

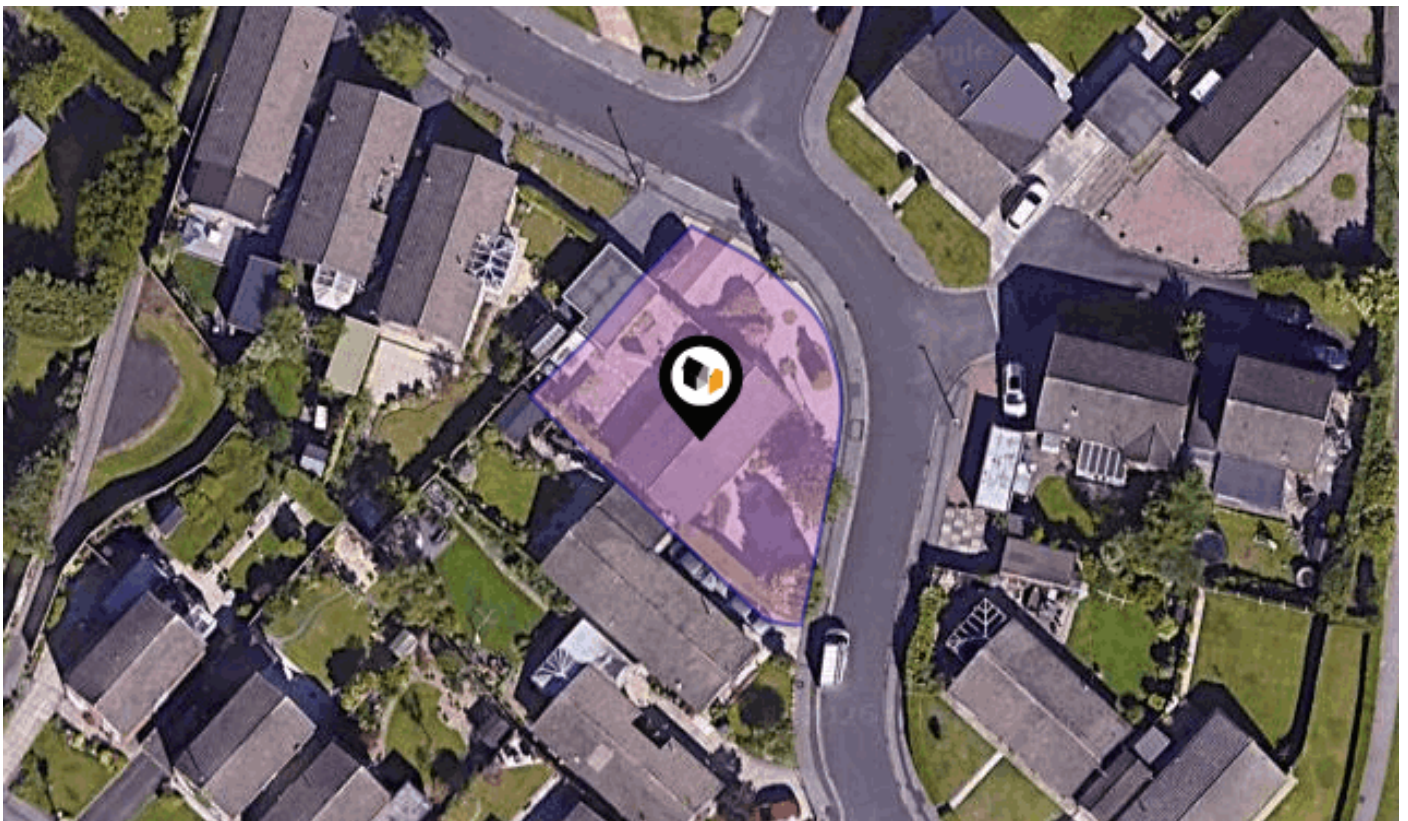


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 16th January 2026



FARFIELD, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

01772 746100

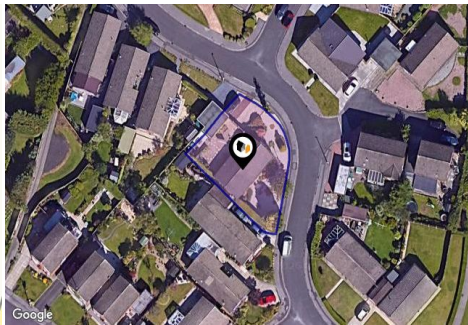
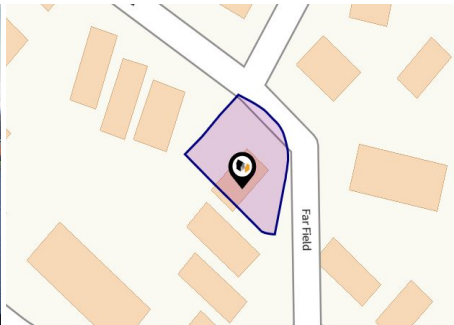
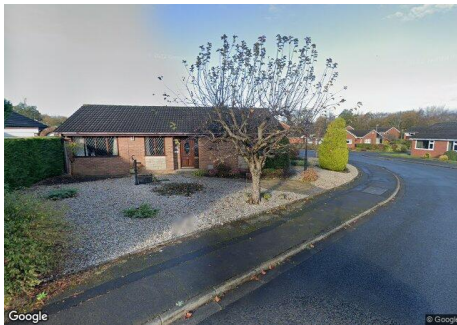
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www.roberts-estates.co.uk



