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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 28th August 2026**



**MANOR LANE, PENWORTHAM, PRESTON, PR1**

## Roberts & Co

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

01772 746100

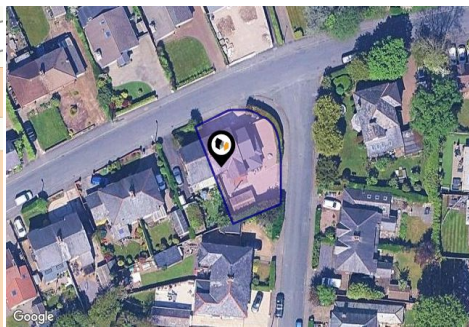
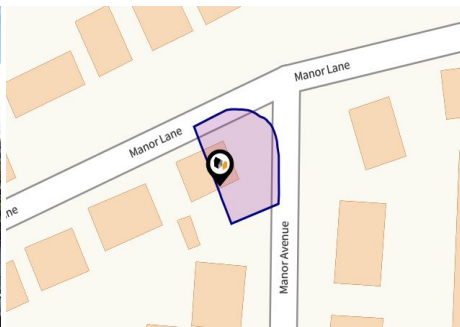
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



\* Beautifully Renovated 5 Bedrooms 3 Bathrooms \* Desirable Higher Penwortham location \* Spacious plot with gardens to the side and rear

Set within a desirable Higher Penwortham location, this substantial five-bedroom family home offers an impressive 1,741 sq ft of beautifully renovated accommodation, thoughtfully updated and extended by the current owners. Combining stylish interiors with generous living space both inside and out, this is a rare opportunity to acquire a genuinely turnkey family home with scope to further personalise the garden to your own taste. Approached via a driveway providing parking for multiple vehicles, alongside a large double garage (which is fully insulated), the property immediately impresses with its excellent kerb appeal and practical family credentials. Inside, the property has been lovingly renovated throughout, presenting a stylish and contemporary finish from room to room. At the heart of the home is a stunning open-plan family dining kitchen, thoughtfully designed for modern living and flowing seamlessly through to a covered terrace, perfect for entertaining or relaxing outdoors whatever the weather. A separate living room provides a further comfortable reception space, while a well-appointed utility room adds valuable practicality to day-to-day family life. Completing the ground floor is a convenient WC and a shower room. To the first floor, the property offers five well-proportioned bedrooms, including a principal bedroom benefiting from its own en-suite. A separate family bathroom serves the remaining bedrooms, ensuring the home comfortably accommodates a growing or extended family. Four of the five bedrooms benefit from contemporary fitted wardrobes. Outside, the property enjoys a spacious plot with gardens to both the side and rear. While the garden has been left deliberately unfinished, it presents a wonderful blank canvas for a new owner to design and create their own outdoor space to suit their lifestyle. In summary, this is a beautifully presented and spacious family home in a sought-after Higher Penwortham location, offering flexible accommodation, high-quality renovation throughout, and further potential to add value in the garden. Viewing is highly recommended to appreciate all that this exceptional property has to offer. EPC rating: C.



## Property

|                         |                                            |
|-------------------------|--------------------------------------------|
| <b>Type:</b>            | Semi-Detached                              |
| <b>Bedrooms:</b>        | 5                                          |
| <b>Floor Area:</b>      | 1,259 ft <sup>2</sup> / 117 m <sup>2</sup> |
| <b>Plot Area:</b>       | 0.09 acres                                 |
| <b>Year Built :</b>     | 1930-1949                                  |
| <b>Council Tax :</b>    | Band D                                     |
| <b>Annual Estimate:</b> | £2,443                                     |
| <b>Title Number:</b>    | LA845604                                   |

**Tenure:** Freehold

## Local Area

|                           |              |
|---------------------------|--------------|
| <b>Local Authority:</b>   | South ribble |
| <b>Conservation Area:</b> | No           |
| <b>Flood Risk:</b>        |              |
| • Rivers & Seas           | Very low     |
| • Surface Water           | Very low     |

