

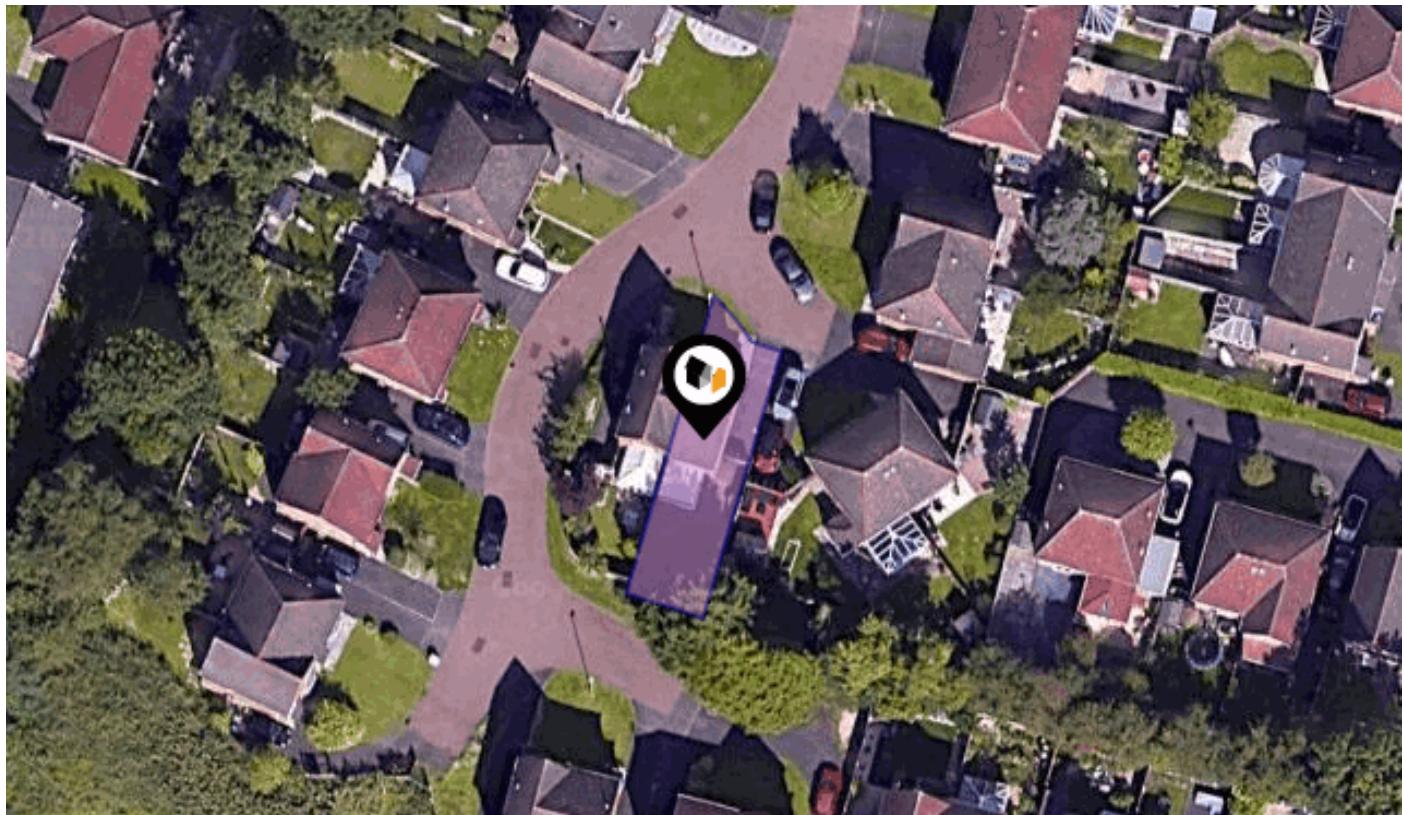


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 09th December 2025



WOODBURN GROVE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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www.roberts-estates.co.uk



Introduction

Our Comments

* Spacious 2-Bedroom Semi-Detached Home * An Ideal First-Time Purchase or Investment Opportunity * Great Location

