and entertaining. The kitchen is fully equipped with integrated appliances, including a double oven, microwave, dishwasher, gas hob, under-counter fridge and under-counter freezer. A separate utility room provides additional storage and space for laundry appliances. To the first floor, there are three generous double bedrooms. Bedroom one benefits from fitted eaves cupboard storage and its own ensuite bathroom. Bedroom two features fitted wardrobes, while bedroom three has a walk-in dressing room and an airing cupboard housing the water tank. The accommodation is completed by a four-piece family bathroom, which includes both a separate shower cubicle and a bathtub. Externally, the property offers off-road parking along with a detached double garage. To the rear, there is a generous garden, mainly laid to lawn, providing an ideal outdoor space for families, relaxation, and entertaining.



Property

Type: Detached
Bedrooms: 4
Plot Area: 0.12 acres
Council Tax : Band E
Annual Estimate: £2,875
Title Number: LA781356

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



55
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





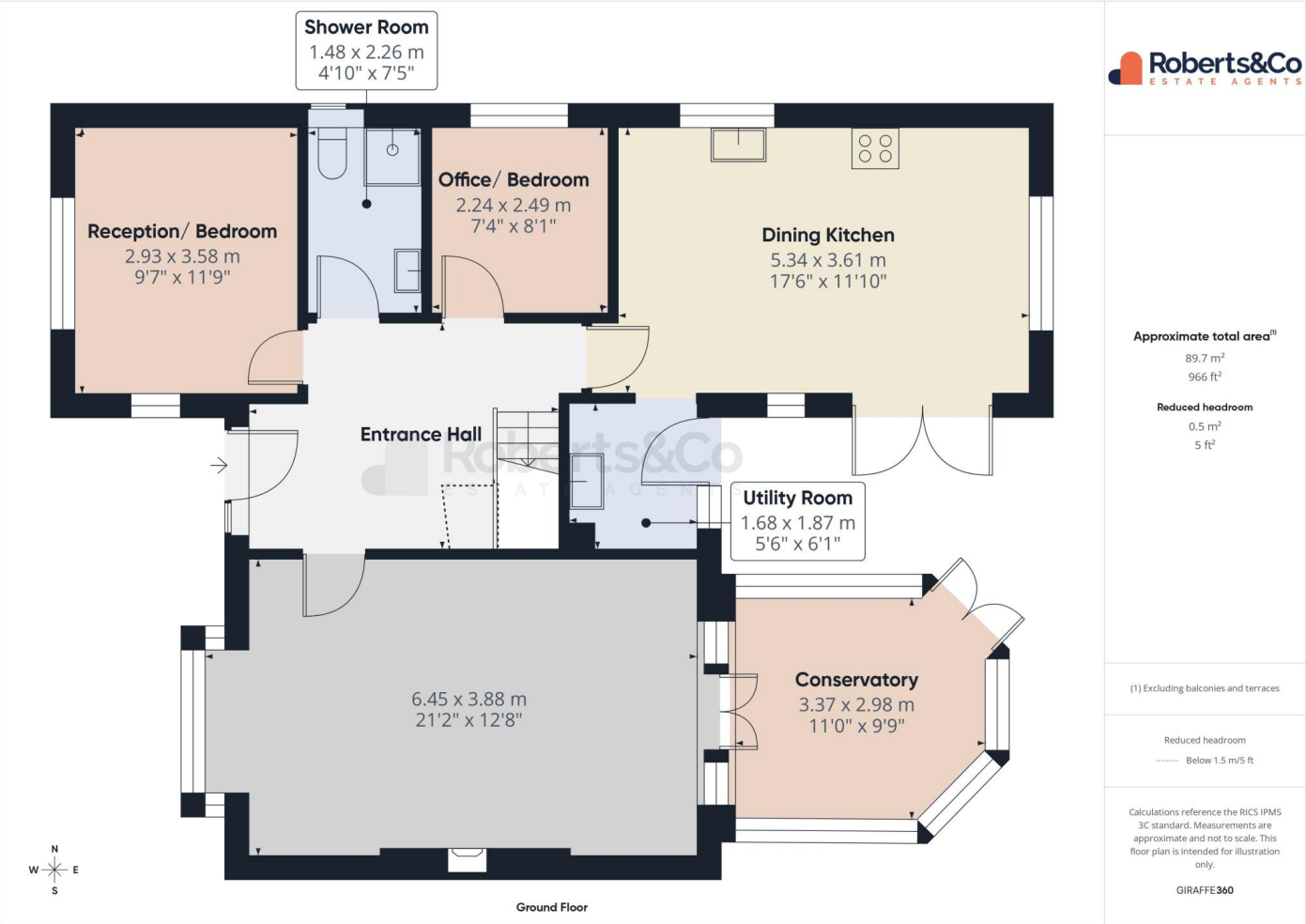




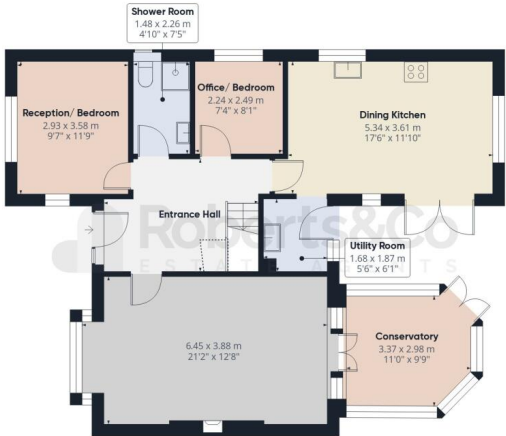
BROAD OAK LANE, PENWORTHAM, PRESTON, PR1



BROAD OAK LANE, PENWORTHAM, PRESTON, PR1



BROAD OAK LANE, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area⁽¹⁾

146.9 m²

1581 ft²

Reduced headroom

5.9 m²

64 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.

