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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 14th September 2026



SAXON PLACE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

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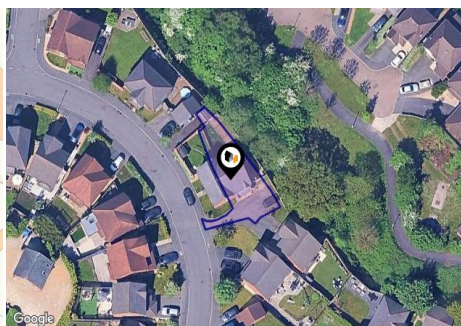
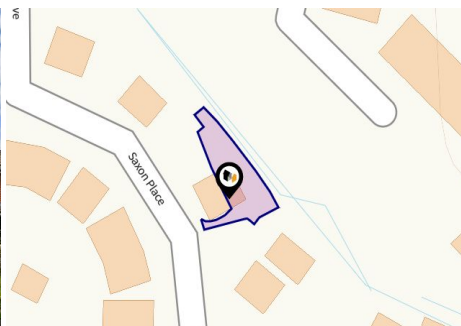
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Excellent opportunity for first-time buyers * Attractive three-bedroom home * Ideally positioned on a highly regarded development just off The Cawsey

Offering well-presented and practical accommodation throughout, the property combines modern living with an exceptionally generous rear garden, additional garden space to the side and two allocated parking spaces. Its convenient location provides easy access to both Lostock Hall and Penwortham, with excellent transport and motorway links making it ideal for commuters. The property is entered via a welcoming entrance hall, leading through to the comfortable living room. An inner hallway provides access to the ground floor accommodation, including a convenient WC. The open-plan dining kitchen is a particularly appealing space, fitted with attractive light grey shaker-style wall and base cabinets, a gas hob, electric oven and integrated fridge and freezer. There is also space and plumbing for a washing machine. Patio doors open directly onto the rear garden, creating a lovely connection between the kitchen and outdoor space. To the first floor are three well-proportioned bedrooms, comprising two generous doubles and a single bedroom. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Outside, the property really stands out with its larger-than-average rear garden, which is fully enclosed and predominantly laid to lawn. The garden enjoys a good degree of privacy as it is not directly overlooked, while the additional space to the side provides further flexibility. The property also benefits from two parking spaces. The location is particularly convenient, with Lostock Hall Train Station, Capital Retail Park and a range of local amenities within easy reach. There are also excellent road links providing straightforward access to the M6, M61 and surrounding areas. An ideal first-time purchase offering generous outdoor space, two parking spaces and excellent commuter links.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	796 ft ² / 74 m ²
Plot Area:	0.06 acres
Year Built :	2016
Council Tax :	Band C
Annual Estimate:	£2,171
Title Number:	LAN180865

Tenure: Leasehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Multiple Freehold Title Plans Detected