This well-presented two-bedroom semi-detached home is situated in a highly desirable residential location, offering easy access to a wide range of local amenities, reputable schools, and excellent transport links. It presents an ideal opportunity for first-time buyers, downsizers, or investors alike. The ground floor comprises a bright and welcoming living room, a conservatory overlooking the rear garden, and a well-equipped kitchen that offers ample storage and workspace. The layout is perfectly suited for both everyday family living and entertaining. To the first floor, the property features two generously sized double bedrooms and a modern family bathroom, all presented in good decorative order. Externally, the property benefits from an enclosed rear garden featuring a combination of laid lawn, low-maintenance Astroturf, and a paved/flat area that offers plenty of potential for outdoor enjoyment, entertaining, or future landscaping improvements. To the front, the property provides convenient off-road parking for up to two vehicles.

Property Overview



Property

| | |
|------------------|---|
| Type: | Semi-Detached |
| Bedrooms: | 2 |
| Floor Area: | 570 ft ² / 53 m ² |
| Plot Area: | 0.04 acres |
| Year Built : | 2000 |
| Council Tax : | Band B |
| Annual Estimate: | £1,829 |
| Title Number: | LA872383 |

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



10000
mb/s



Mobile Coverage:

(based on calls indoors)



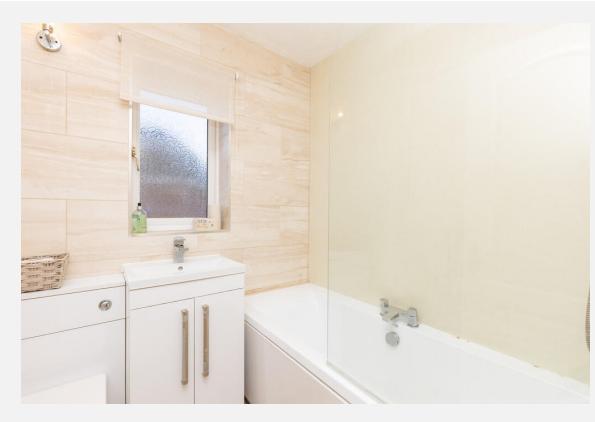
Satellite/Fibre TV Availability:



Gallery Photos

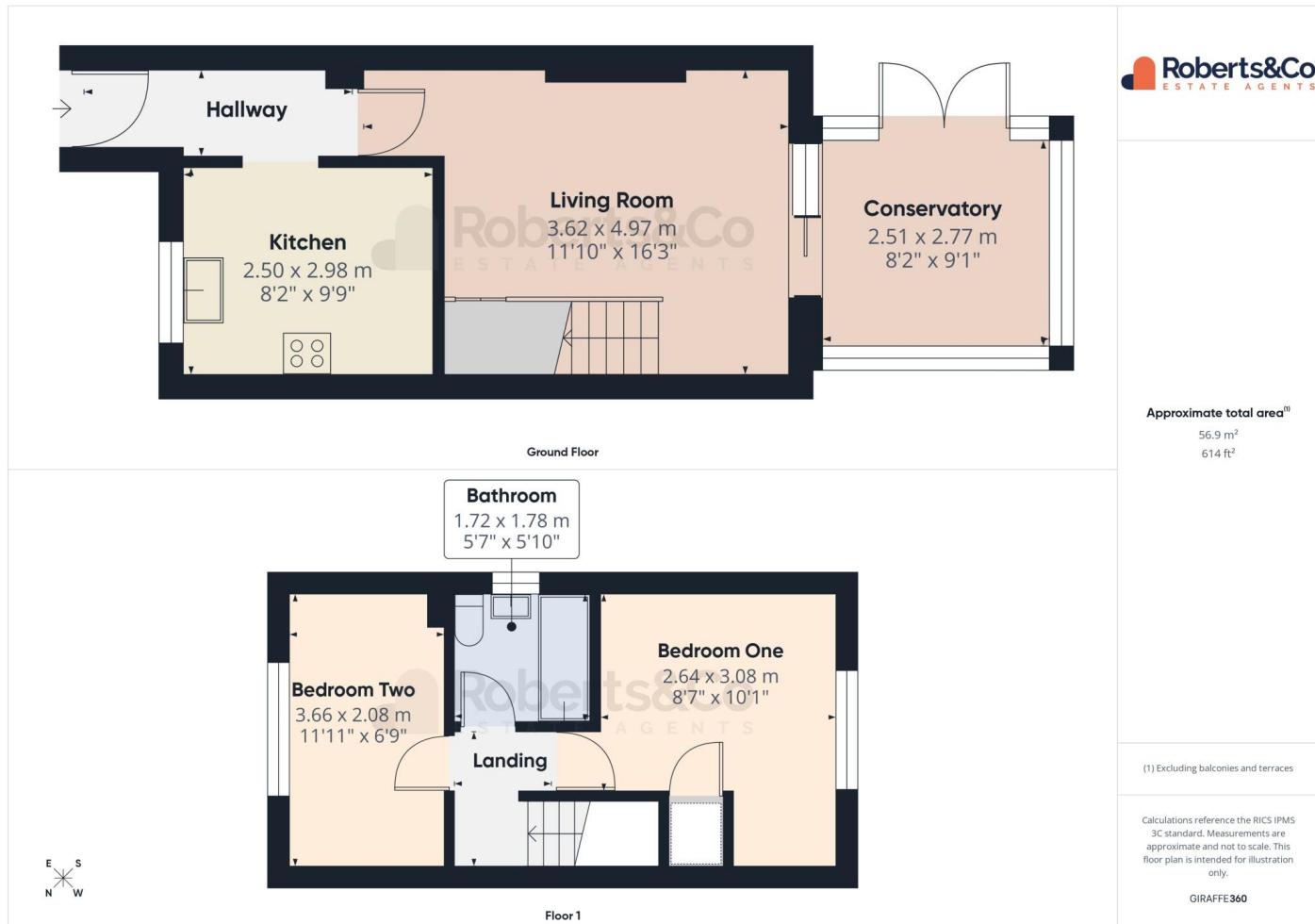


Gallery Photos



Gallery Floorplan

WOODBURN GROVE, PENWORTHAM, PRESTON, PR1



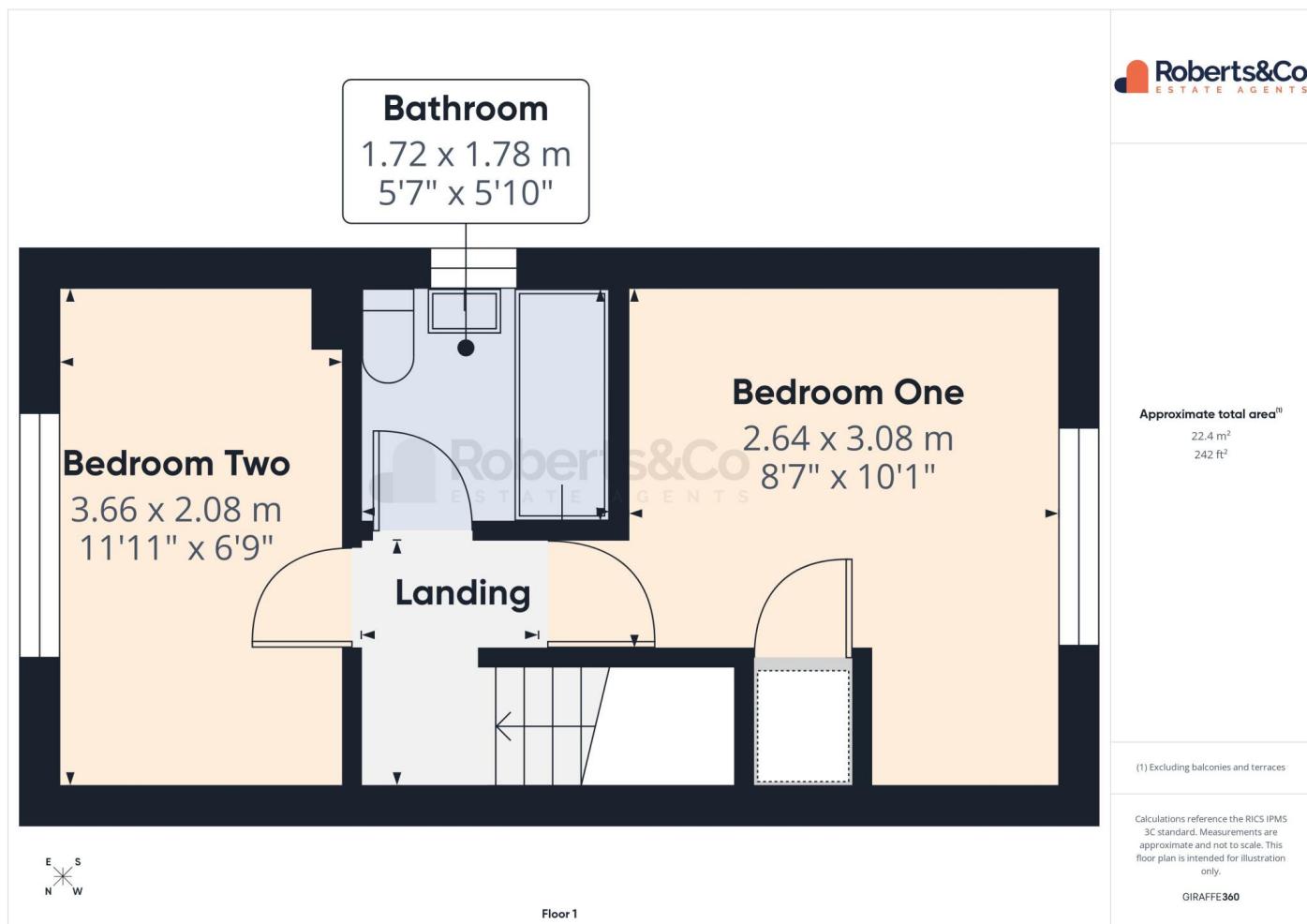
Gallery Floorplan

WOODBURN GROVE, PENWORTHAM, PRESTON, PR1



Gallery Floorplan

WOODBURN GROVE, PENWORTHAM, PRESTON, PR1



Property EPC - Certificate