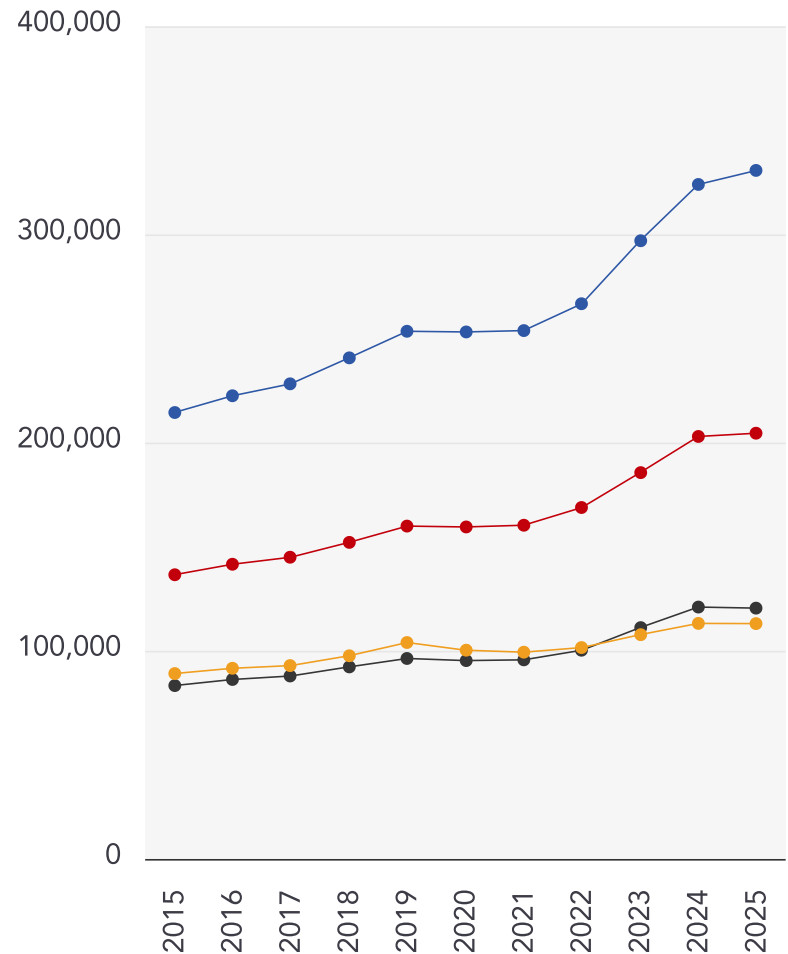
GIRAFFE360



Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

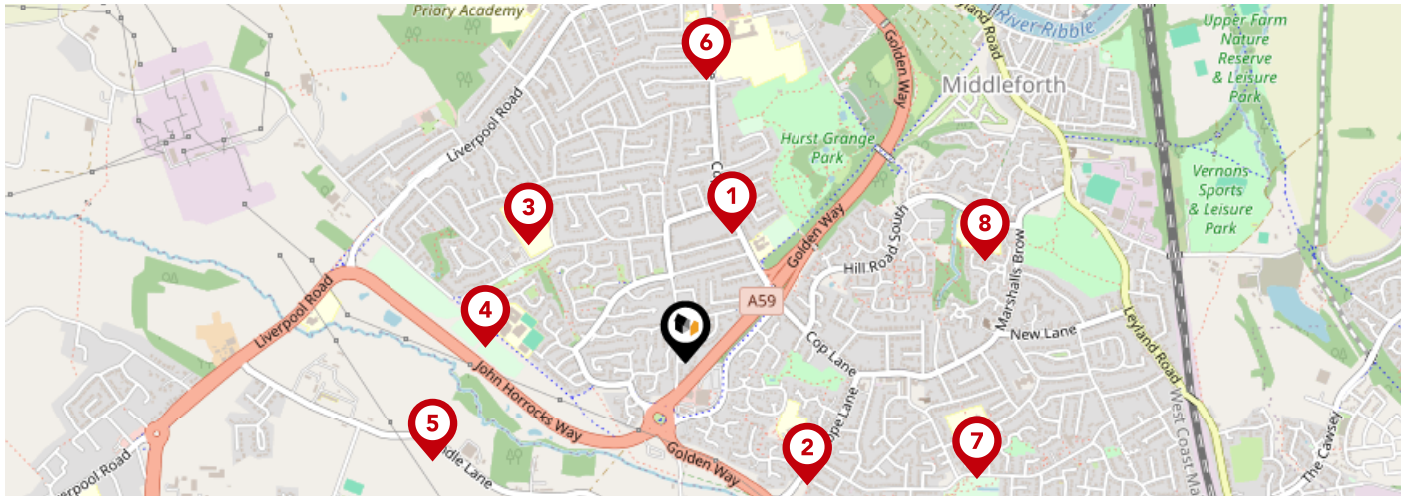
+49.8%

Flat

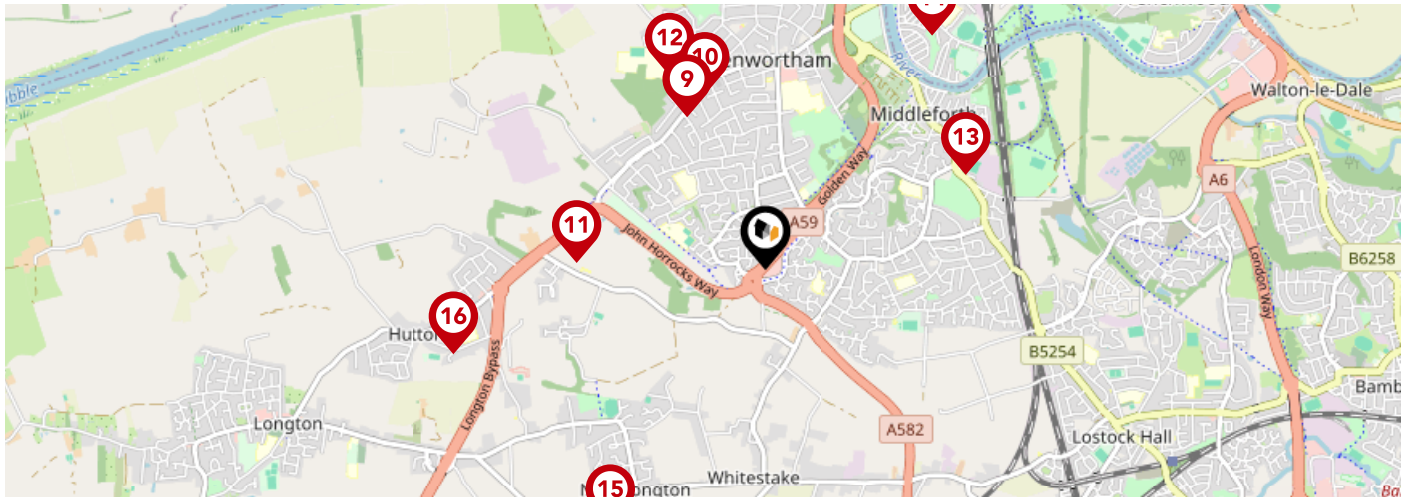
+26.94%

Terraced

+44.66%



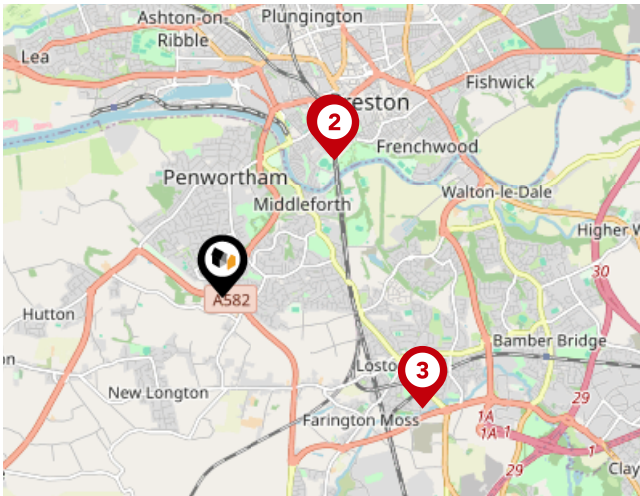
		Nursery	Primary	Secondary	College	Private
1	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.37	<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:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

