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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 12th December 2025



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LOWER GREENFIELD, INGOL, PRESTON, PR2

Roberts & Co

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

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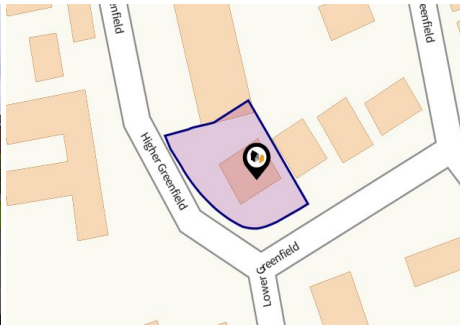
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Immaculately Presented Four-Bedroom Detached Home * Situated on a Quiet Road * Offered With No Chain

A well maintained, well-proportioned four-bedroom detached family home, ideally situated on a peaceful residential street in Ingol, widely regarded as one of Preston's true hidden gem roads. This property offers versatile living spaces with plenty of natural light and thoughtful design. The ground floor features a spacious dual-aspect living room, with a window to the front and patio doors opening directly onto the rear garden, creating a bright and inviting atmosphere. A separate dining room also enjoys double doors leading to the garden, perfect for entertaining or family meals. Additionally, there is a home office with adjoining store room, a practical space for modern working needs. The kitchen is conveniently positioned, and a ground floor WC completes the accommodation on this level. Upstairs, the property boasts four generous double bedrooms and a family bathroom, with potential to add an ensuite to the master bedroom if desired. Externally, the property benefits from well-maintained gardens, including a private and enclosed rear garden, ideal for outdoor living. Driveway parking is available for two vehicles, alongside an integral garage.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,410 ft ² / 131 m ²		
Plot Area:	0.14 acres		
Council Tax :	Band E		
Annual Estimate:	£3,028		
Title Number:	LA448648		

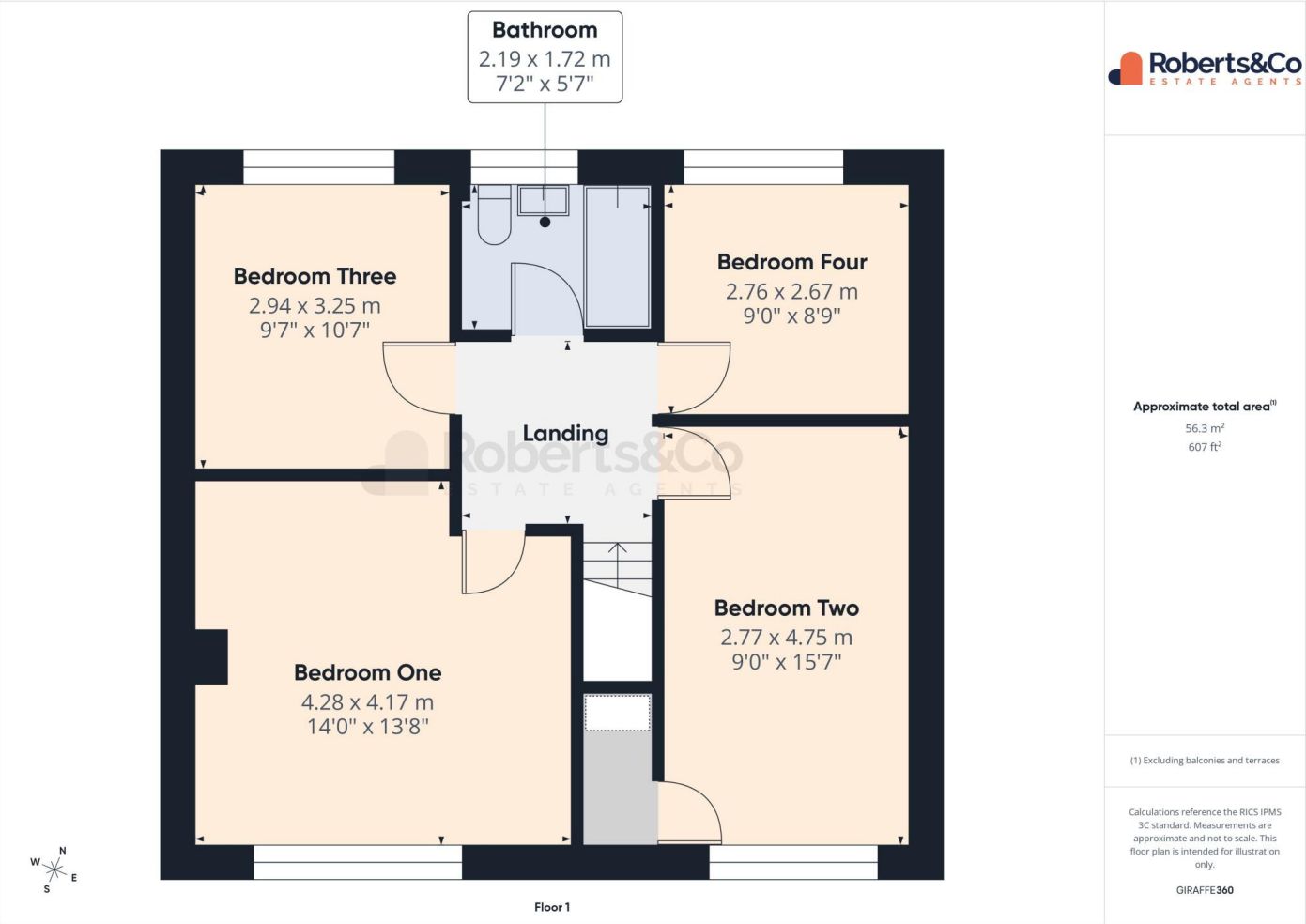
Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	8	36	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				