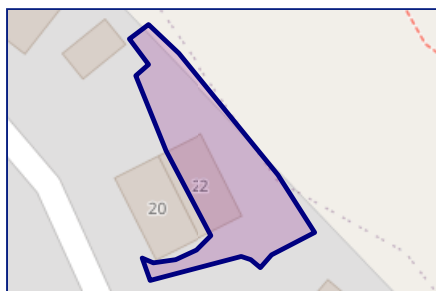
LAN153043

Multiple Freehold Title Plans Detected



LAN153043

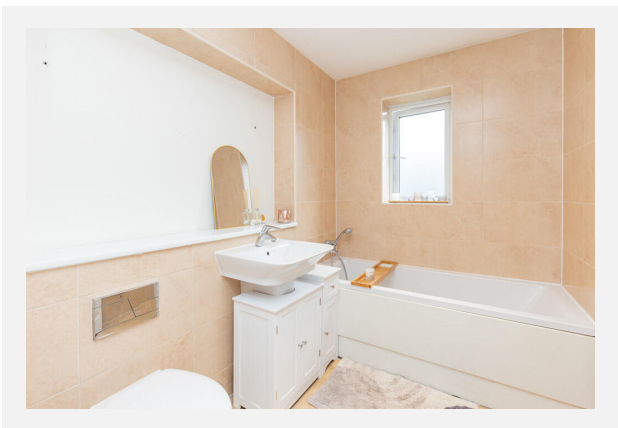
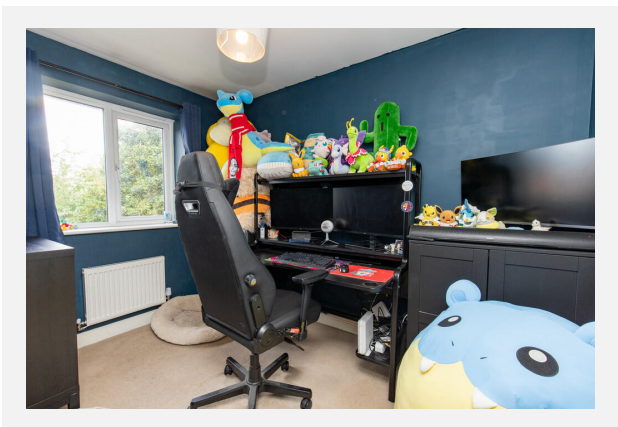
Leasehold Title Plan



LAN180865

Start Date: 15/05/2016
End Date: 01/01/3013
Lease Term: 999 years from and including 1 January 2014
Term Remaining: 986 years

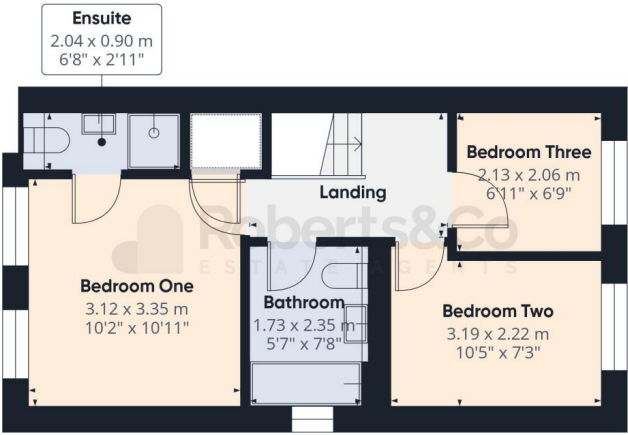




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Ground Floor



Floor 1



Approximate total area^m
69 m²
743 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.

