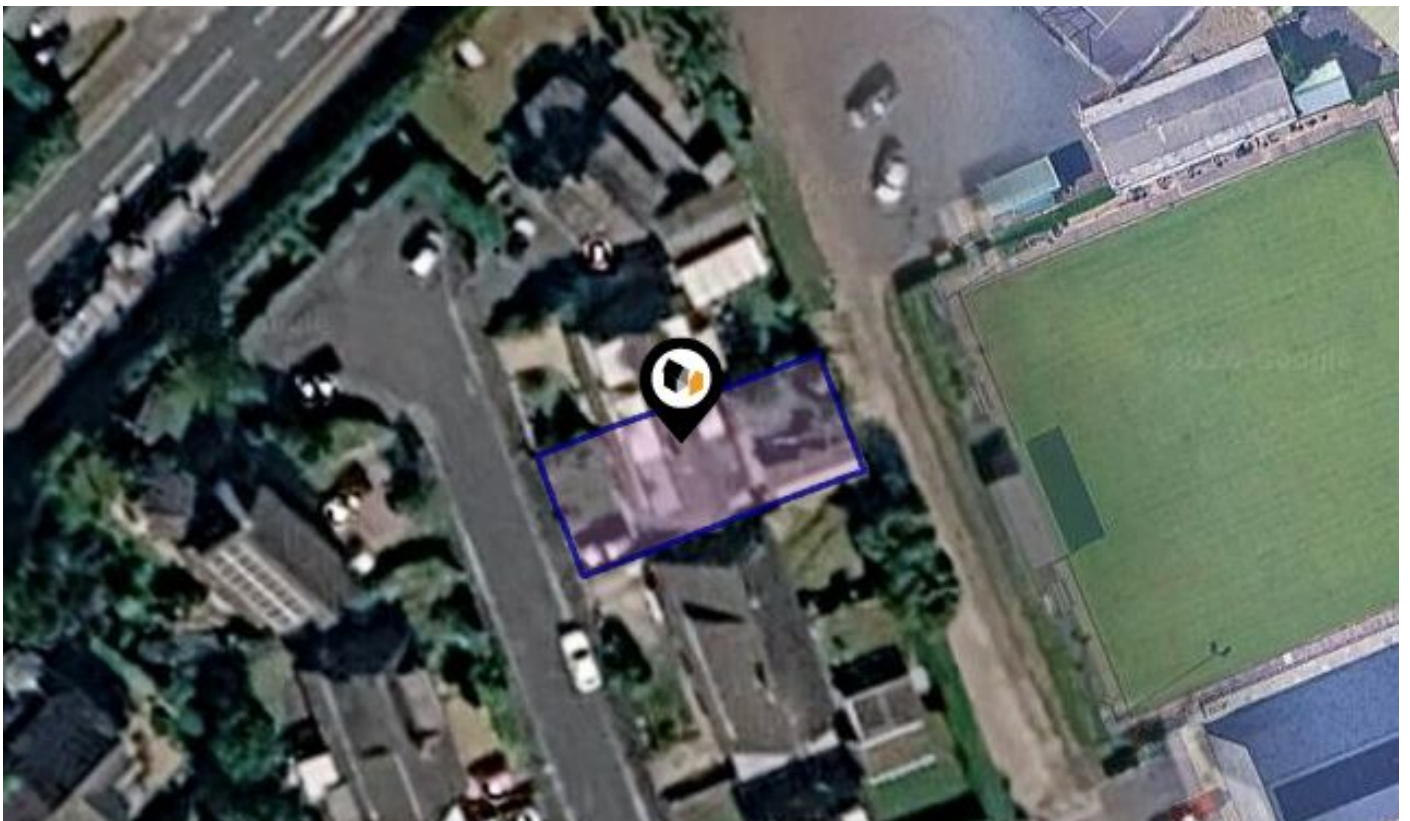




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 11th May 2026



WEST CROFT, MUCH HOOLE, PRESTON, PR4

Roberts & Co

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

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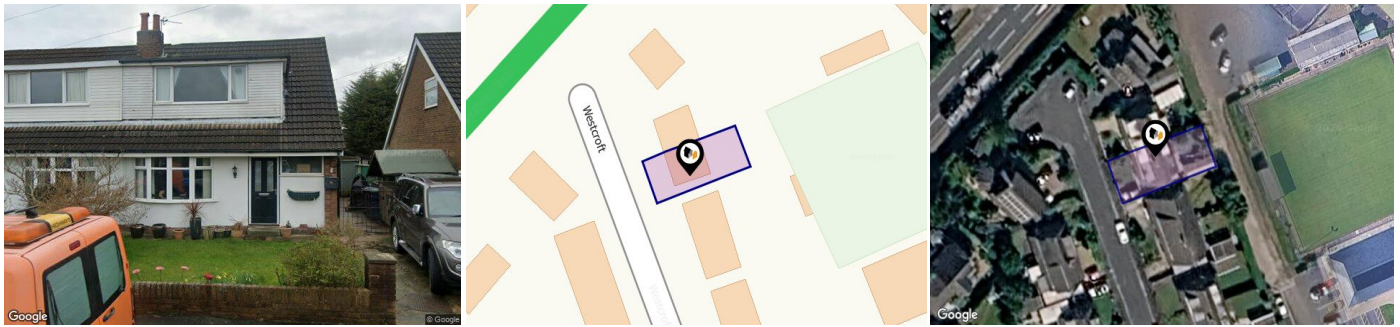


Introduction

Our Comments

* Three Bedroom Semi-Detached Home in Much Hoole * Rural Location * 2 Receptions

Situated in the sought-after village location of Much Hoole, this well-presented three-bedroom semi-detached home benefits from excellent transport links via the nearby A59, making it ideal for commuters while still enjoying a peaceful village setting. The property offers a driveway providing off-road parking and a detached garage, along with a neat front garden enhancing its kerb appeal. Inside, the accommodation begins with a welcoming entrance hall leading to a bright and comfortable living room featuring a charming bay window and a wood-burning stove, creating a warm focal point. The separate dining room enjoys pleasant views over the rear garden, making it