

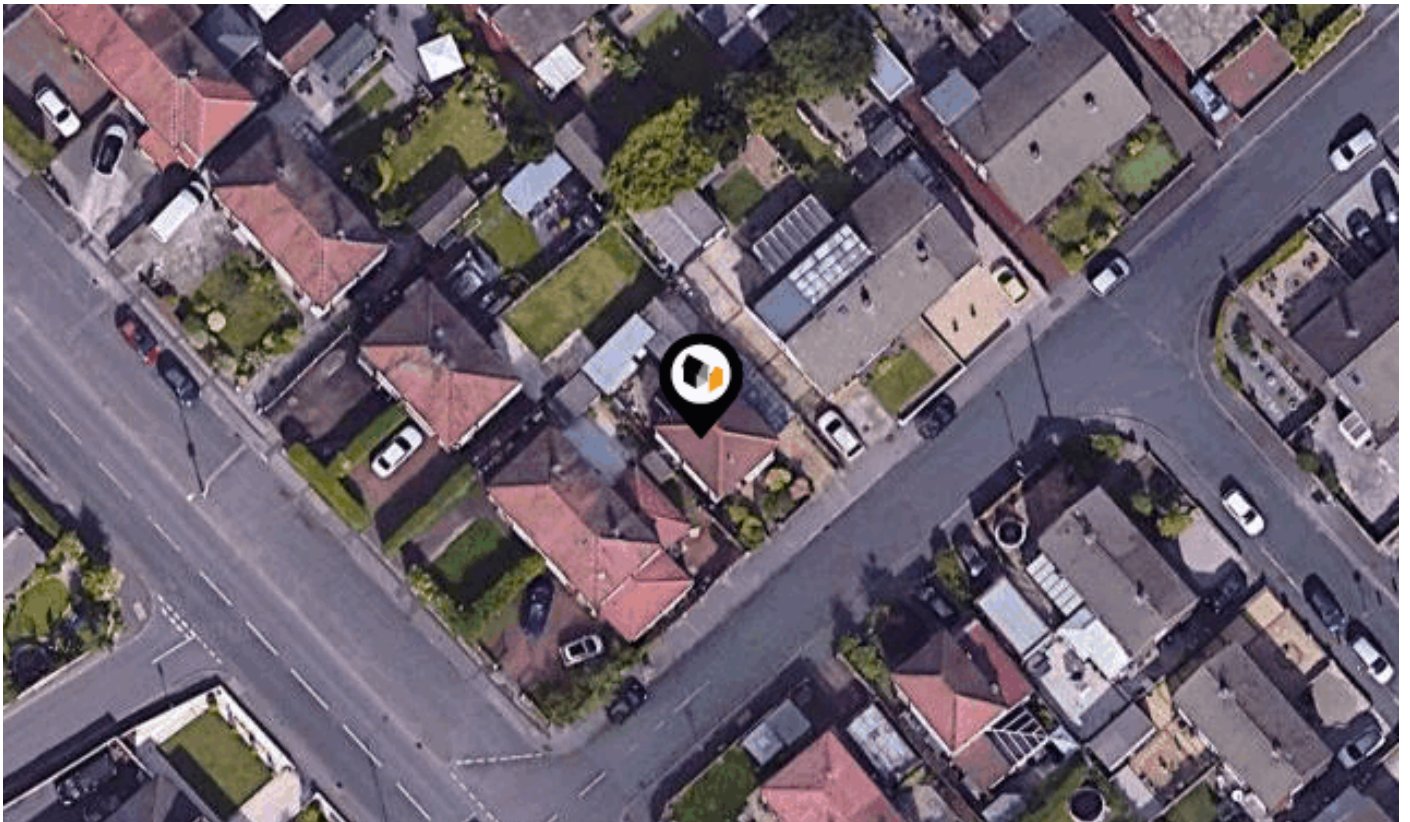


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 09<sup>th</sup> December 2025**