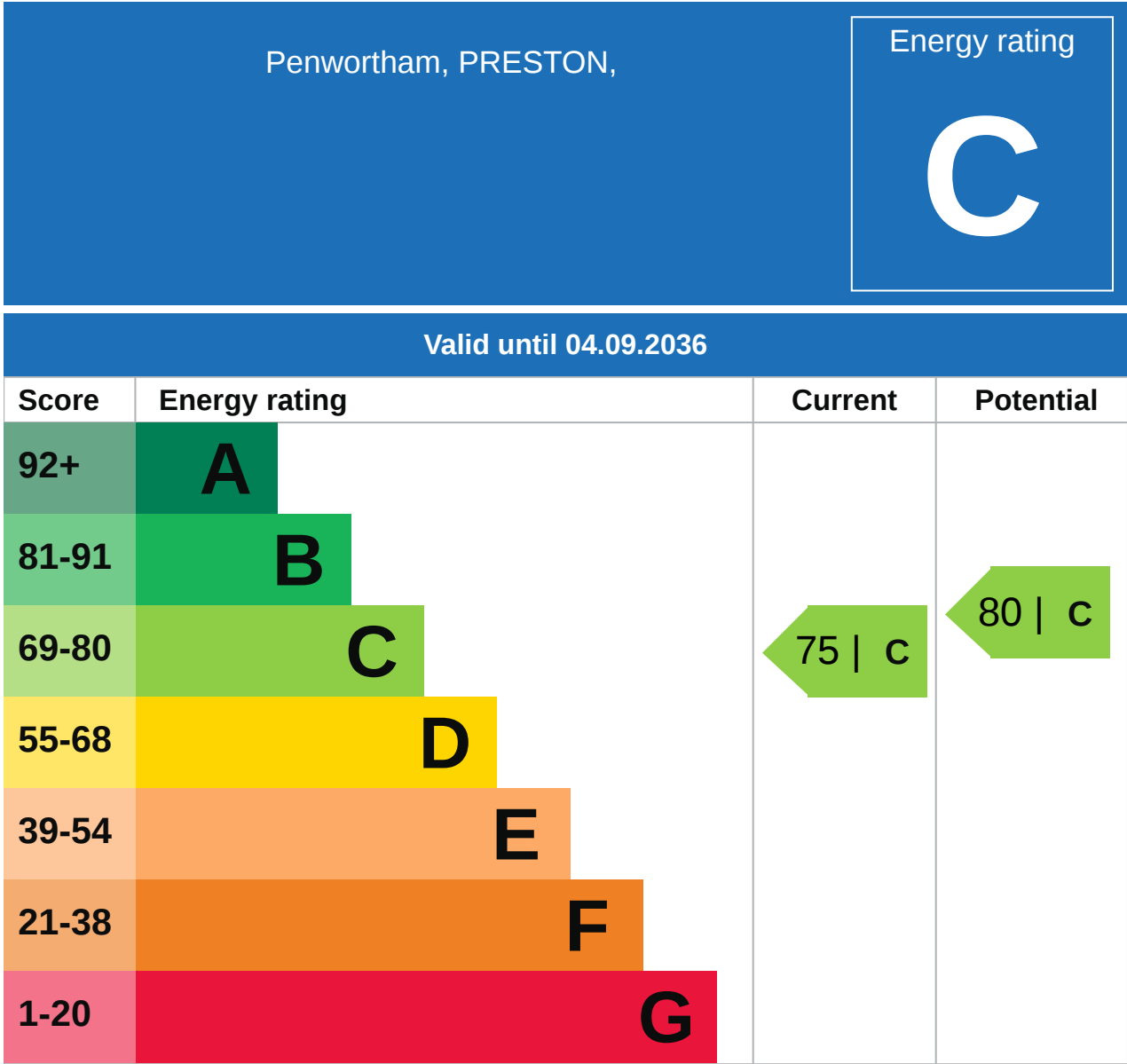
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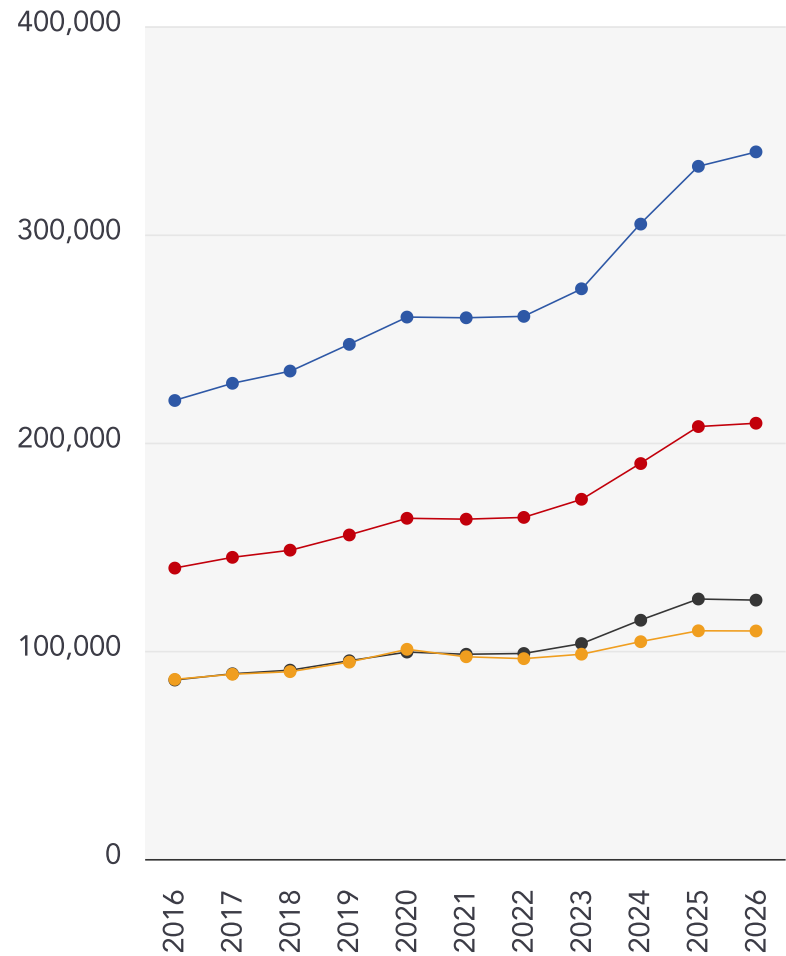
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
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, insulated (assumed)
Secondary Heating:	Portable electric heaters (assumed)
Air Tightness:	(not tested)
Total Floor Area:	74 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