LOWER GREENFIELD, INGOL, PRESTON, PR2



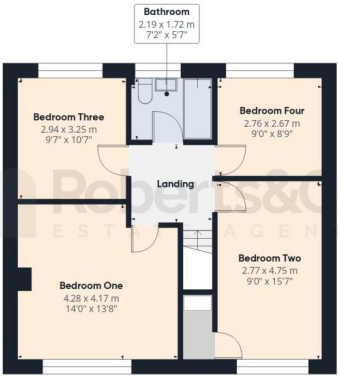
LOWER GREENFIELD, INGOL, PRESTON, PR2



LOWER GREENFIELD, INGOL, PRESTON, PR2



Ground Floor



Floor 1



Approximate total area⁽¹⁾
146 m²
1574 ft²

Reduced headroom
1.3 m²
14 ft²

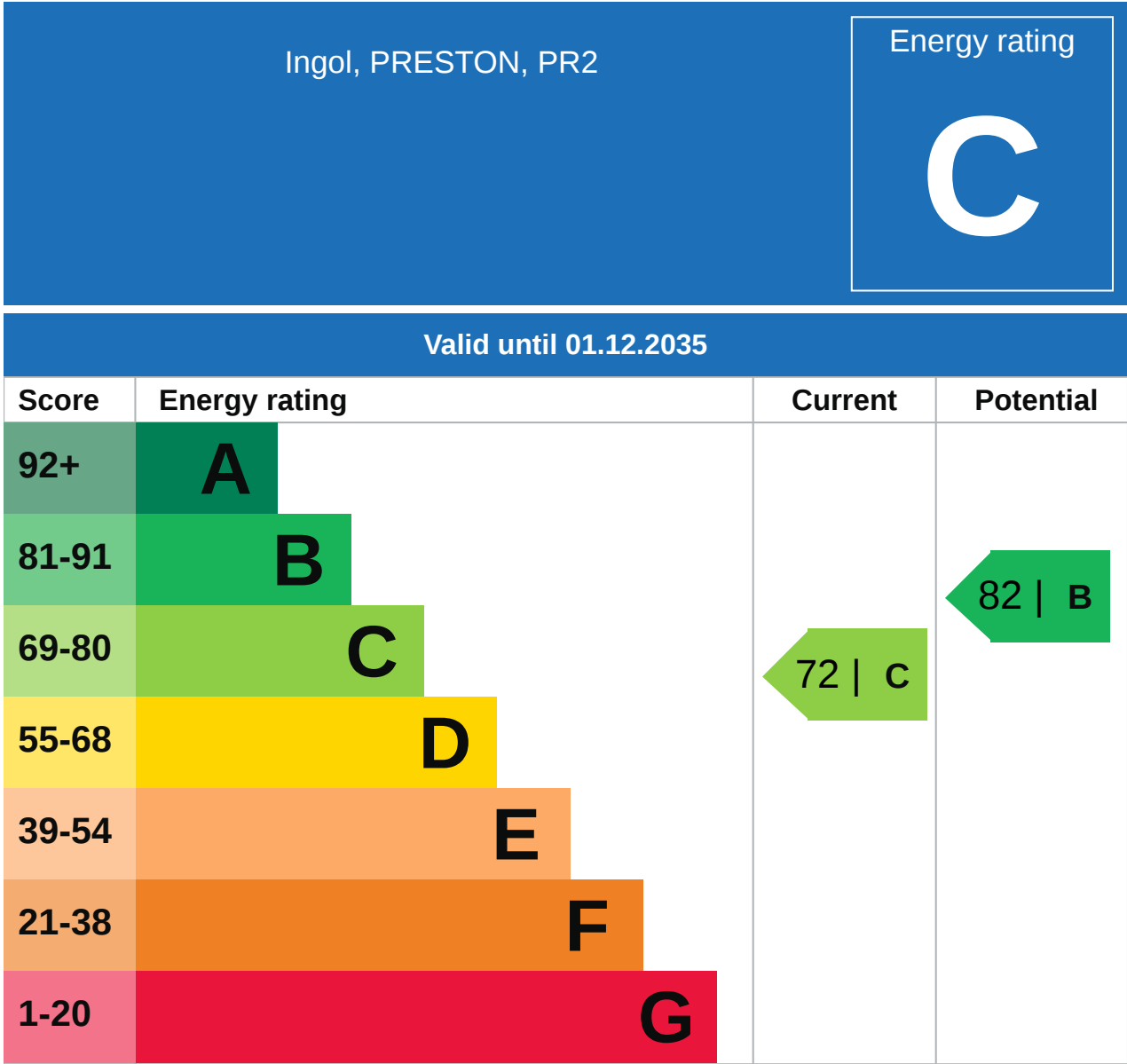