* Detached Bungalow for Sale * Prime Penwortham Location * 3 Bedrooms

Situated in a highly sought-after area of Penwortham, this well-presented three-bedroom detached bungalow occupies a generous corner plot and offers spacious, well-planned accommodation ideal for a range of buyers. Upon entering the property, you are welcomed by a spacious central hallway providing access to all principal rooms. To the left-hand side of the bungalow are three bedrooms. The main bedroom and second bedroom are both well-proportioned double rooms, each benefiting from fitted furniture offering excellent storage. The third bedroom is a single room, perfectly suited for use as a home office, sewing room, or guest bedroom. Also located on this side of the property is the family bathroom, which is fitted with a corner bath with shower over, wash hand basin, and WC, all arranged in a practical and functional layout. To the right-hand side of the bungalow is a bright and spacious L-shaped living area. This comprises a comfortable living room which flows seamlessly into a dedicated dining area, creating an ideal space for both everyday living and entertaining. Leading off the dining area is a generously sized kitchen, fitted with a range of wall and base units complemented by contrasting work surfaces. Integrated appliances include an oven/grill combi and ceramic hob, along with an integrated fridge and freezer. There is additional under-counter space for a freezer, as well as space and plumbing for a washing machine. Externally, the property sits on a substantial corner plot with low-maintenance, hard-landscaped gardens. The outdoor space is attractively arranged with a variety of shrubs and plants set within stone and shingle borders. A large driveway provides off-road parking for approximately three to four vehicles and leads to a single garage. To the rear of the garage, there is a useful storage shed along with a designated area for bin storage. This delightful bungalow offers spacious single-level living in a prime location and early viewing is highly recommended.



Property




| | |
|------------------|---|
| Type: | Detached |
| Bedrooms: | 3 |
| Floor Area: | 893 ft ² / 83 m ² |
| Plot Area: | 0.12 acres |
| Council Tax : | Band D |
| Annual Estimate: | £2,352 |
| Title Number: | LA433045 |

Tenure: Freehold

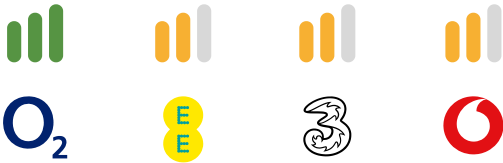
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

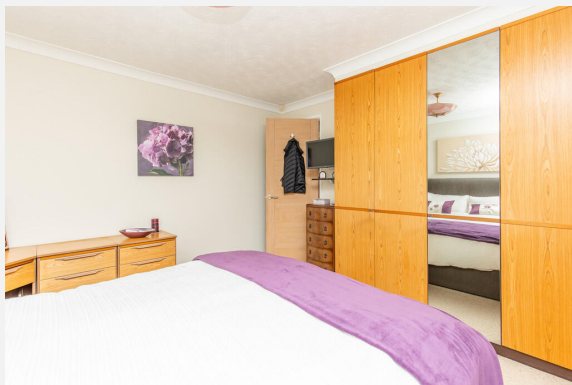
| | | |
|---|--|---|
| 8 | 40 | 1000 |
| mb/s | mb/s | mb/s |
|  |  |  |