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**16**  
mb/s



**80**  
mb/s



**1800**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**

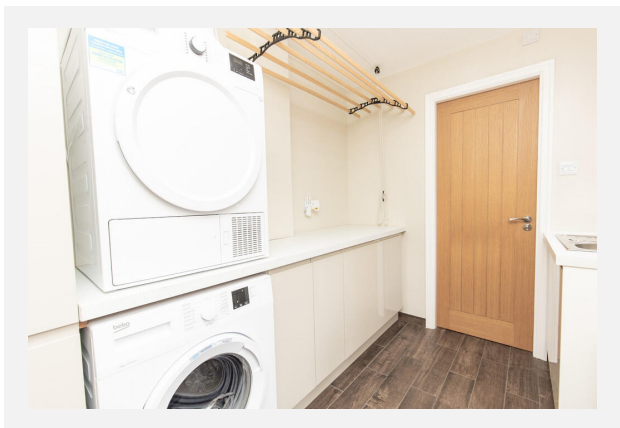
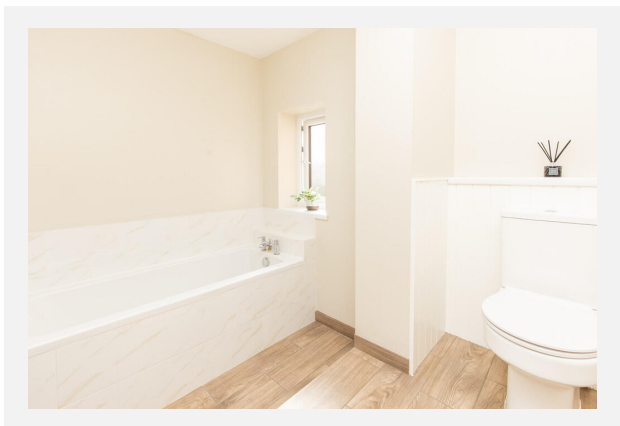
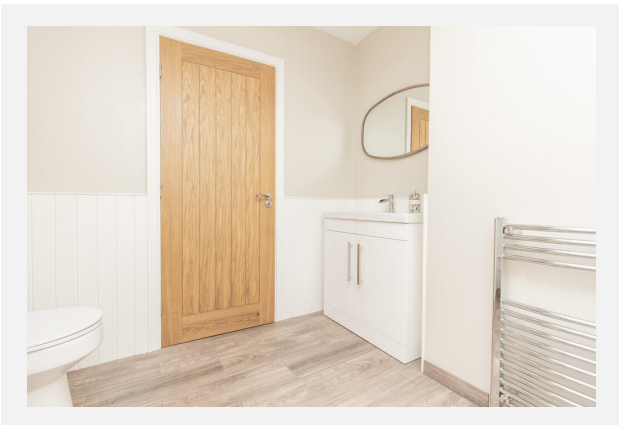
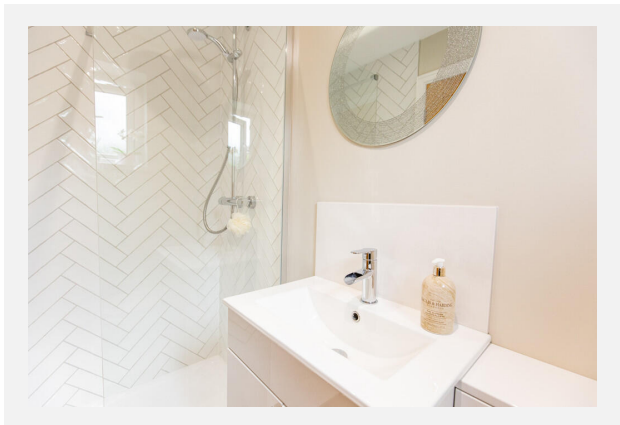