## MARINA GROVE, PENWORTHAM, PRESTON, PR1

### Roberts & Co

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

01772 746100

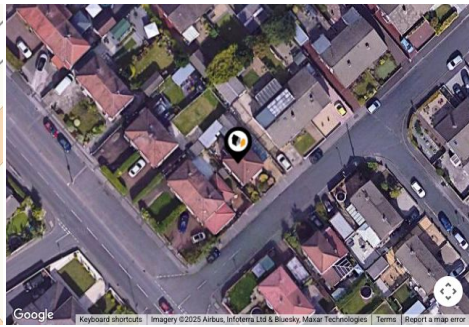
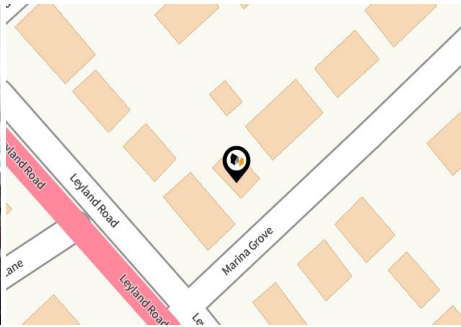
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



\* Attractive 3 Bedroom Detached Home \* Situated on the Ever-Popular Marina Grove in Lostock Hall \* 2 Receptions

Renowned for its friendly community atmosphere and pleasant green spaces, this is a perfect setting for families, with children often playing safely on the nearby green and a wide range of local shops, amenities and services close by. The property is ideally positioned within the catchment area of several well-regarded schools and offers excellent transport links into Preston City Centre, making it both convenient and family-focused. Tucked away on a quiet residential street with very little passing traffic, the home benefits from a private driveway, a neat front garden, and excellent outdoor space. Inside, the welcoming entrance hall leads to a bright front living room, while to the rear there is a separate dining room which opens into a modern fitted kitchen. The kitchen is well-equipped with an integrated fridge freezer, electric hob, integrated oven with grill/combi function, and an integrated dishwasher. A door from the kitchen leads into a rear porch, currently used as a practical utility area. Upstairs, the property offers three bedrooms - two generous doubles and one well-proportioned single - along with a contemporary shower room and a separate WC for added convenience. Externally, the home features a detached garage and additional garden shed, providing excellent storage solutions. To the rear, there is a fully enclosed garden, ideal for children, pets, and outdoor entertaining. Combining a highly desirable location, a peaceful and safe neighbourhood, and a warm community feel, this property on Marina Grove represents a fantastic opportunity to secure a wonderful family home.



## Property




Type:	Detached
Bedrooms:	3
Floor Area:	904 ft <sup>2</sup> / 84 m <sup>2</sup>
Council Tax :	Band C
Annual Estimate:	£2,091

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>5</b> mb/s	<b>80</b> mb/s	<b>10000</b> mb/s
		