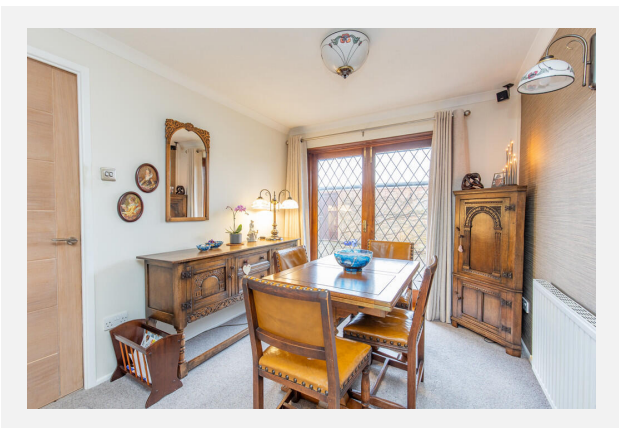
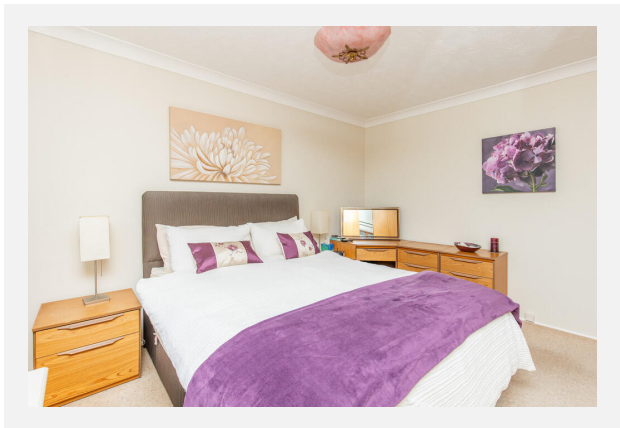
Mobile Coverage:
(based on calls indoors)



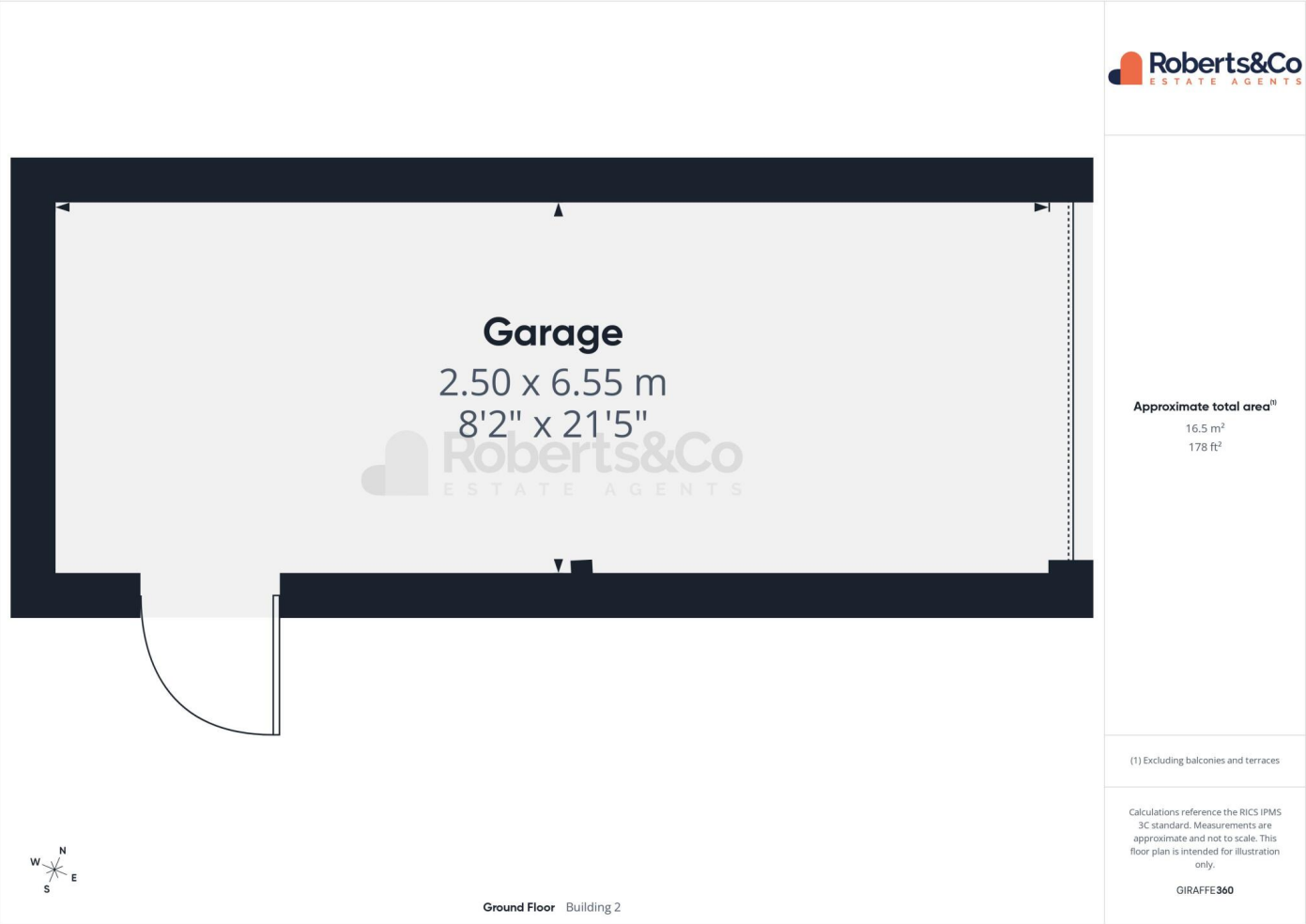
Satellite/Fibre TV Availability:



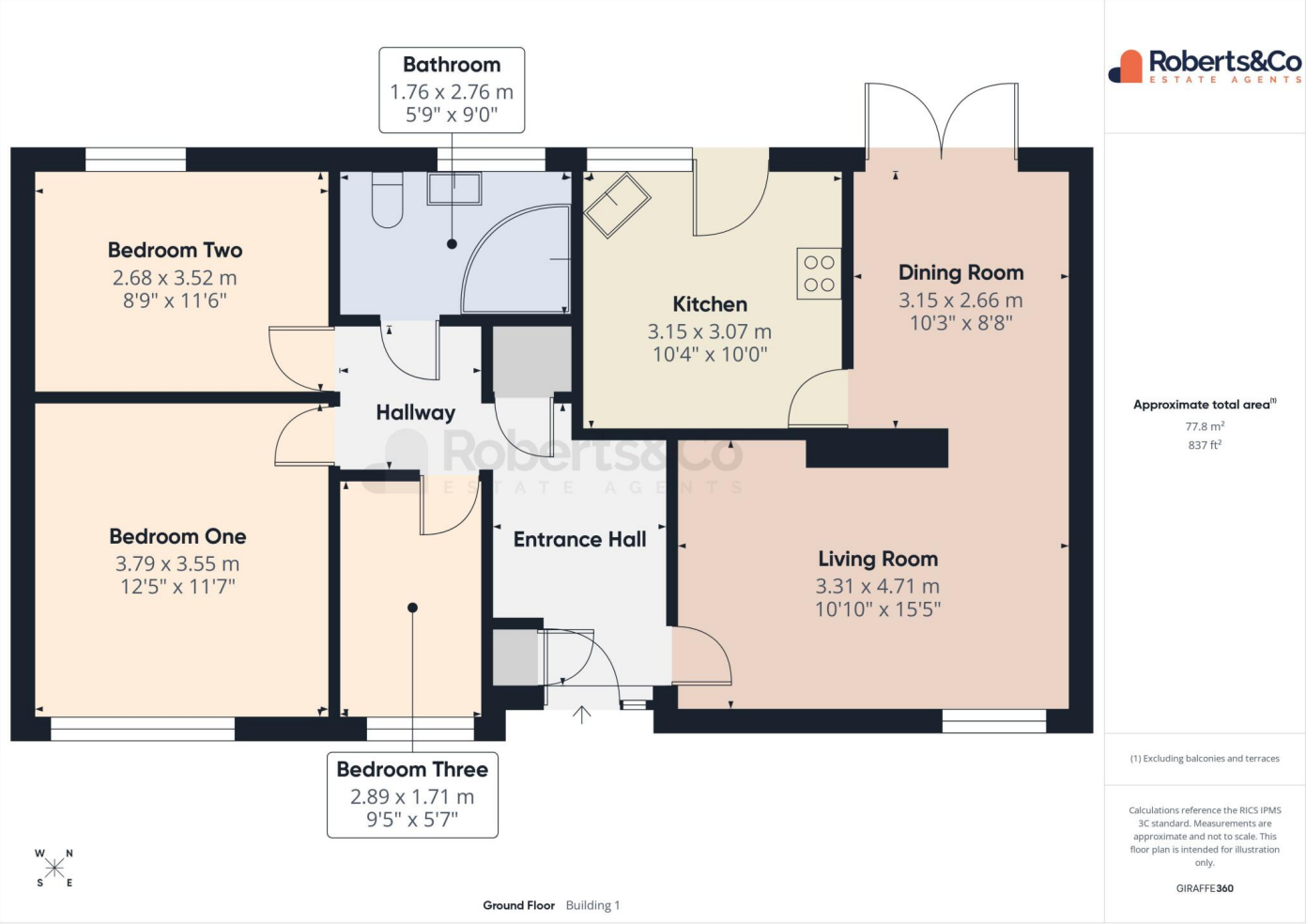




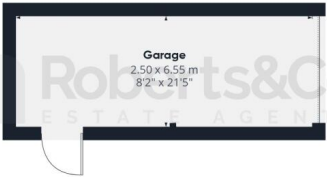
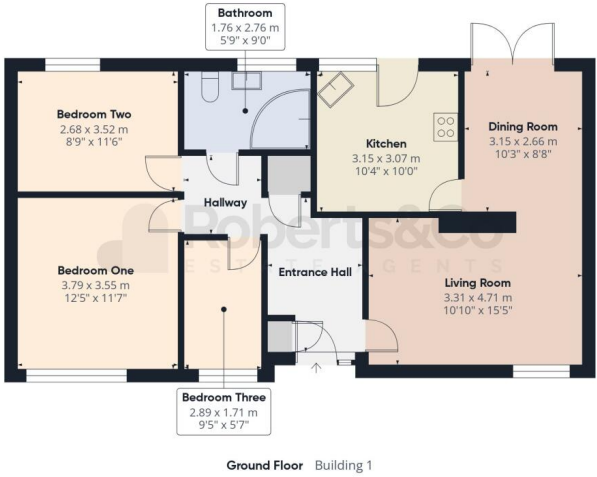
FARFIELD, PENWORTHAM, PRESTON, PR1