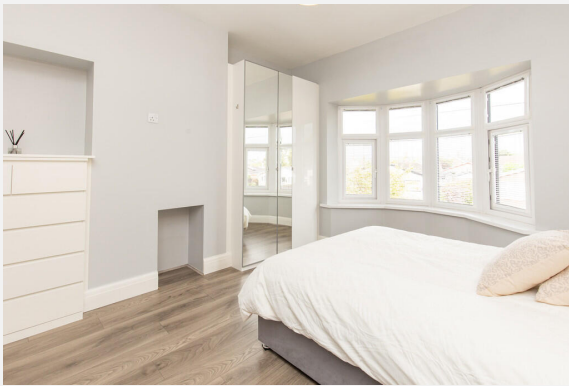
# Planning History

## This Address

Planning records for: *Manor Lane, Penwortham, Preston, PR1*

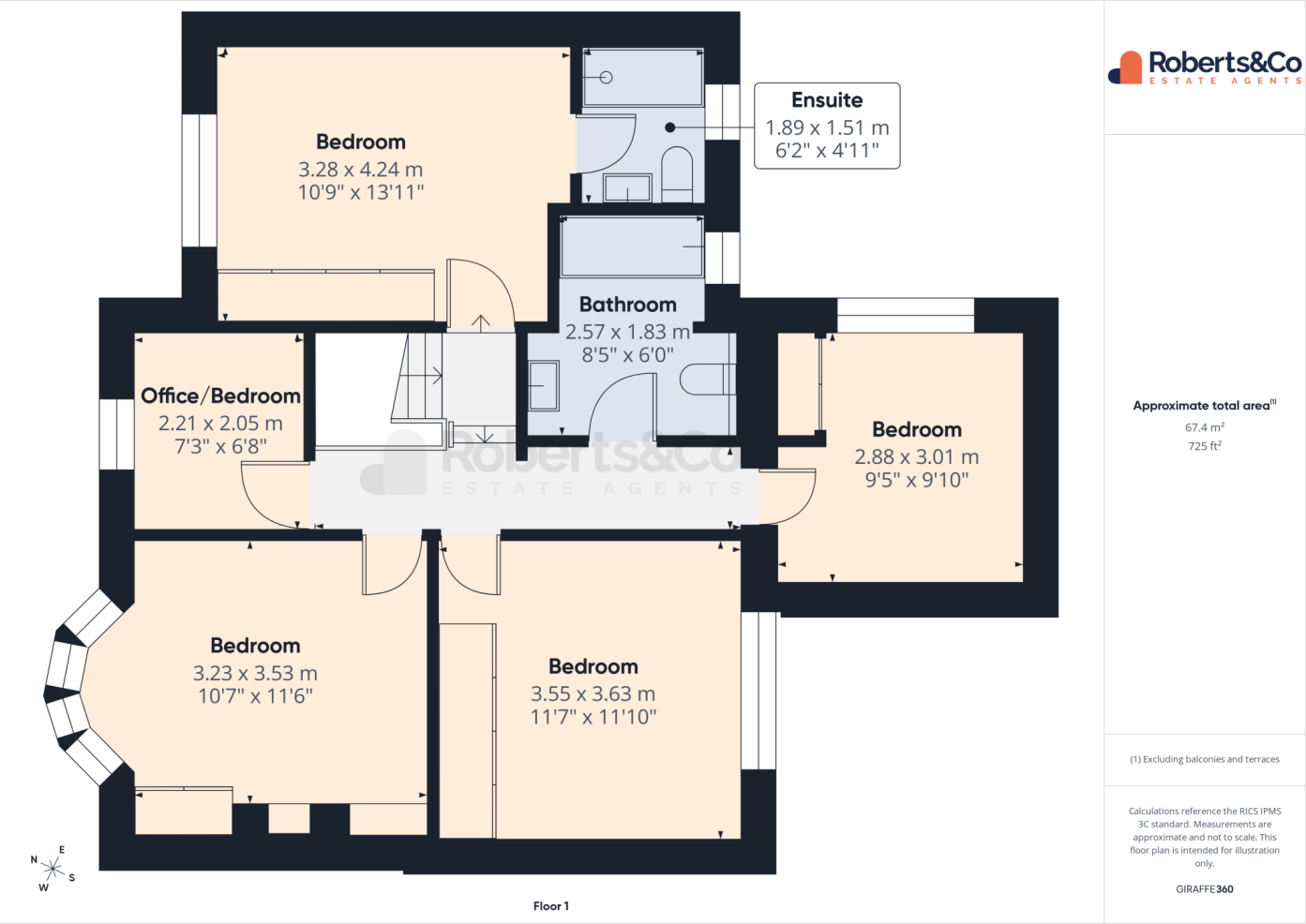
| Reference - 07/2021/00241/HOH |                                                                   |
|-------------------------------|-------------------------------------------------------------------|
| Decision:                     | Awaiting decision                                                 |
| Date:                         | 08th March 2021                                                   |
| Description:                  | Part two / part single storey side extension and new porch canopy |