an ideal space for family meals and entertaining. The fitted kitchen is well-equipped with an electric oven and grill, gas hob, and provides space for a tall freestanding fridge freezer as well as plumbing and space for a washing machine. On the ground floor, there is a convenient three-piece family bathroom. To the first floor, the property offers two generous double bedrooms and a further single bedroom. The main bedroom benefits from fitted wardrobes, and there is also a shower room completing the upstairs accommodation. Externally, the property boasts a private, enclosed rear garden which is not overlooked. The garden is mainly laid to lawn with attractive raised borders, offering a peaceful outdoor space for relaxation and entertaining.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,033 ft ² / 96 m ²		
Plot Area:	0.06 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,171		
Title Number:	LA543774		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	35 mb/s	- mb/s

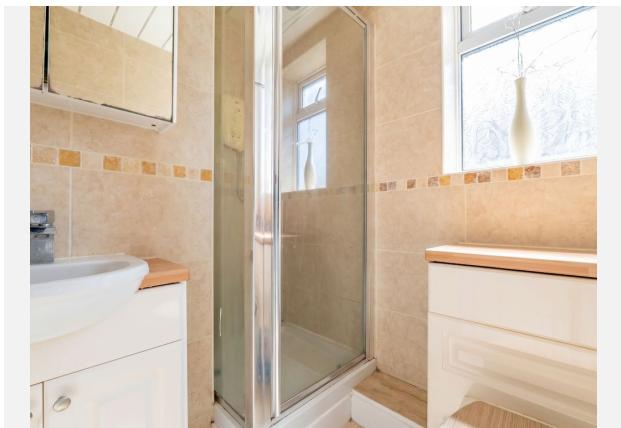
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