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



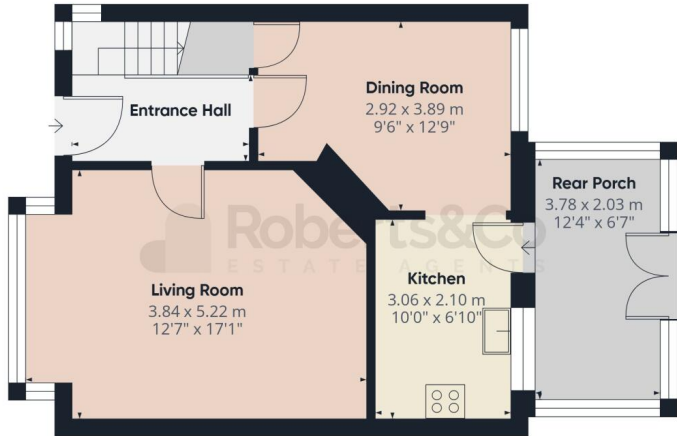




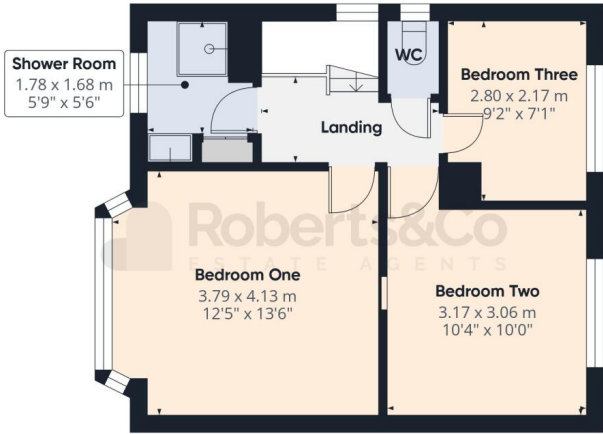




MARINA GROVE, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



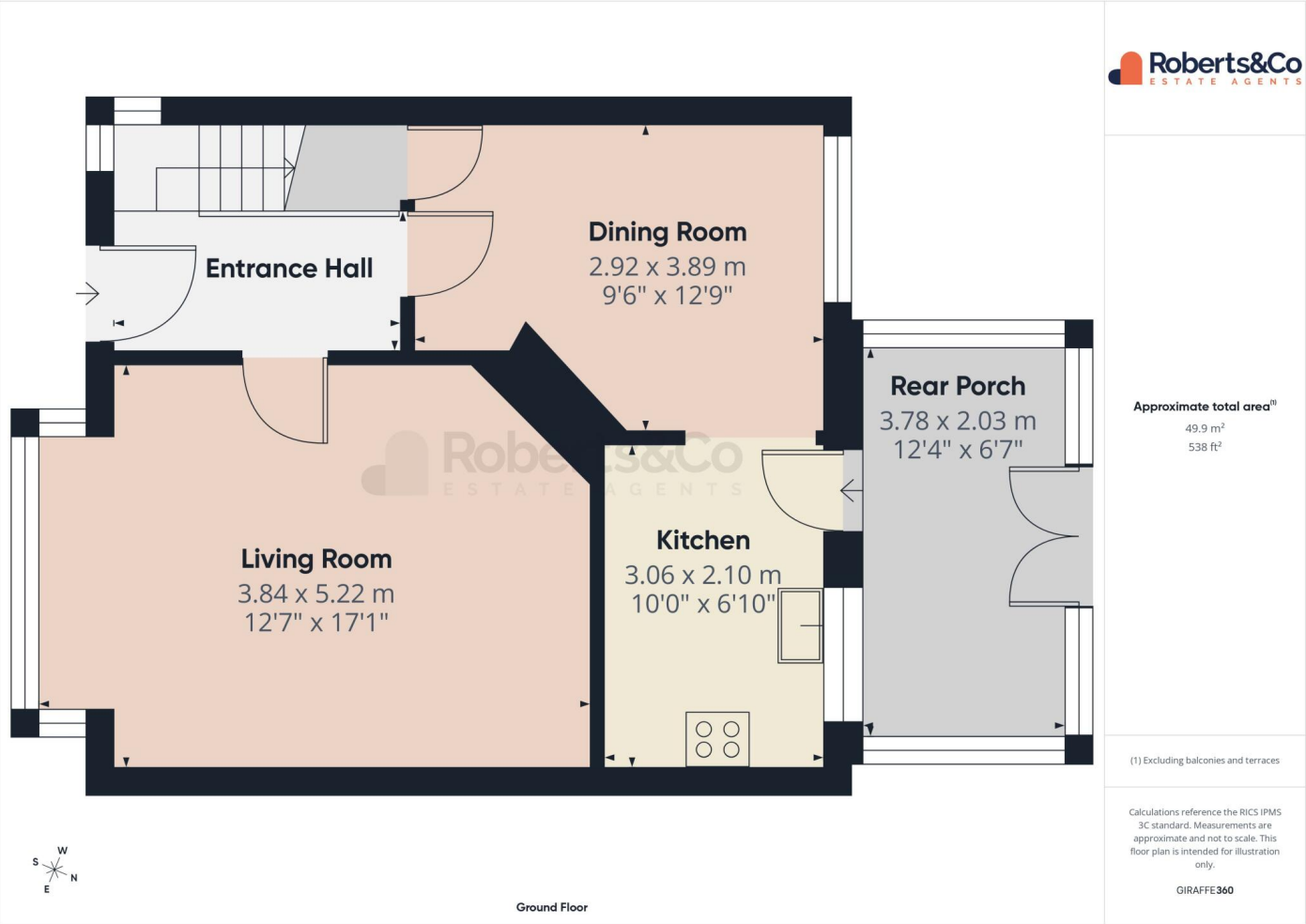
Approximate total area<sup>m</sup>  
89.2 m<sup>2</sup>  
961 ft<sup>2</sup>