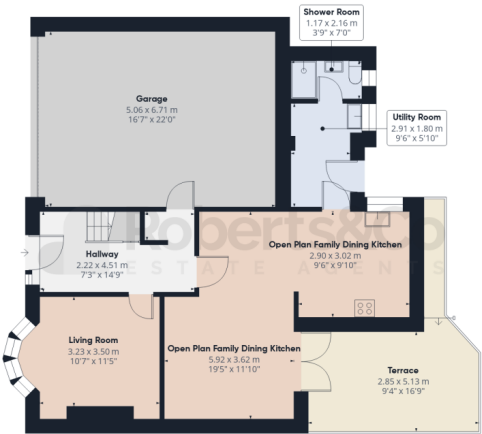
MANOR LANE, PENWORTHAM, PRESTON, PR1



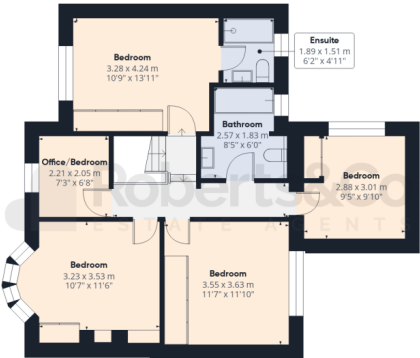
MANOR LANE, PENWORTHAM, PRESTON, PR1



MANOR LANE, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area<sup>m</sup>

161.8 m<sup>2</sup>  
1741 ft<sup>2</sup>

Balconies and terraces

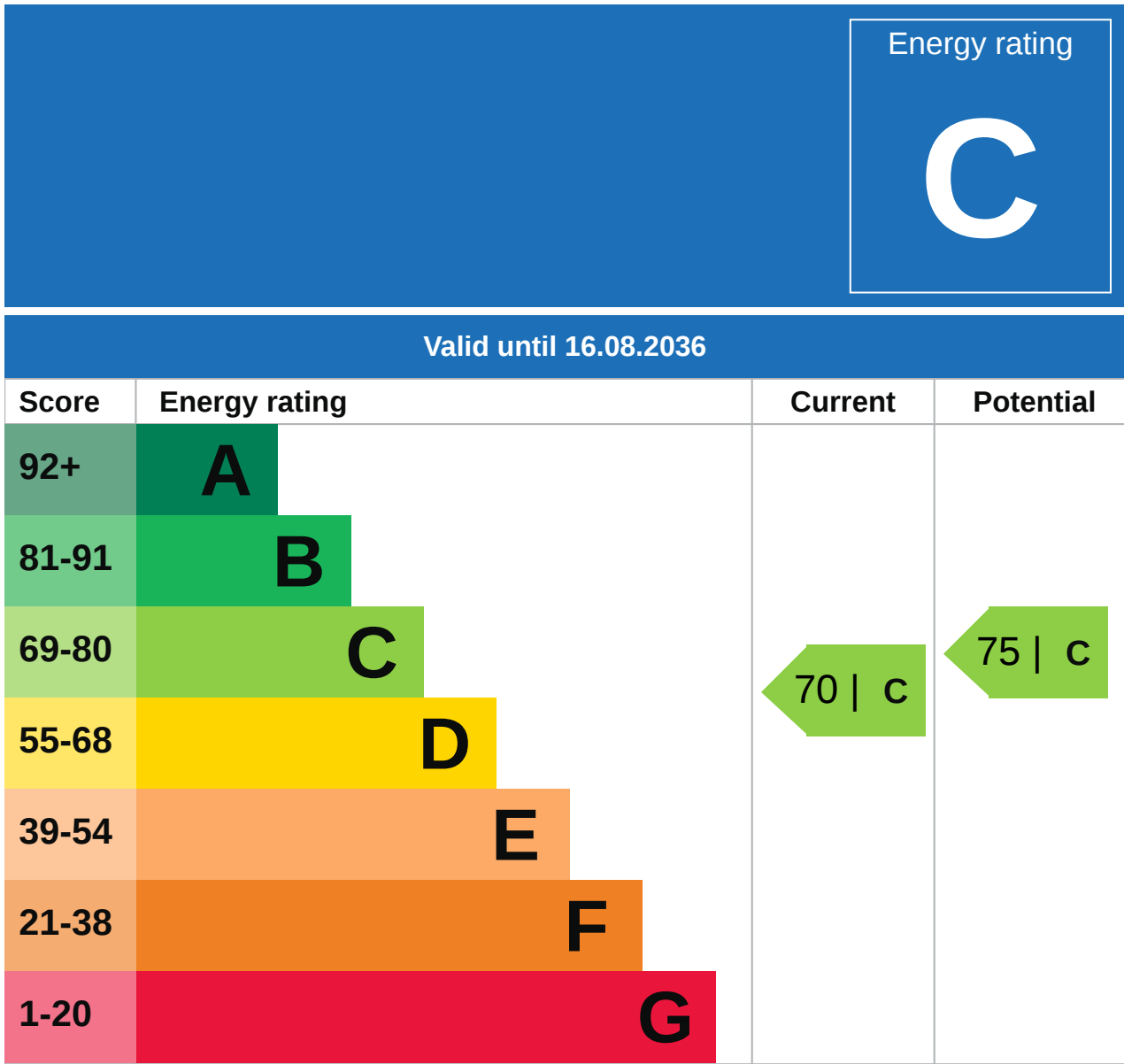
17.1 m<sup>2</sup>  
184 ft<sup>2</sup>

(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

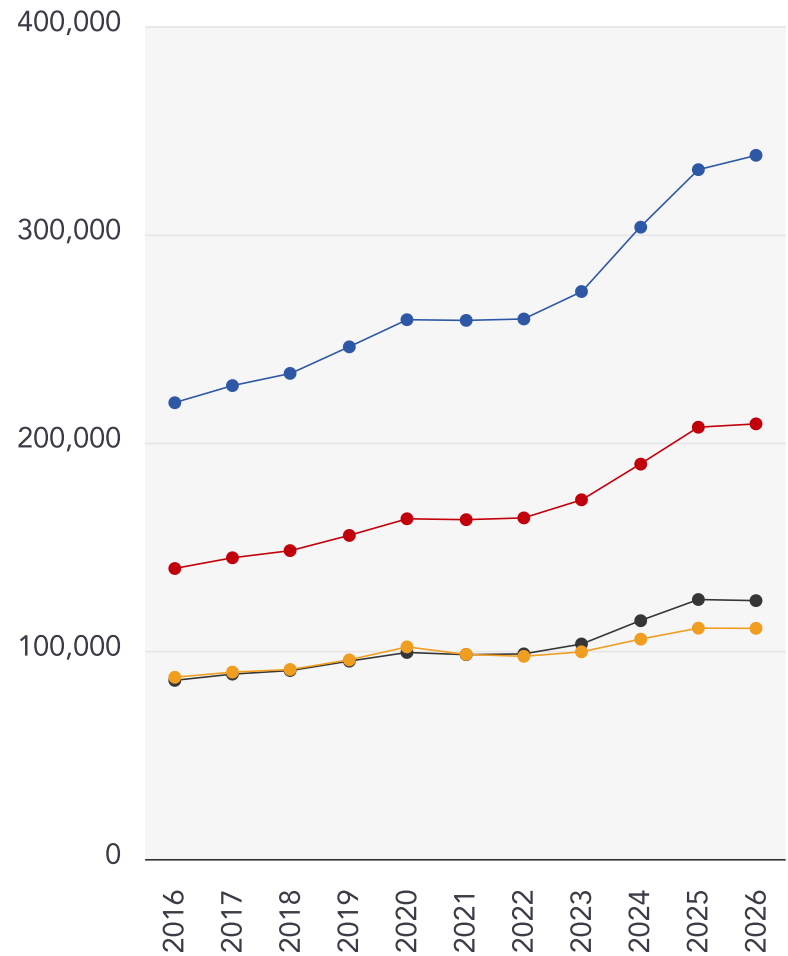




# Market

## House Price Statistics

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



Detached

**+54.23%**

Semi-Detached

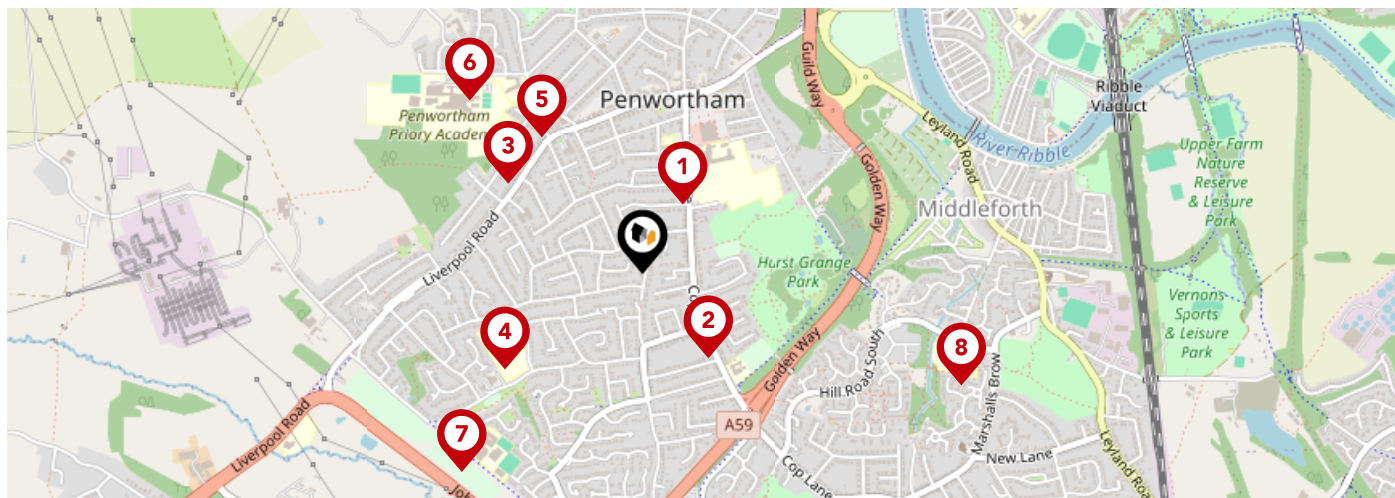
**+49.8%**

Terraced

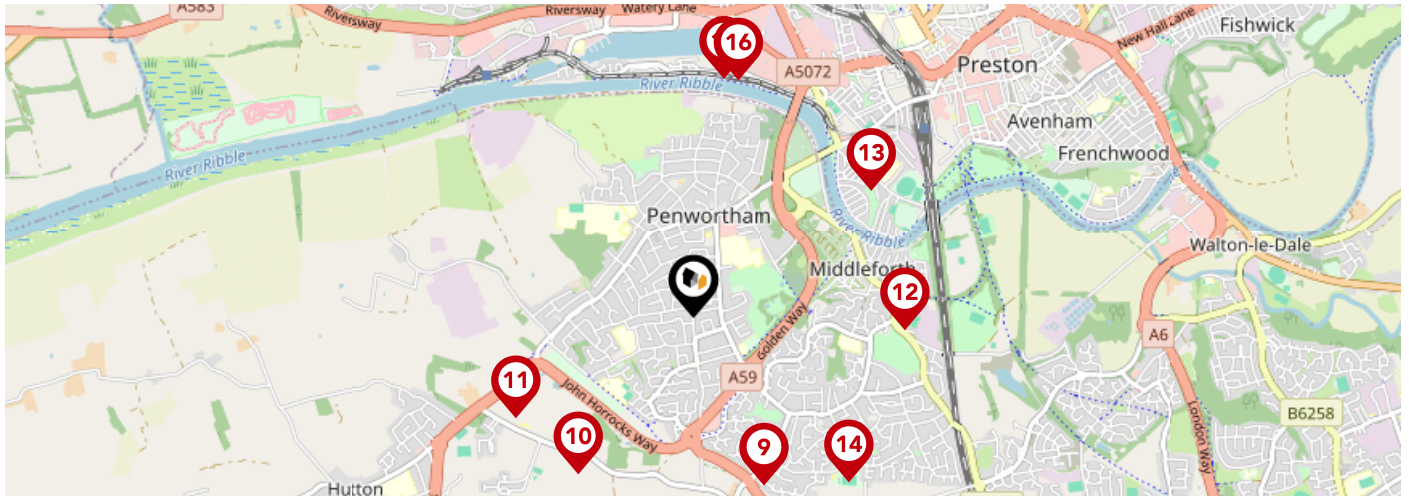
**+44.66%**

Flat

**+26.94%**



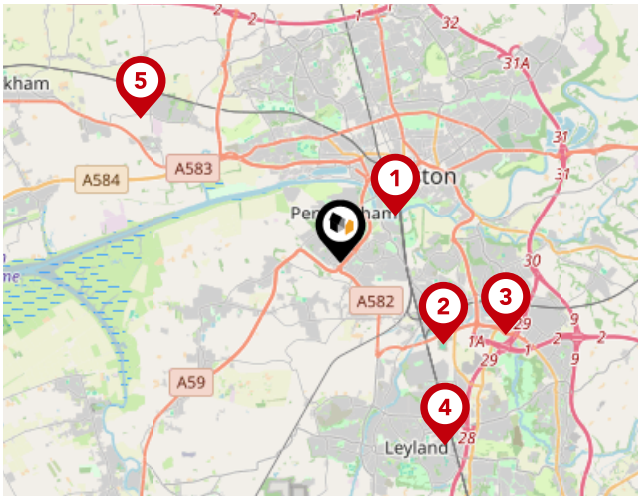