Penwortham, PRESTON, PR1

Energy rating

C

Valid until 01.12.2035

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

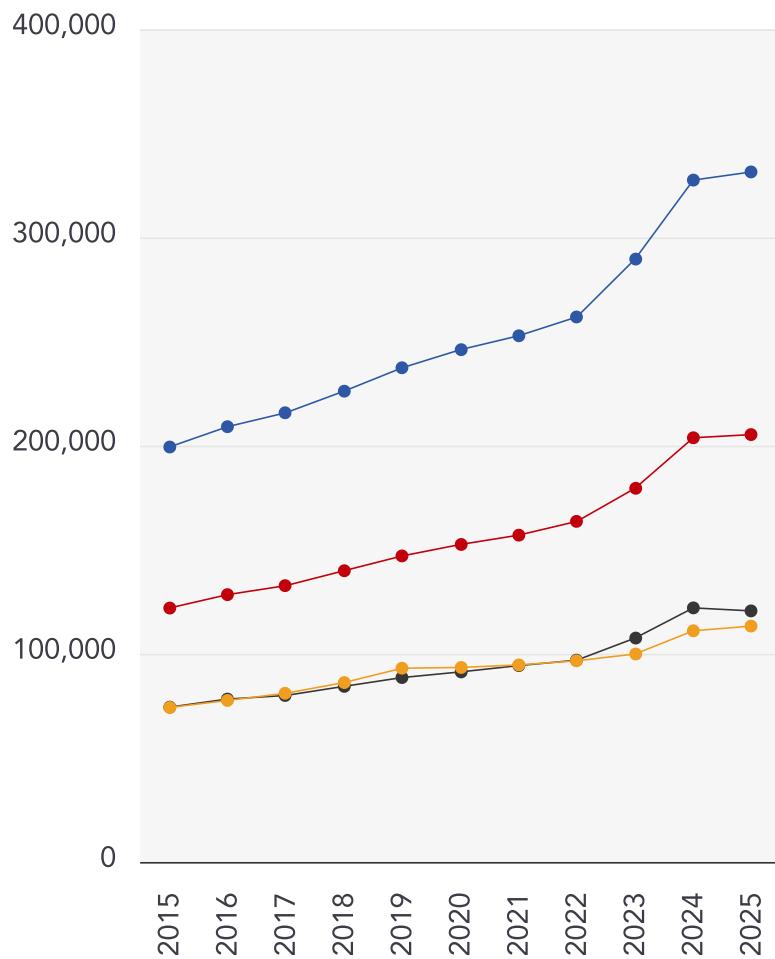
Property EPC - Additional Data

Additional EPC Data

| | |
|--------------------------------------|--|
| Property Type: | Semi-detached house |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 150 mm loft insulation |
| Roof Energy: | Good |
| Window: | Fully double glazed |
| Window Energy: | Poor |
| 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, limited insulation (assumed) |
| Secondary Heating: | None |
| Air Tightness: | (not tested) |
| Total Floor Area: | 49 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%