(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

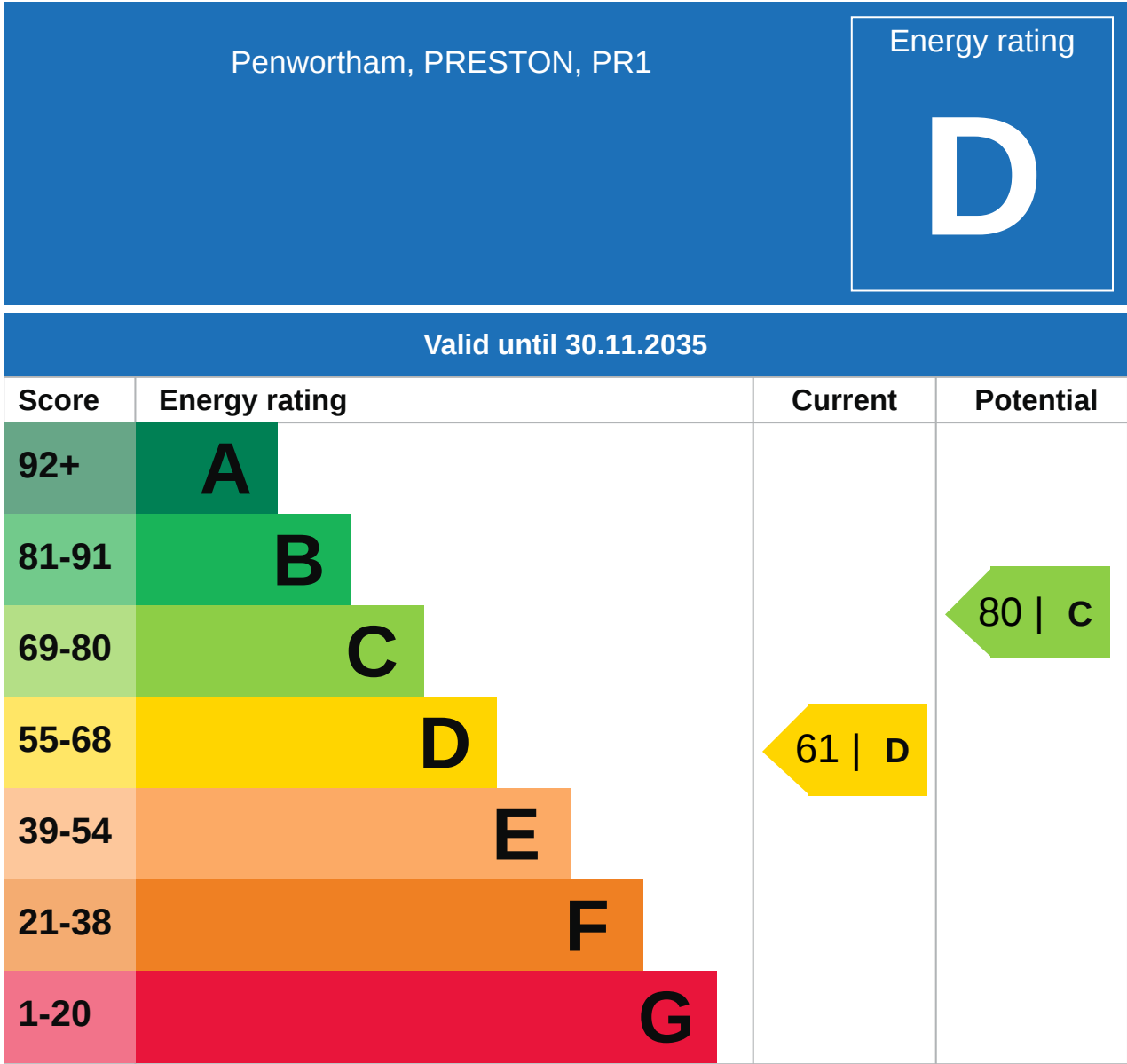
MARINA GROVE, PENWORTHAM, PRESTON, PR1



MARINA GROVE, PENWORTHAM, PRESTON, PR1







### Additional EPC Data

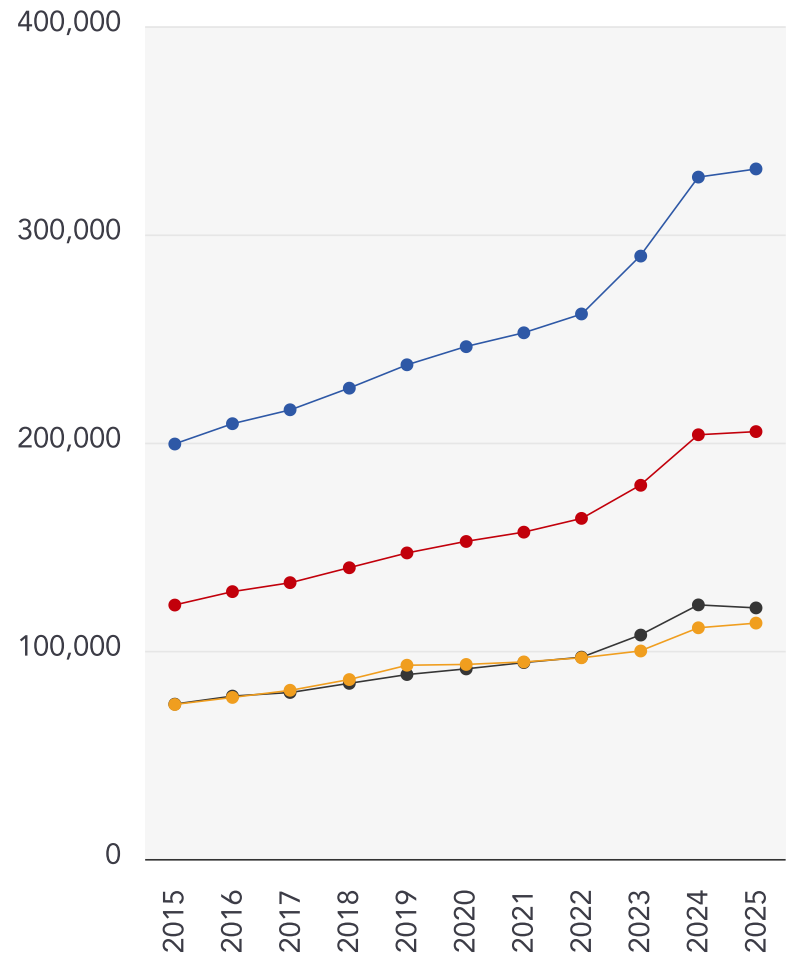
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<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Mostly double glazing
<b>Window Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Below average lighting efficiency
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	84 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+66.29%**