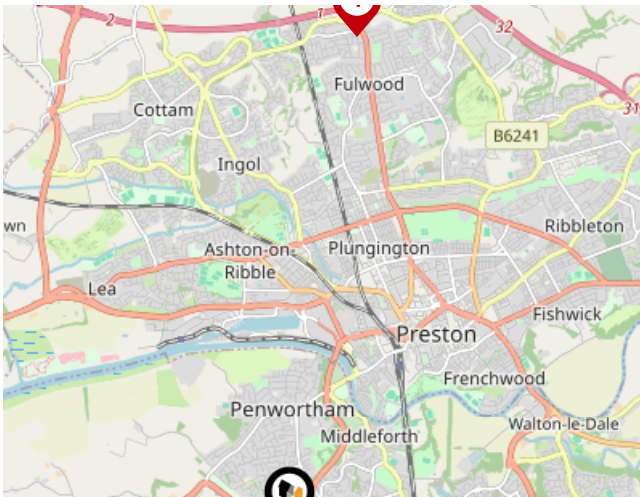
Area

Transport (National)



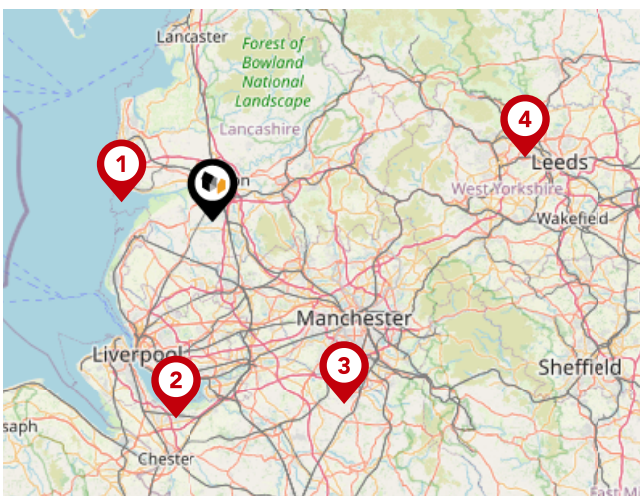
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.56 miles
2	Preston Rail Station	1.56 miles
3	Lostock Hall Rail Station	2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	4.36 miles
2	M65 J1A	2.92 miles
3	M6 J28	3.72 miles
4	M65 J1	3.15 miles
5	M6 J29	3.28 miles

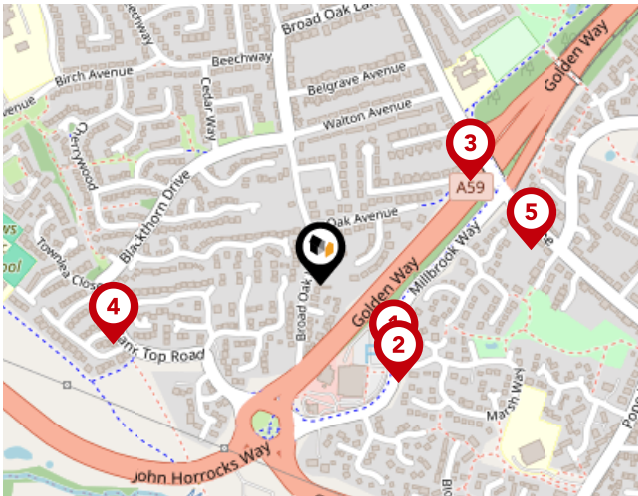


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.01 miles
2	Speke	28.19 miles
3	Manchester Airport	31.65 miles
4	Leeds Bradford Airport	44.65 miles

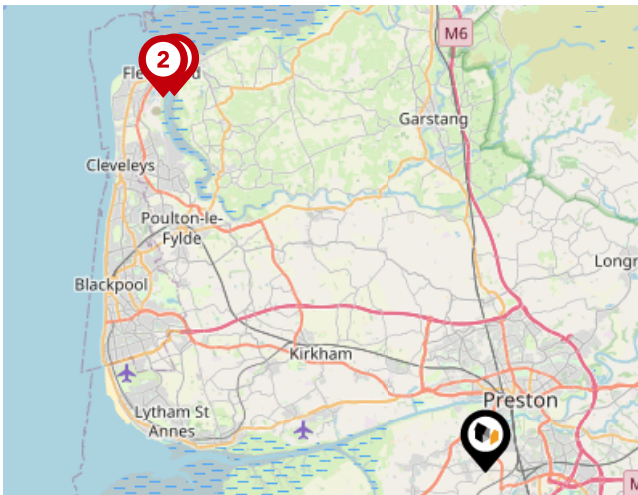
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Millbrook Way	0.12 miles
2	Millbrook Way South	0.14 miles
3	Cromwell Road	0.2 miles
4	Blackthorn Drive	0.24 miles
5	Hill Rd South	0.24 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.06 miles
2	Fleetwood for Knott End Ferry Landing	17.25 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