|          |                                                                                                                          | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Penwortham Girls' High School</b><br>Ofsted Rating: Outstanding   Pupils: 801   Distance:0.18                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Cop Lane Church of England Primary School, Penwortham</b><br>Ofsted Rating: Outstanding   Pupils: 208   Distance:0.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Penwortham, St Teresa's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 275   Distance:0.36              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Whitefield Primary School</b><br>Ofsted Rating: Good   Pupils: 370   Distance:0.37                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Penwortham Primary School</b><br>Ofsted Rating: Good   Pupils: 201   Distance:0.37                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Penwortham Priory Academy</b><br>Ofsted Rating: Good   Pupils: 762   Distance:0.54                                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>All Hallows Catholic High School</b><br>Ofsted Rating: Outstanding   Pupils: 912   Distance:0.59                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Penwortham Middleforth Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 205   Distance:0.74      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|           |                                                                                                                        | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Penwortham Broad Oak Primary School</b><br>Ofsted Rating: Good   Pupils: 201   Distance:0.8                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Ashbridge Independent School</b><br>Ofsted Rating: Not Rated   Pupils: 551   Distance:0.86                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Howick Church Endowed Primary School</b><br>Ofsted Rating: Good   Pupils: 107   Distance:0.9                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>St Mary Magdalen's Catholic Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 190   Distance:0.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>St Stephen's CofE School</b><br>Ofsted Rating: Good   Pupils: 351   Distance:0.95                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Kingsfold Primary School</b><br>Ofsted Rating: Good   Pupils: 112   Distance:0.99                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>The Limes School</b><br>Ofsted Rating: Good   Pupils: 5   Distance:1.05                                             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Cedar Lodge School</b><br>Ofsted Rating: Outstanding   Pupils: 2   Distance:1.06                                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