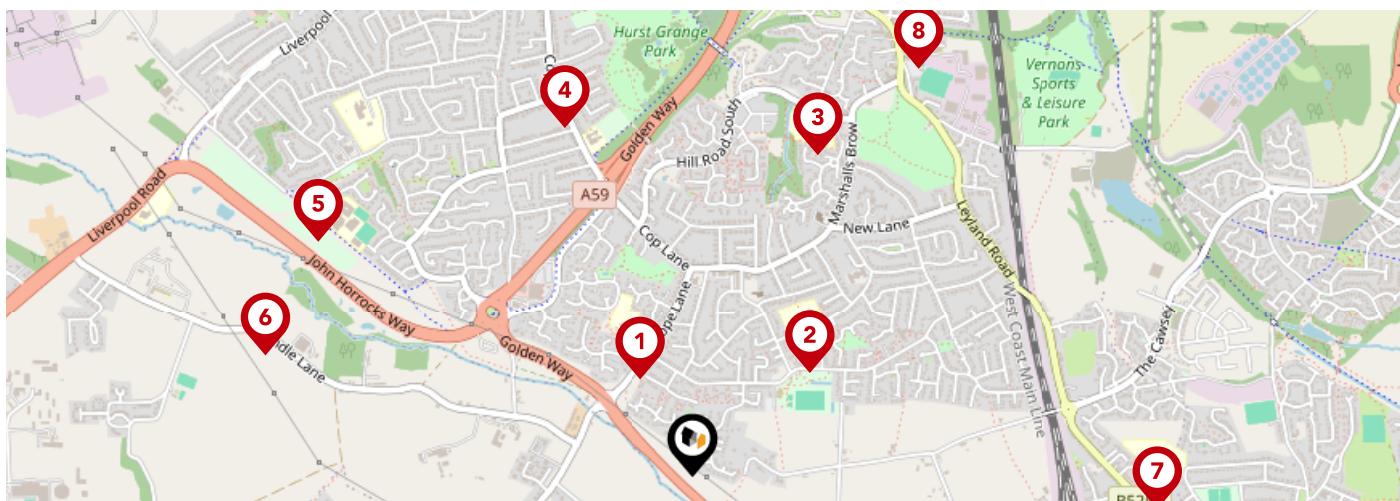
Terraced

+62.15%

Flat

+52.7%

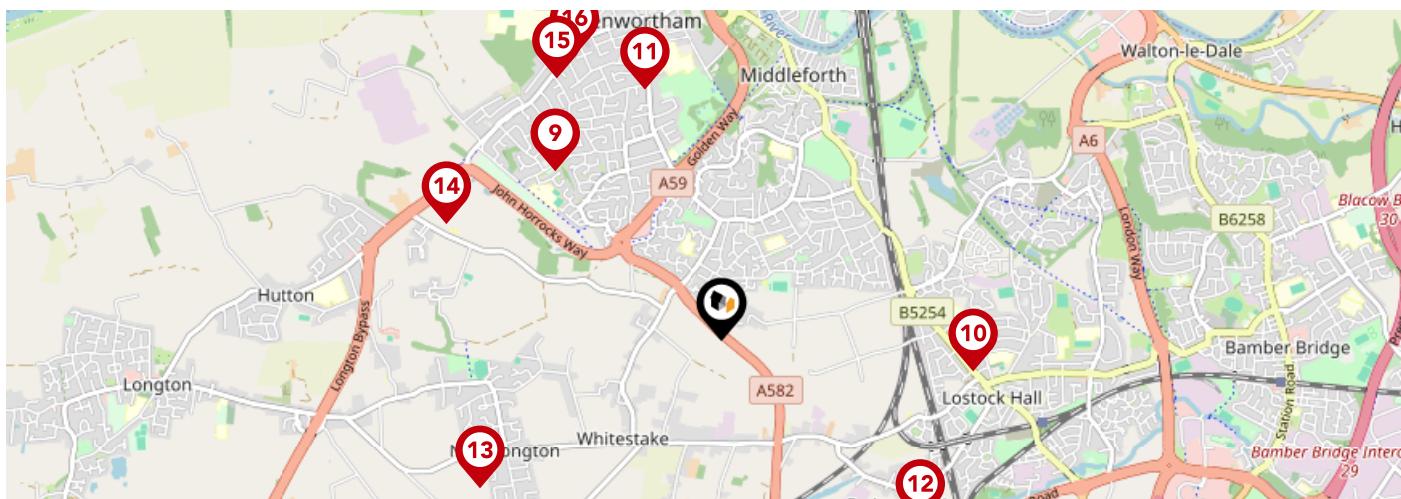
Area Schools



Nursery Primary Secondary College Private

| | | | | | | |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Penwortham Broad Oak Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 201 Distance:0.25 | | | | | |
|  | Kingsfold Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 112 Distance:0.34 | | | | | |
|  | Penwortham Middleforth Church of England Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 205 Distance:0.76 | | | | | |
|  | Cop Lane Church of England Primary School, Penwortham | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Outstanding Pupils: 208 Distance:0.81 | | | | | |
|  | All Hallows Catholic High School | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Outstanding Pupils: 912 Distance:0.97 | | | | | |
|  | Ashbridge Independent School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Not Rated Pupils: 551 Distance:0.97 | | | | | |
|  | Applebee Wood Community Specialist School | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 161 Distance:1.02 | | | | | |
|  | St Mary Magdalene's Catholic Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Requires improvement Pupils: 190 Distance:1.03 | | | | | |