(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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

GIRAFFE360





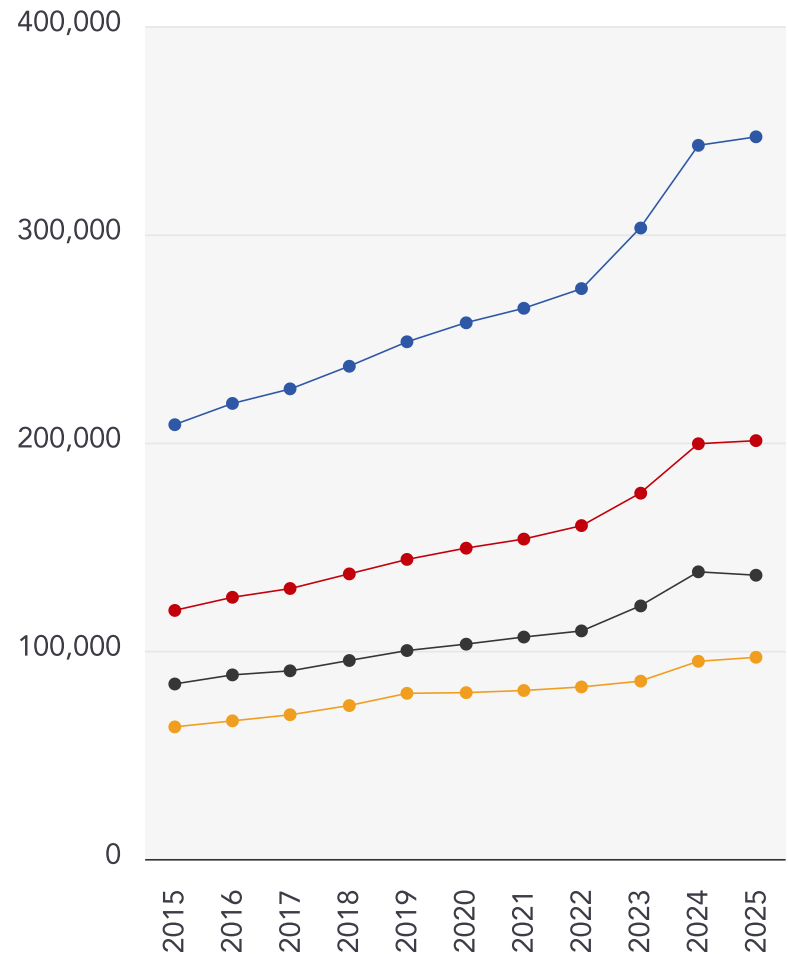
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 225 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:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	131 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