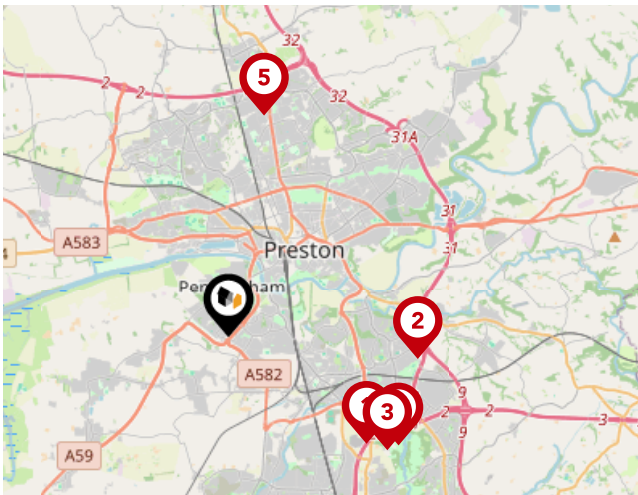
# Area

## Transport (National)



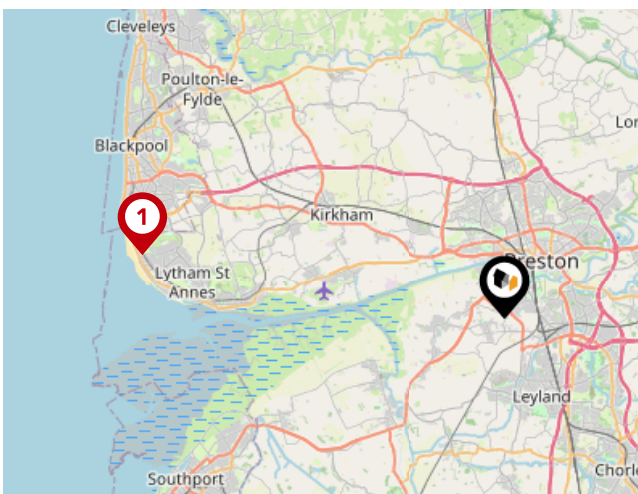
### National Rail Stations

| Pin | Name                       | Distance   |
|-----|----------------------------|------------|
| 1   | Preston Rail Station       | 1.25 miles |
| 2   | Lostock Hall Rail Station  | 2.31 miles |
| 3   | Bamber Bridge Rail Station | 3.16 miles |
| 4   | Leyland Rail Station       | 3.68 miles |
| 5   | Salwick Rail Station       | 4.29 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M65 J1A | 3.08 miles |
| 2   | M6 J30  | 3.33 miles |
| 3   | M65 J1  | 3.44 miles |
| 4   | M6 J29  | 3.54 miles |
| 5   | M55 J1  | 3.89 miles |



### Airports/Helipads

| Pin | Name                            | Distance    |
|-----|---------------------------------|-------------|
| 1   | Blackpool International Airport | 12.86 miles |

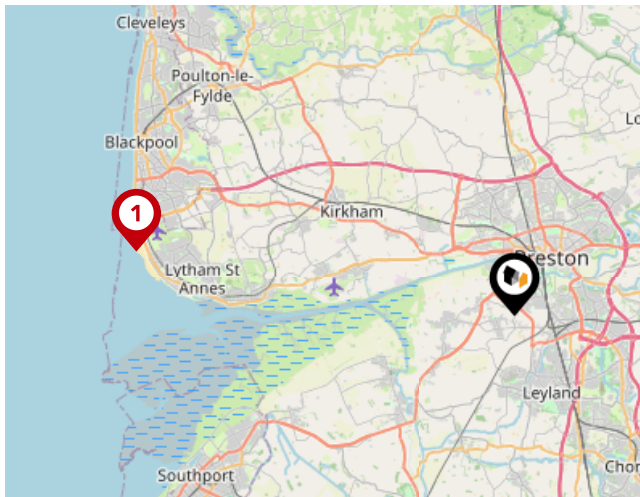
# Area

## Transport (Local)



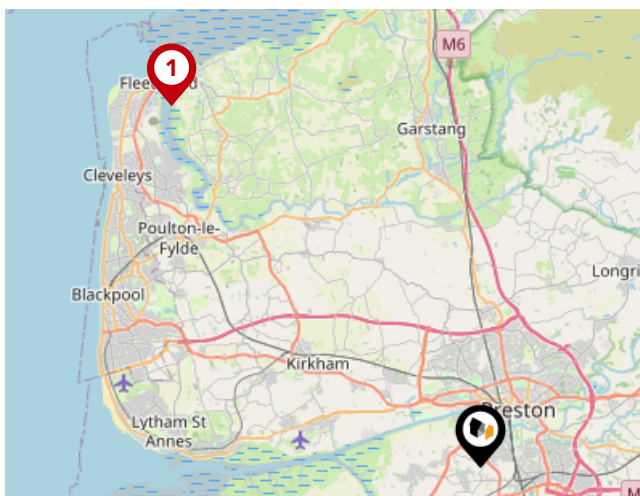
### Bus Stops/Stations

| Pin | Name                      | Distance   |
|-----|---------------------------|------------|
| 1   | Manor Lane south          | 0.1 miles  |
| 2   | Manor Lane                | 0.11 miles |
| 3   | Cop Lane School Stop Only | 0.13 miles |
| 4   | Girls High School         | 0.21 miles |
| 5   | Manor Lane                | 0.22 miles |



### Local Connections

| Pin | Name                           | Distance    |
|-----|--------------------------------|-------------|
| 1   | Starr Gate (Blackpool Tramway) | 13.43 miles |



### Ferry Terminals

| Pin | Name                           | Distance    |
|-----|--------------------------------|-------------|
| 1   | Knott End-On-Sea Ferry Landing | 16.64 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



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/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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