Area Schools



Nursery Primary Secondary College Private



Whitefield Primary School

Ofsted Rating: Good | Pupils: 370 | Distance: 1.04



Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall

Ofsted Rating: Requires improvement | Pupils: 360 | Distance: 1.11



Penwortham Girls' High School

Ofsted Rating: Outstanding | Pupils: 801 | Distance: 1.15



Farington Moss St. Paul's C.E. Primary School

Ofsted Rating: Good | Pupils: 191 | Distance: 1.18



New Longton All Saints CofE Primary School

Ofsted Rating: Good | Pupils: 216 | Distance: 1.24



Howick Church Endowed Primary School

Ofsted Rating: Good | Pupils: 107 | Distance: 1.31



Penwortham, St Teresa's Catholic Primary School

Ofsted Rating: Good | Pupils: 275 | Distance: 1.36

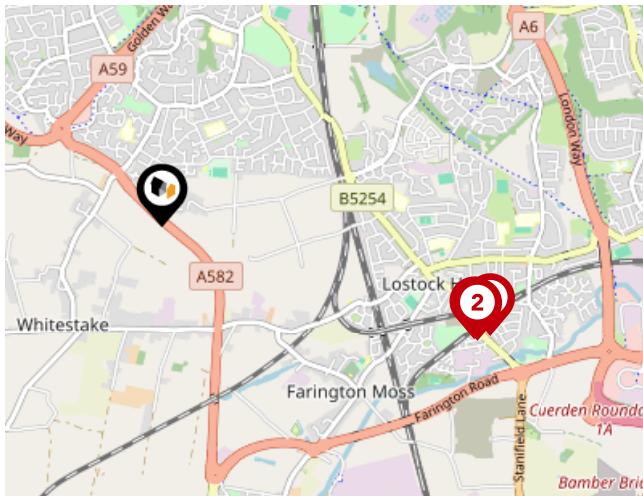


Penwortham Primary School

Ofsted Rating: Good | Pupils: 201 | Distance: 1.41

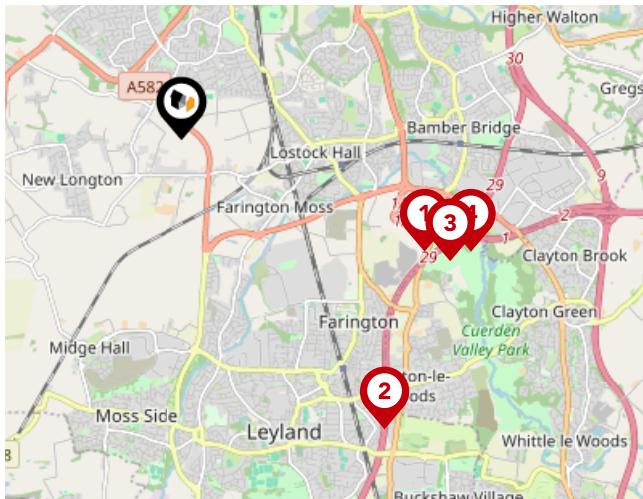


Area Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------|------------|
| 1 | Lostock Hall Rail Station | 1.45 miles |
| 2 | Lostock Hall Rail Station | 1.47 miles |
| 3 | Lostock Hall Rail Station | 1.51 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M65 J1A | 2.36 miles |
| 2 | M6 J28 | 3.11 miles |
| 3 | M65 J1 | 2.6 miles |
| 4 | M6 J29 | 2.73 miles |
| 5 | M55 J1 | 4.81 miles |



Airports/Helpads

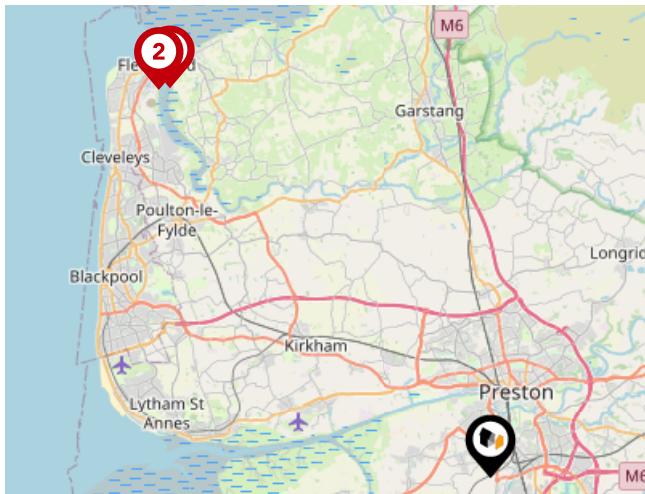
| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Highfield | 13.49 miles |
| 2 | Speke | 27.79 miles |
| 3 | Manchester Airport | 31.03 miles |
| 4 | Leeds Bradford Airport | 44.38 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Aspinall Close | 0.16 miles |
| 2 | Kingsfold Drive | 0.26 miles |
| 3 | Cop Lane | 0.37 miles |
| 4 | Hawkesbury Drive | 0.29 miles |
| 5 | Lindle Lane | 0.27 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------------------------|-------------|
| 1 | Knott End-On-Sea Ferry Landing | 17.67 miles |
| 2 | Fleetwood for Knott End Ferry Landing | 17.86 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.

Roberts & Co

Testimonials



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_sales_lettings/



@Roberts_and_Co

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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