+66.29%

Semi-Detached

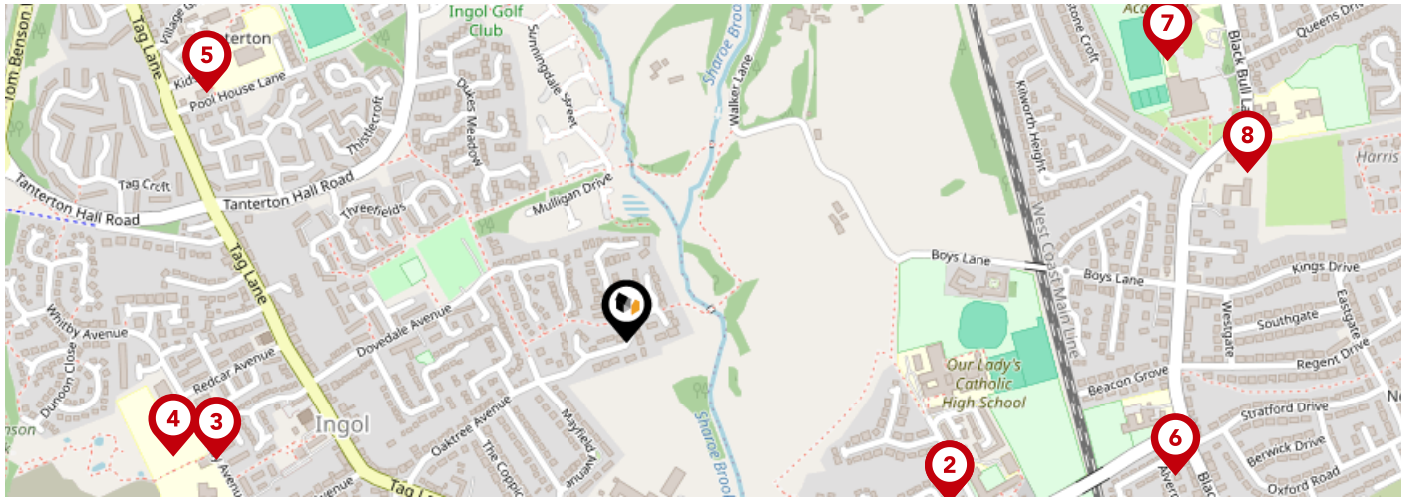
+68.31%

Terraced

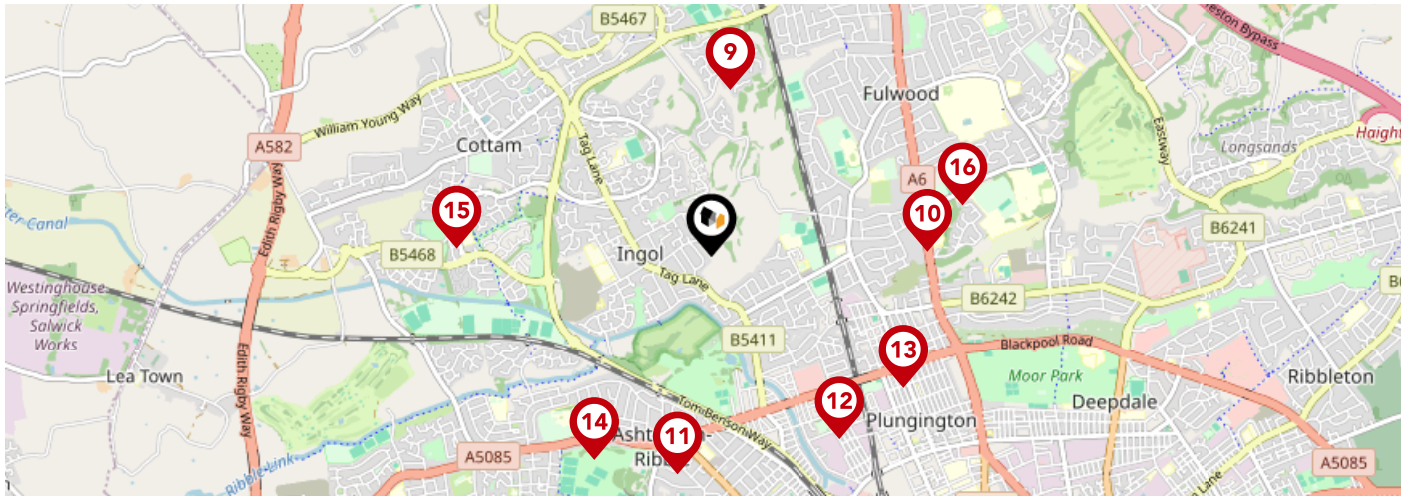
+62.15%



Flat

+52.7%



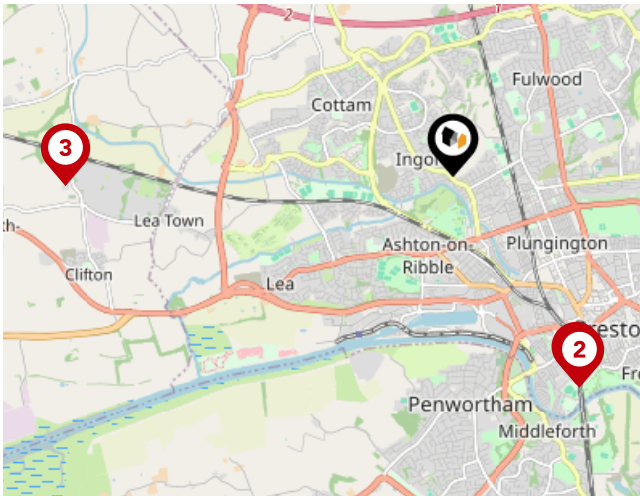
		Nursery	Primary	Secondary	College	Private
1	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Our Lady's Catholic High School Ofsted Rating: Good Pupils: 895 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ingol Community Primary School Ofsted Rating: Good Pupils: 199 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good Pupils: 203 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Pool House Community Primary School Ofsted Rating: Good Pupils: 179 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 315 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Fulwood Academy Ofsted Rating: Good Pupils: 884 