FARFIELD, PENWORTHAM, PRESTON, PR1



FARFIELD, PENWORTHAM, PRESTON, PR1



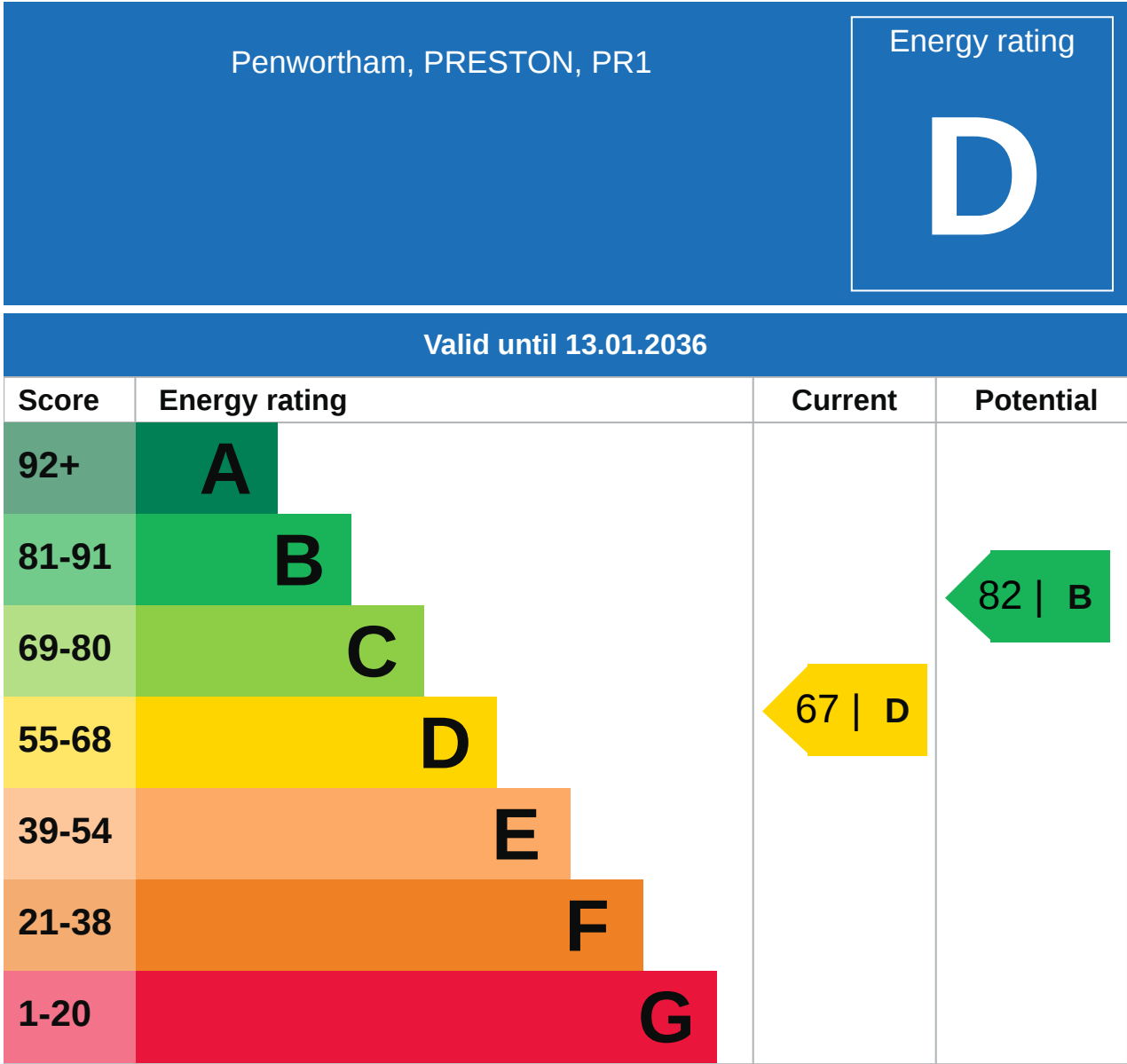
Roberts&Co
ESTATE AGENTS

Approximate total area^m
94.3 m²
1015 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