Energy rating

D

Valid until 29.04.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

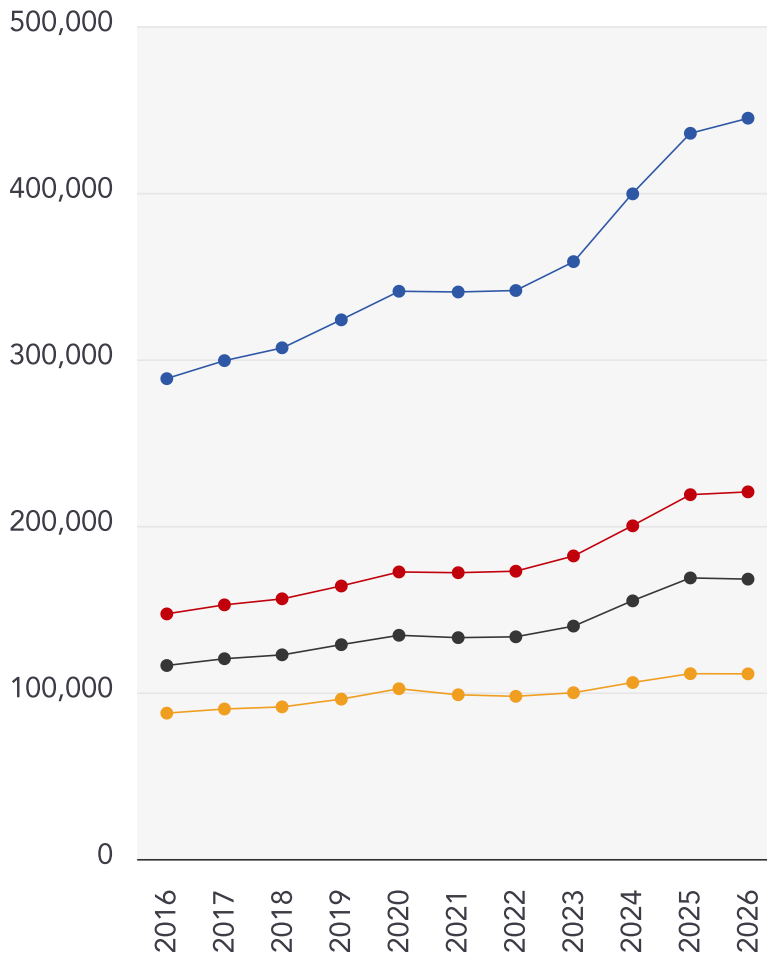
Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	96 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR4