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Queen's Drive Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Harris Primary School Ofsted Rating: Good Pupils: 247 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Pius X Preparatory School Ofsted Rating: Not Rated Pupils: 115 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moorbrook School Ofsted Rating: Good Pupils: 57 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashton Community Science College Ofsted Rating: Good Pupils: 854 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cottam Primary School Ofsted Rating: Good Pupils: 249 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corpus Christi Catholic High School Ofsted Rating: Good Pupils: 804 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

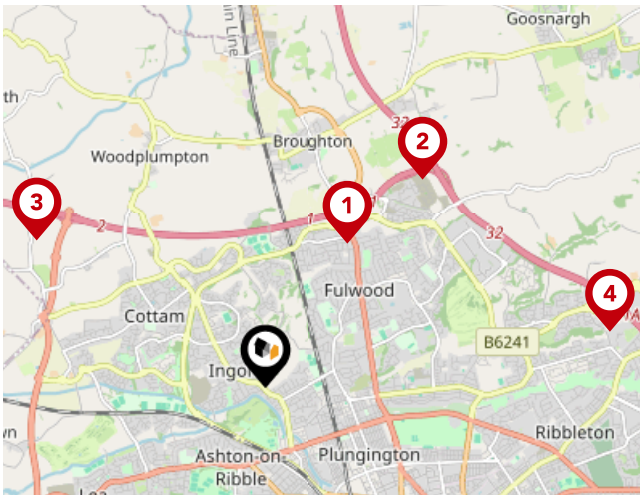
Area

Transport (National)