Semi-Detached

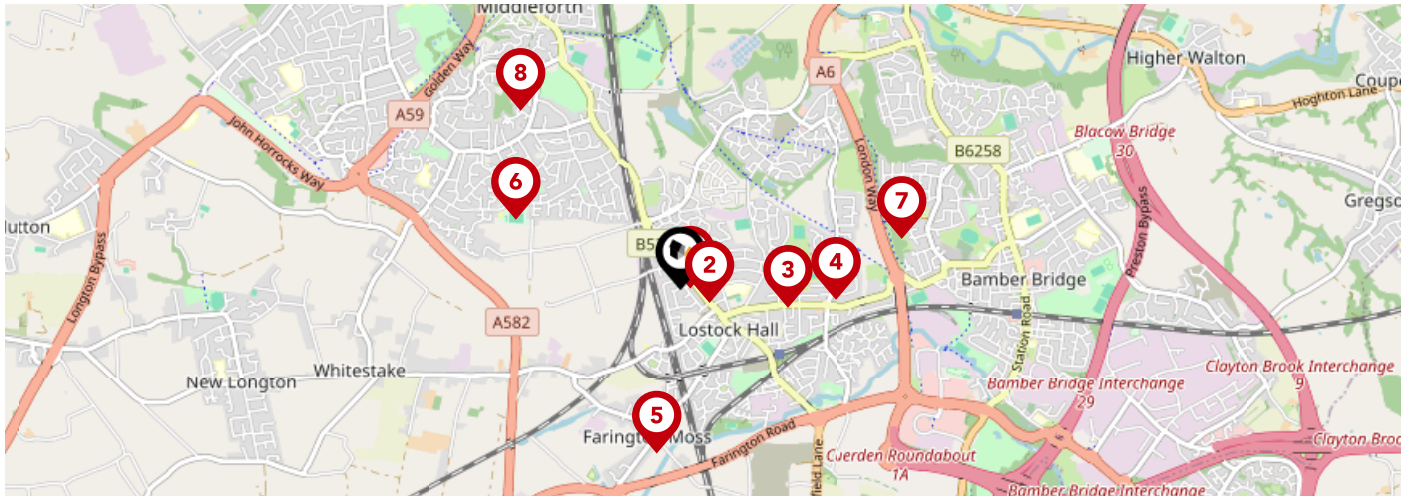
**+68.31%**

Terraced

**+62.15%**

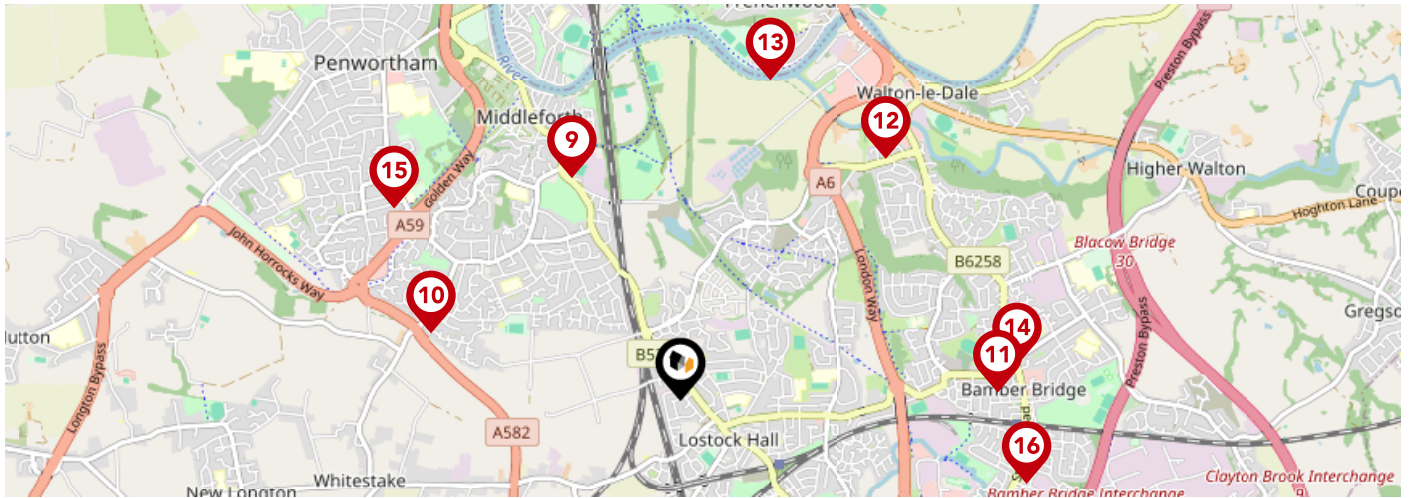
Flat

**+52.7%**



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Applebee Wood Community Specialist School</b> Ofsted Rating: Good   Pupils: 161   Distance:0.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b> Ofsted Rating: Requires improvement   Pupils: 360   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Lostock Hall Community Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Lostock Hall Academy</b> Ofsted Rating: Good   Pupils: 778   Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Farington Moss St. Paul's C.E. Primary School</b> Ofsted Rating: Good   Pupils: 191   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Walton-le-Dale Community Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Penwortham Middleforth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

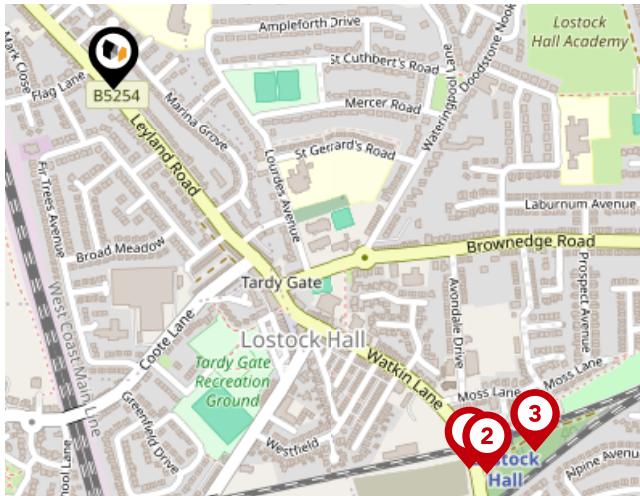




		Nursery	Primary	Secondary	College	Private
	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 190   Distance: 1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance: 1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's and St Benedict's Roman Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 276   Distance: 1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walton-le-Dale, St Leonard's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance: 1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ The King Catholic High School</b> Ofsted Rating: Not Rated   Pupils: 395   Distance: 1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brownedge St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 742   Distance: 1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 208   Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cuerden Church School, Bamber Bridge</b> Ofsted Rating: Good   Pupils: 199   Distance: 1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