Detached

+54.23%

Semi-Detached

+49.8%

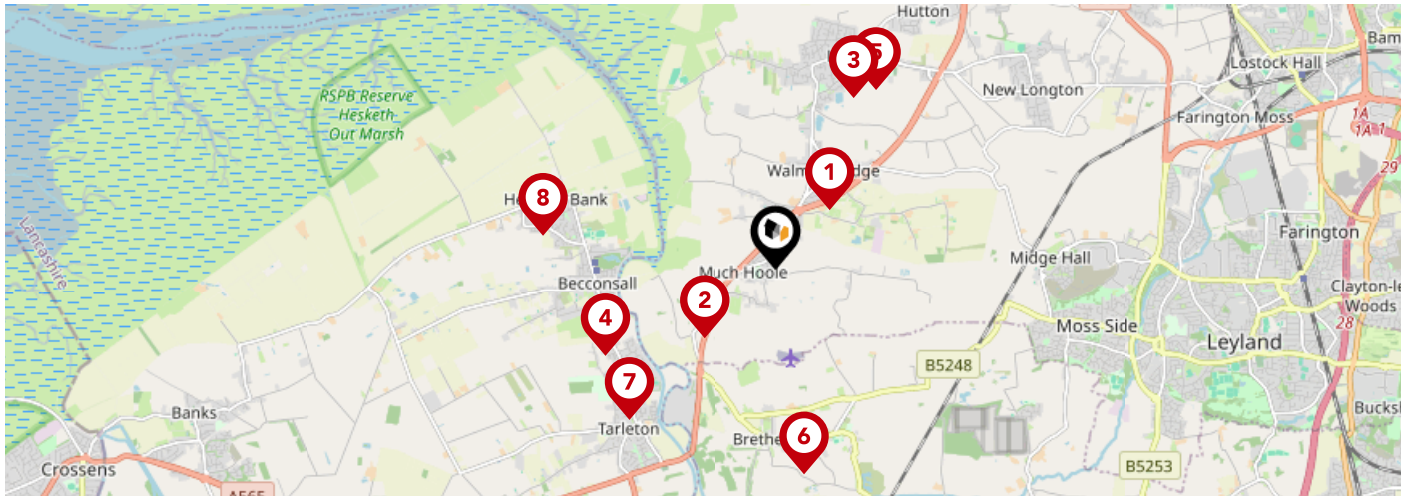
Terraced

+44.66%

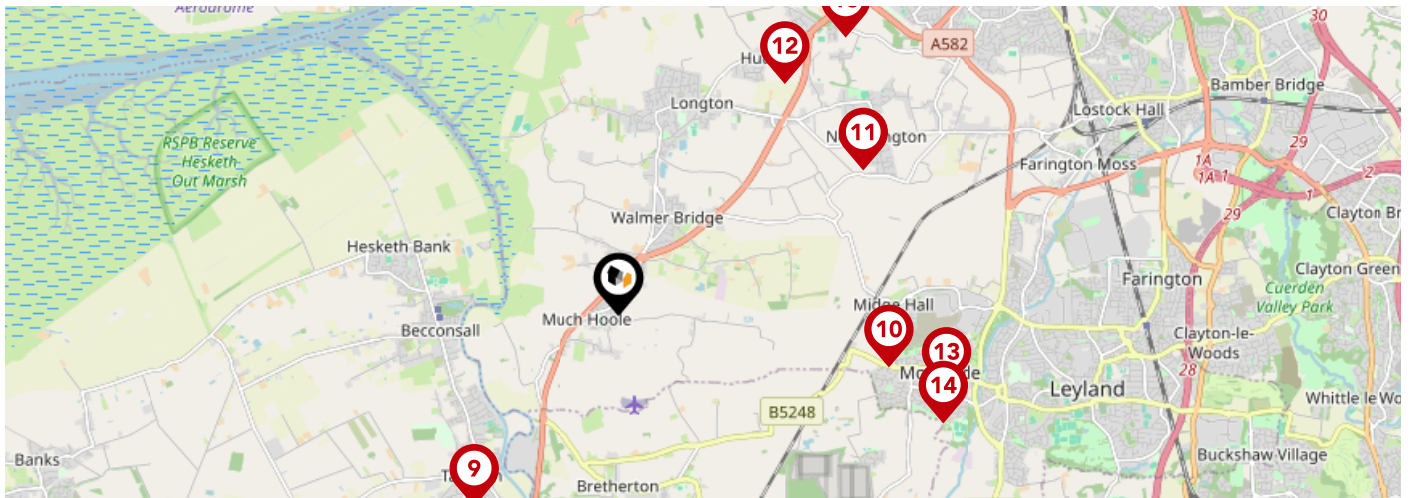
Flat




+26.94%

Area Schools



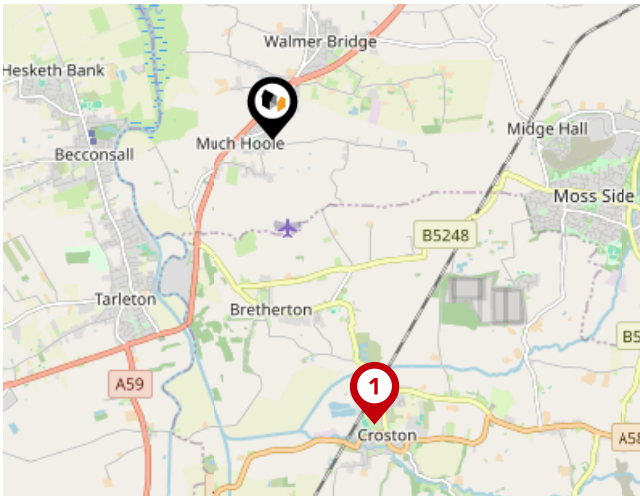
		Nursery	Primary	Secondary	College	Private
1	Little Hoole Primary School Ofsted Rating: Good Pupils: 197 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hoole St Michael CofE Primary School Ofsted Rating: Good Pupils: 98 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Tarleton Community Primary School Ofsted Rating: Good Pupils: 243 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 246 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bretherton Endowed Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 108 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Tarleton Academy Ofsted Rating: Good Pupils: 691 Distance:1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hesketh-With-Becconsall All Saints CofE School Ofsted Rating: Not Rated Pupils:0 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Tarleton Holy Trinity CofE Primary School Ofsted Rating: Good Pupils: 201 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Aurora Brooklands School Ofsted Rating: Requires improvement Pupils: 54 Distance:2.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:2.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Moss Side Primary School Ofsted Rating: Outstanding Pupils: 248 Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Leyland St James Church of England Primary School Ofsted Rating: Good Pupils: 206 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Trinity and St Michael's VA CofE/Methodist Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