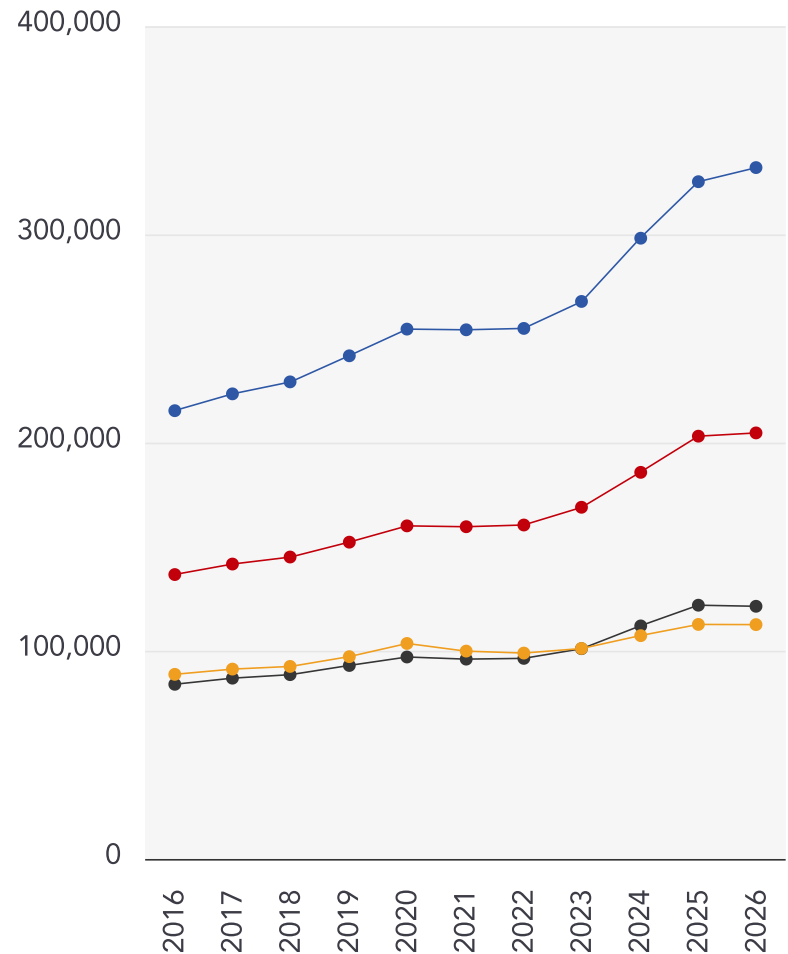
Additional EPC Data

| | |
|--------------------------------------|---|
| Property Type: | Detached bungalow |
| Walls: | Cavity wall, as built, partial insulation (assumed) |
| Walls Energy: | Average |
| Roof: | Pitched, 200 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: | Good lighting efficiency |
| Lighting Energy: | Good |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | None |
| Air Tightness: | (not tested) |
| Total Floor Area: | 83 m ² |