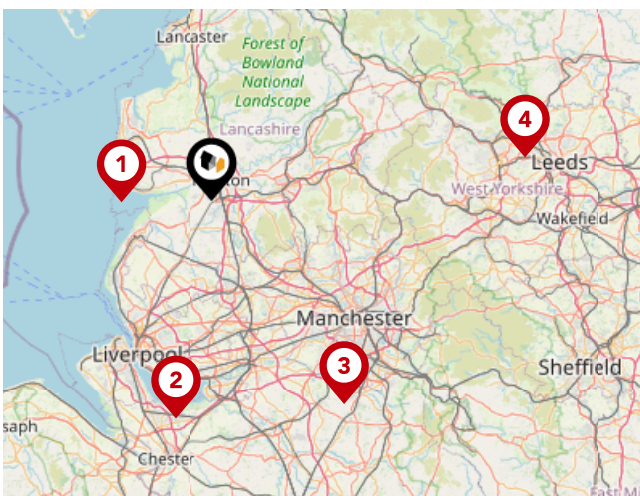
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.12 miles
2	Preston Rail Station	2.16 miles
3	Salwick Rail Station	3.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	1.46 miles
2	M6 J32	2.28 miles
3	M55 J2	2.37 miles
4	M6 J31A	3.07 miles
5	M65 J1A	5.25 miles

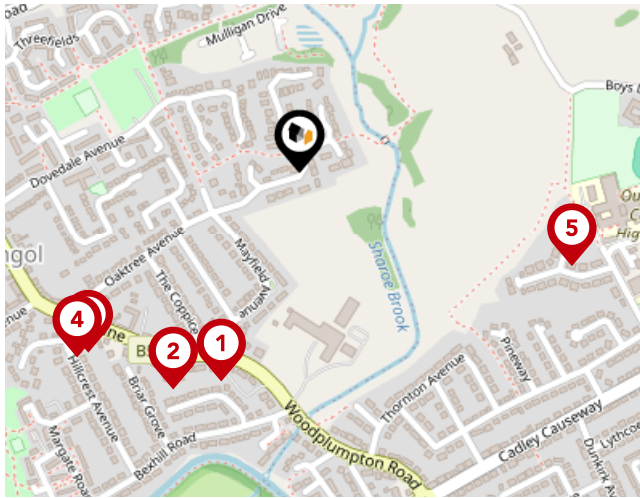


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.58 miles
2	Speke	31.18 miles
3	Manchester Airport	34.24 miles
4	Leeds Bradford Airport	44.25 miles

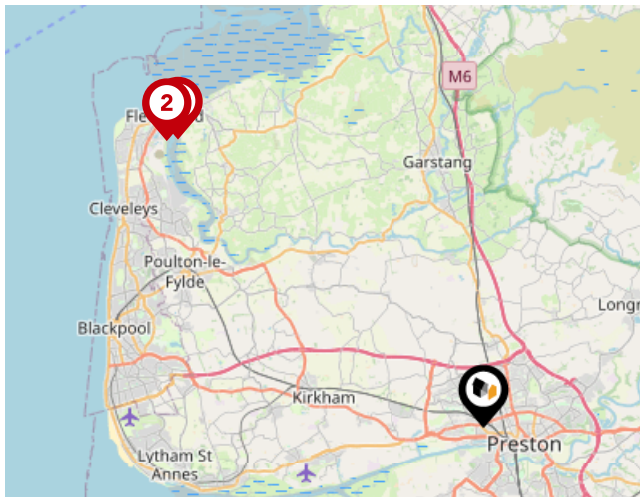
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mayfield Ave	0.24 miles
2	The Coppice	0.27 miles
3	Oaktree Ave	0.3 miles
4	Hillcrest Avenue	0.32 miles
5	Our Ladys RCHS	0.32 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	14.72 miles
2	Fleetwood for Knott End Ferry Landing	14.95 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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