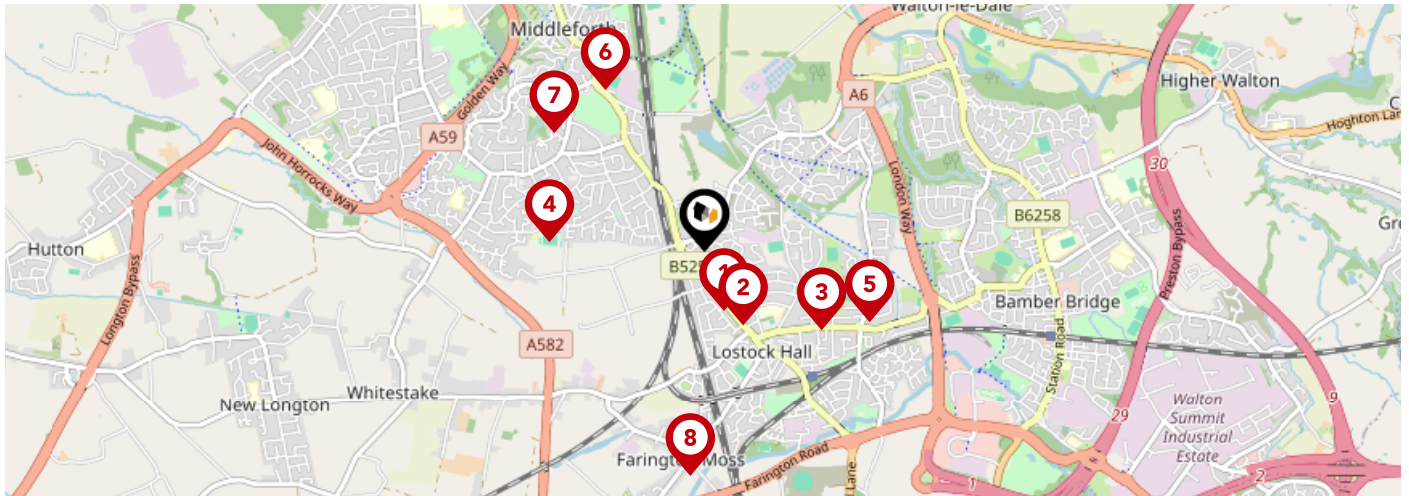
+49.8%

Terraced

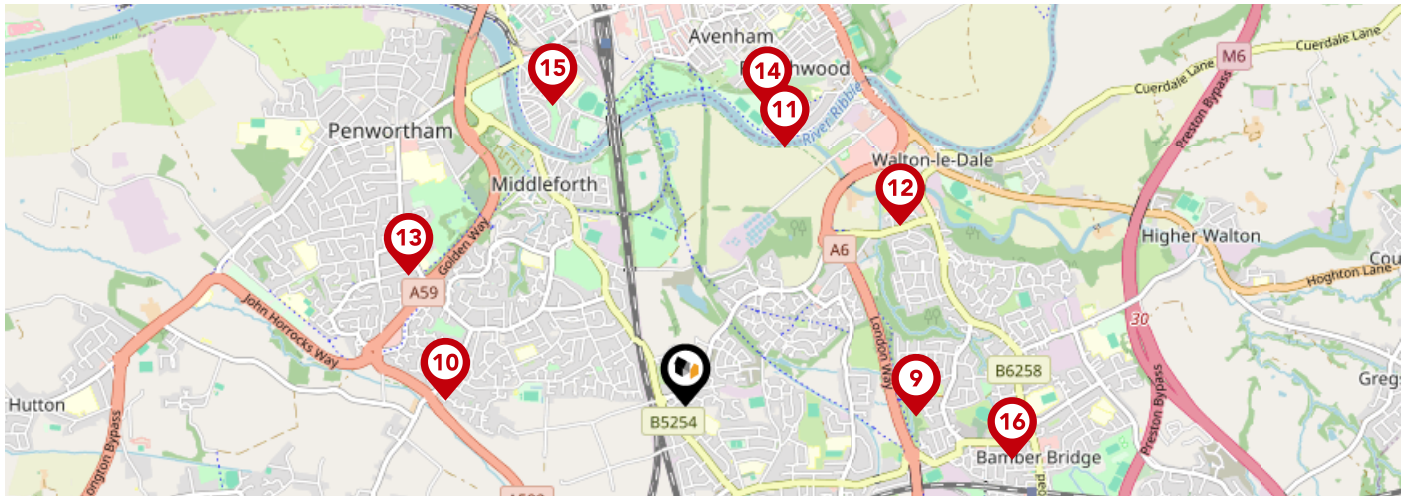
+44.66%

Flat

+26.94%



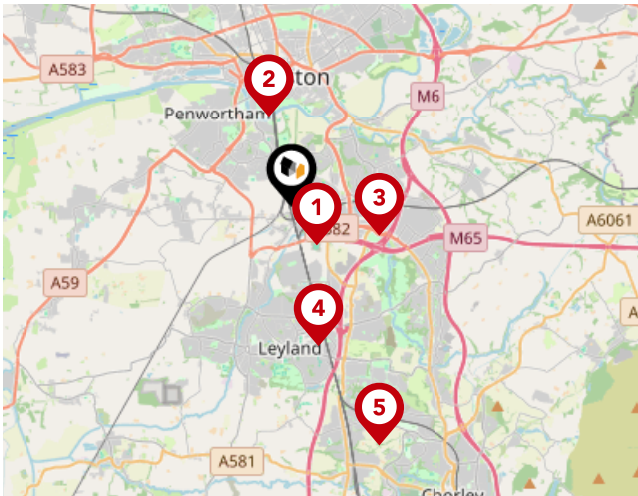
		Nursery	Primary	Secondary	College	Private
1	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.27	☐	☐	☒	☐	☐
2	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.37	☐	☒	☐	☐	☐
3	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.62	☐	☒	☐	☐	☐
4	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.68	☐	☒	☐	☐	☐
5	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.79	☐	☐	☒	☐	☐
6	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.83	☐	☒	☐	☐	☐
7	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.84	☐	☒	☐	☐	☐