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

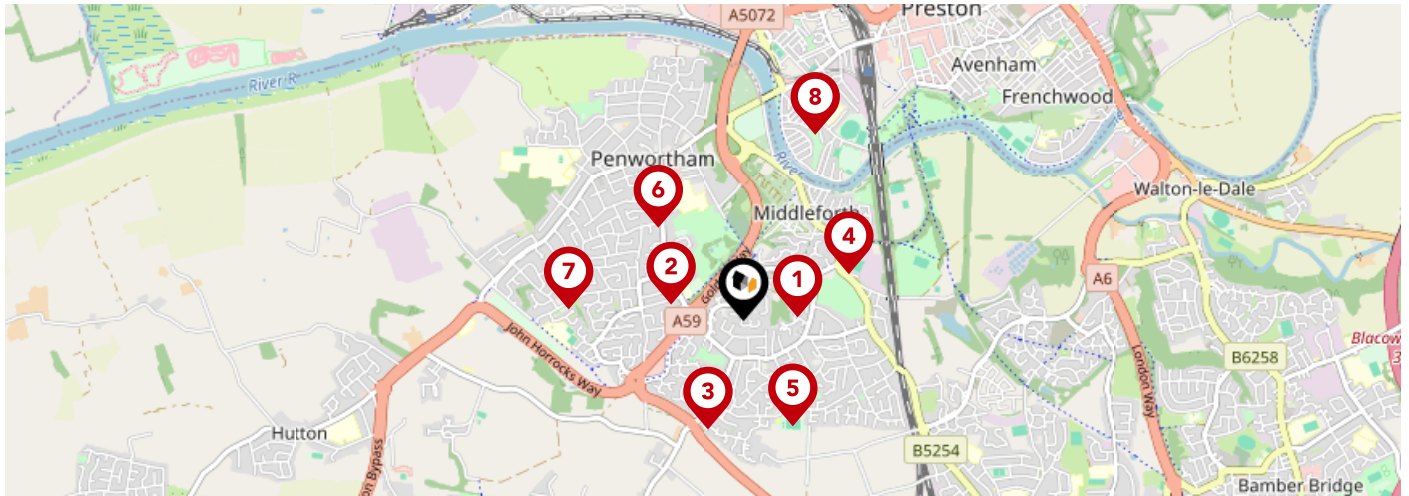
+49.8%

Flat

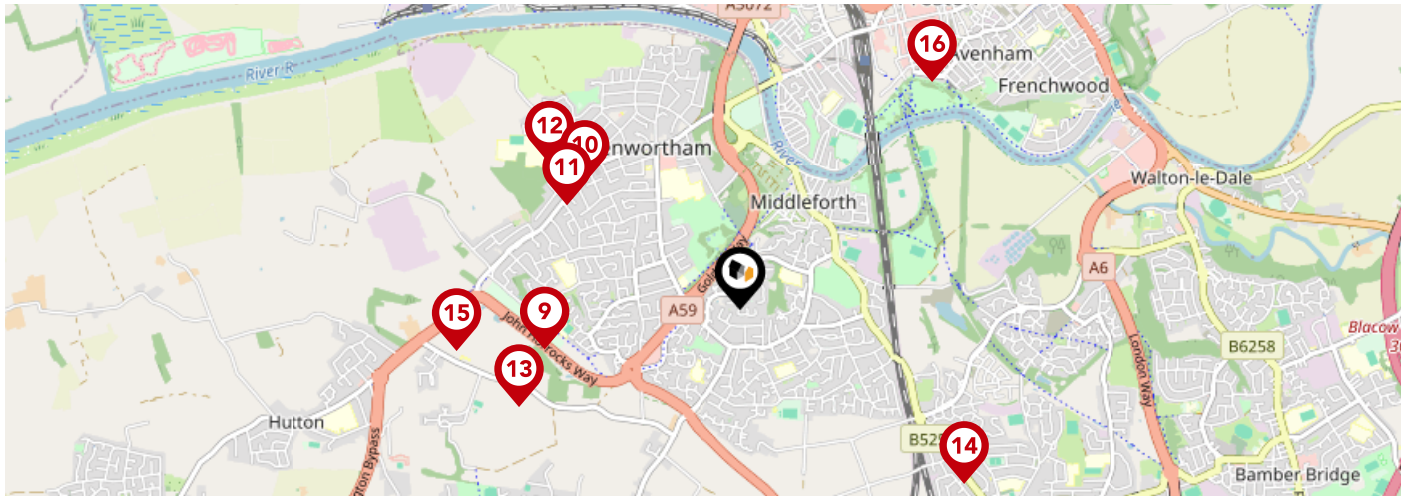
+26.94%

Terraced

+44.66%



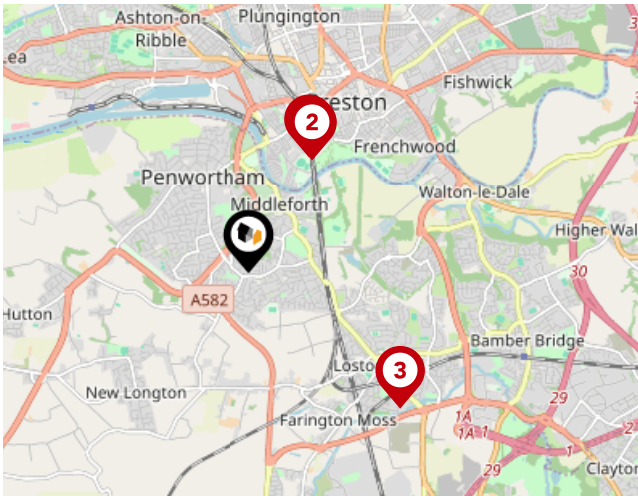
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.5 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.5 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.51 | <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:0.55 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.88 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.88 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.88 | <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:1.05 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:1.06 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:1.24 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:1.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:1.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

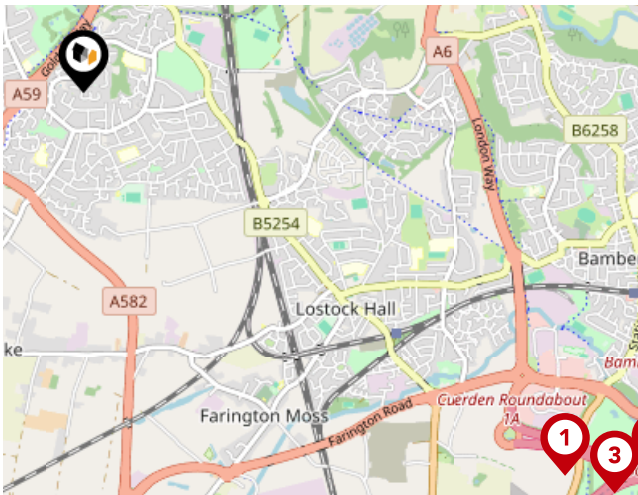
Area

Transport (National)