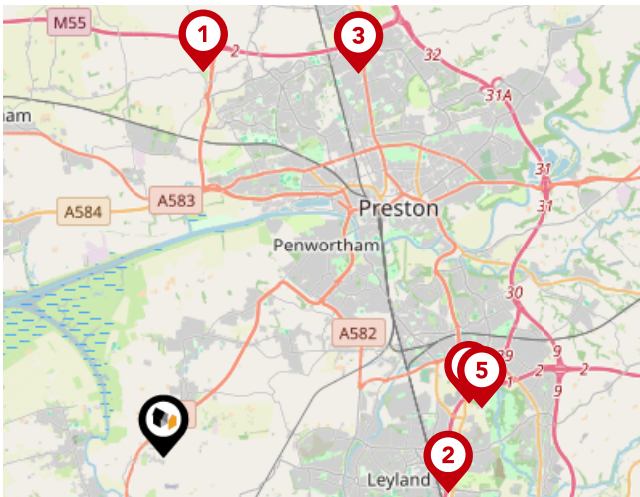
Area

Transport (National)



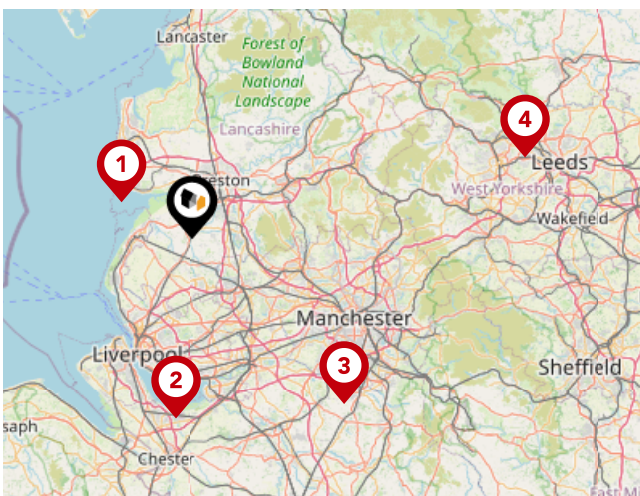
National Rail Stations

Pin	Name	Distance
1	Croston Rail Station	2.66 miles
2	Rufford Rail Station	4.79 miles
3	Leyland Rail Station	4.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	6.79 miles
2	M6 J28	5.05 miles
3	M55 J1	7.55 miles
4	M65 J1A	5.45 miles
5	M65 J1	5.65 miles



Airports/Helipads

Pin	Name	Distance
1	Highfield	11.15 miles
2	Speke	25.42 miles
3	Manchester Airport	31.59 miles
4	Leeds Bradford Airport	47.96 miles

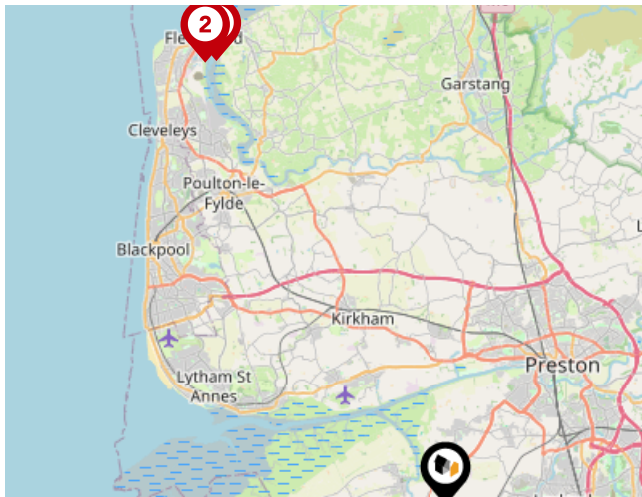
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brook Lane	0.05 miles
2	Village Hall	0.06 miles
3	Barnfield	0.08 miles
4	Smithy Inn	0.19 miles
5	Burial Ground	0.2 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.51 miles
2	Fleetwood for Knott End Ferry Landing	17.63 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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