8	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:0.99	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance: 1.01	☐	☒	☐	☐	☐
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance: 1.05	☐	☒	☐	☐	☐
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance: 1.21	☐	☐	☒	☐	☐
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance: 1.23	☐	☒	☐	☐	☐
	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance: 1.34	☐	☒	☐	☐	☐
	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance: 1.35	☐	☒	☐	☐	☐
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance: 1.44	☐	☒	☐	☐	☐
	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance: 1.45	☐	☒	☐	☐	☐

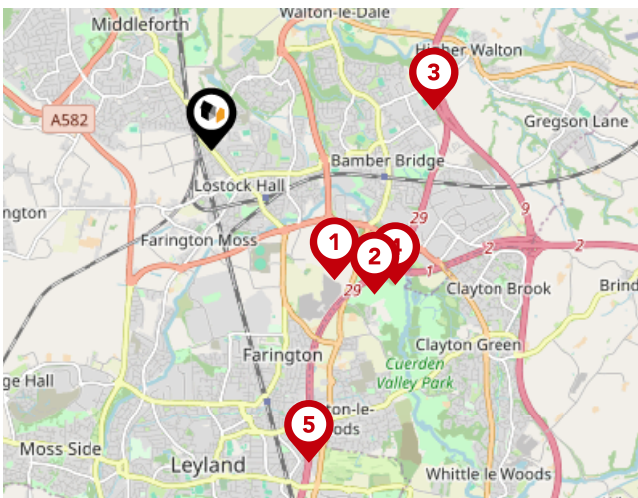
Area

Transport (National)