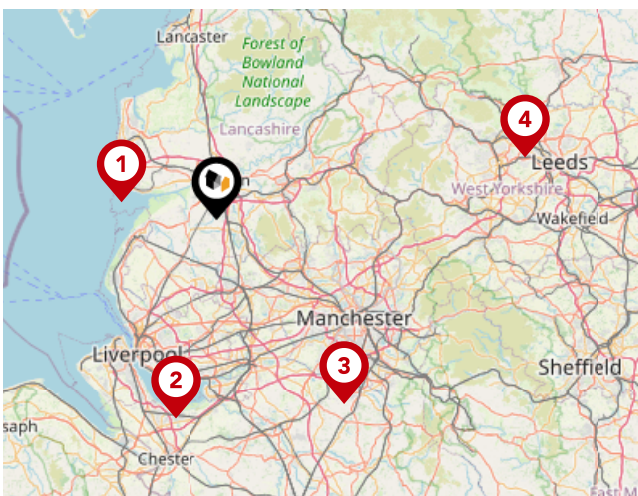
National Rail Stations

| Pin | Name | Distance |
|----------|---------------------------|------------|
| 1 | Preston Rail Station | 1.16 miles |
| 2 | Preston Rail Station | 1.15 miles |
| 3 | Lostock Hall Rail Station | 1.79 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|----------|---------|------------|
| 1 | M65 J1A | 2.7 miles |
| 2 | M55 J1 | 4.11 miles |
| 3 | M65 J1 | 2.92 miles |
| 4 | M6 J28 | 3.68 miles |
| 5 | M6 J29 | 3.02 miles |

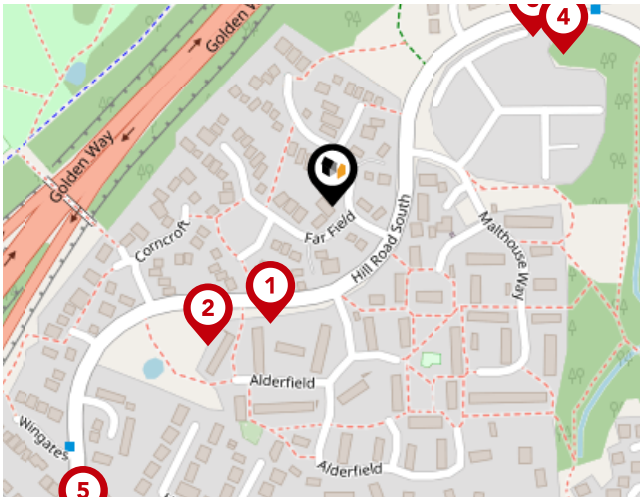


Airports/Helipads






| Pin | Name | Distance |
|----------|------------------------|-------------|
| 1 | Highfield | 13.38 miles |
| 2 | Speke | 28.48 miles |
| 3 | Manchester Airport | 31.58 miles |
| 4 | Leeds Bradford Airport | 44.2 miles |

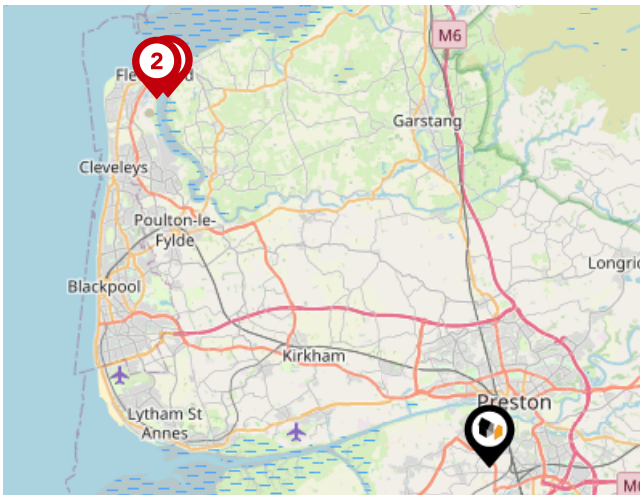
Area

Transport (Local)





Bus Stops/Stations

| Pin | Name | Distance |
|---|-----------------|------------|
|  | Hill Road South | 0.07 miles |
|  | Hill Road South | 0.1 miles |
|  | Abbot Meadow | 0.14 miles |
|  | Abbot Meadow | 0.15 miles |
|  | Little Close | 0.22 miles |



Ferry Terminals

| Pin | Name | Distance |
|---|---------------------------------------|-------------|
|  | Knott End-On-Sea Ferry Landing | 17.16 miles |
|  | Fleetwood for Knott End Ferry Landing | 17.36 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.



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