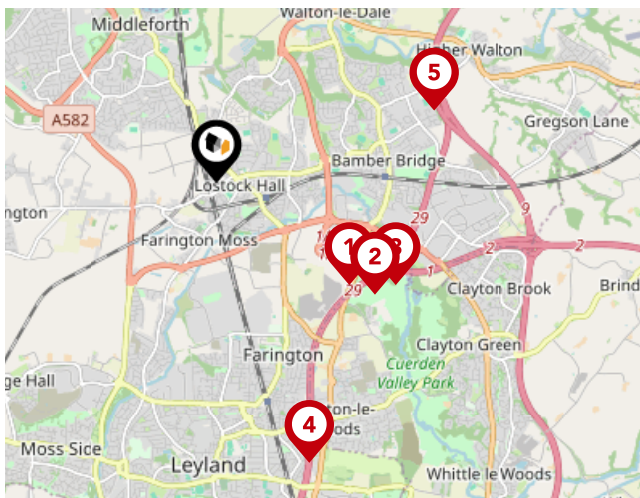
# Area

## Transport (National)



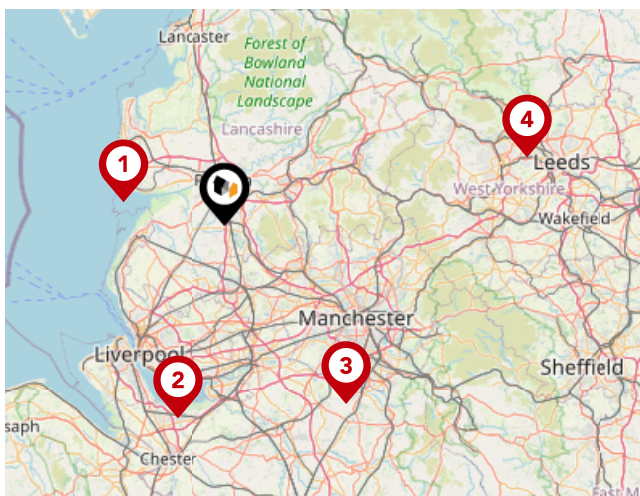
### National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.57 miles
2	Lostock Hall Rail Station	0.59 miles
3	Lostock Hall Rail Station	0.61 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.48 miles
2	M65 J1	1.7 miles
3	M6 J29	1.81 miles
4	M6 J28	2.6 miles
5	M6 J30	2.02 miles

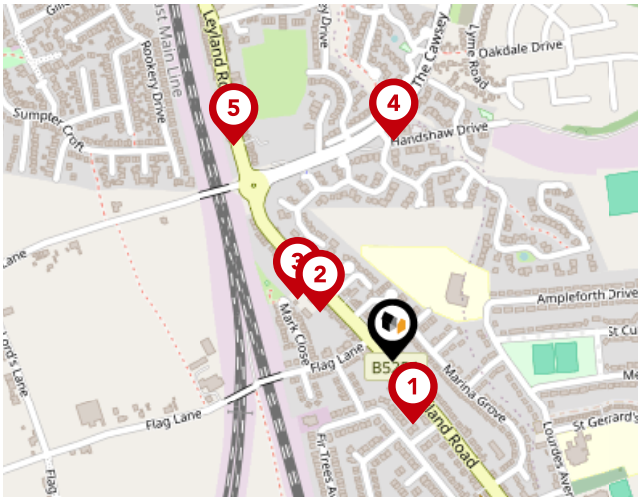


### Airports/Helipads






Pin	Name	Distance
1	Highfield	14.46 miles
2	Speke	27.92 miles
3	Manchester Airport	30.4 miles
4	Leeds Bradford Airport	43.45 miles

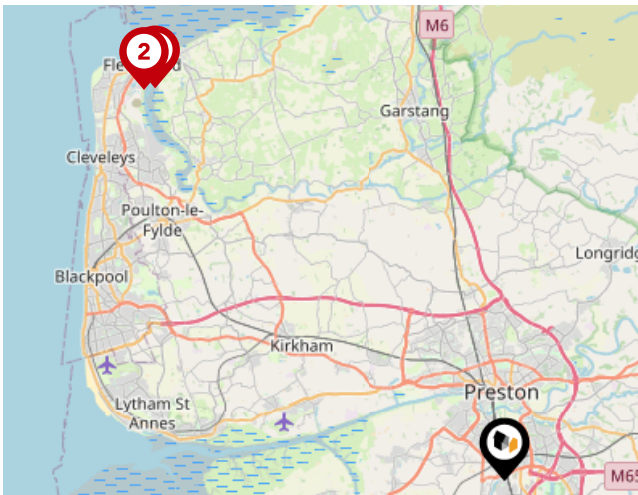
# Area

## Transport (Local)





### Bus Stops/Stations

Pin	Name	Distance
	Fir Trees Road	0.07 miles
	Round Acre	0.1 miles
	Flag Lane	0.12 miles
	Handshaw Drive	0.24 miles
	Sumpter Court	0.29 miles



### Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	18.37 miles
	Fleetwood for Knott End Ferry Landing	18.57 miles



### Roberts & Co

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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

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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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