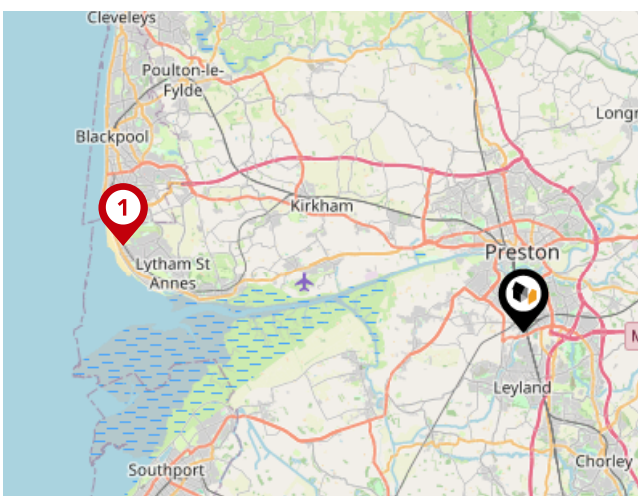
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.82 miles
2	Preston Rail Station	1.61 miles
3	Bamber Bridge Rail Station	1.62 miles
4	Leyland Rail Station	2.48 miles
5	Buckshaw Parkway Rail Station	4.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.56 miles
2	M65 J1	1.9 miles
3	M6 J30	1.98 miles
4	M6 J29	1.99 miles
5	M6 J28	2.86 miles

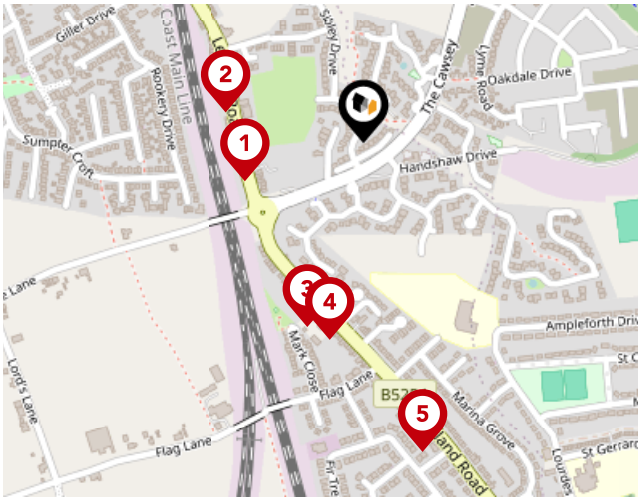


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.34 miles

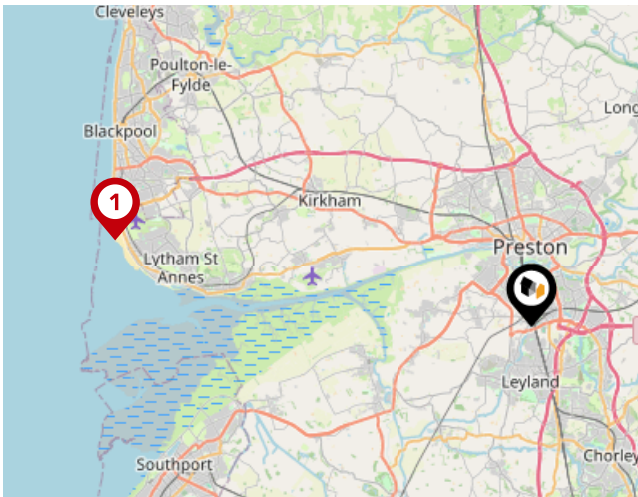
Area

Transport (Local)



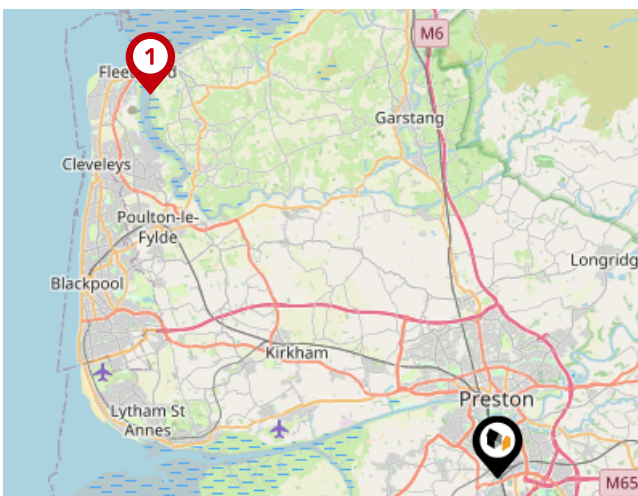
Bus Stops/Stations

Pin	Name	Distance
1	Bee Lane	0.13 miles
2	Sumpter Horse	0.15 miles
3	Flag Lane	0.21 miles
4	Round Acre	0.21 miles
5	Fir Trees Road	0.34 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	14.91 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.11 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.



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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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