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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th August 2026



MALTINGS WAY, PENWORTHAM, PRESTON, PR1

Roberts & Co

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* Beautifully Presented Three-Bedroom Semi-Detached Home * Upgraded Ensuite & EV Charger * Ideal First-Time Purchase

Tucked away in a peaceful position within a popular Penwortham development, this beautifully presented three-bedroom semi-detached home is ready to move straight into. Stylishly decorated throughout with contemporary finishes, feature panelling and an upgraded ensuite, this is an Instagram-worthy home that's perfect for first-time buyers, young professionals or those looking for a property requiring little to no work. To the front, the property enjoys an attractive garden frontage with the added benefit of allocated off-road parking together with an EV Charging point. Step inside via the welcoming entrance hall, where feature wall panelling creates an impressive first impression. A convenient ground floor WC is located just off the hallway, ideal for guests. The modern fitted kitchen is finished with sleek white gloss units, complementary worktops and integrated appliances, including a fridge freezer, electric oven and gas hob, offering both style and practicality. To the rear of the property is the bright and spacious living and dining room, providing an excellent space to relax or entertain. Patio doors flood the room with natural light and open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living space. Outside, the enclosed rear garden has been designed for easy maintenance, featuring a lawn and a patio area that is perfect for outdoor dining, entertaining family and friends, or simply enjoying the warmer months. The first floor offers three well-proportioned bedrooms. The principal bedroom is a generous double and benefits from a beautifully upgraded ensuite shower room. The second bedroom is also a comfortable double, while the third bedroom is larger than average, making it ideal as a child's bedroom, guest room or home office. Completing the accommodation is a modern three-piece family bathroom finished to a high standard. Situated in the ever-popular area of Penwortham, the property enjoys excellent access to local shops, cafés, supermarkets and transport links, while Middleforth Church of England Primary School is just a short distance away, making this an excellent location for families as well as first-time buyers. Combining stylish interiors, practical features including an EV charger, and a highly sought-after location, this is a fantastic opportunity to purchase a home that is truly ready to move into.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	839 ft ² / 78 m ²
Plot Area:	0.07 acres
Council Tax :	Band C
Annual Estimate:	£2,171
Title Number:	LAN260978

Tenure:	Freehold
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Local Area

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

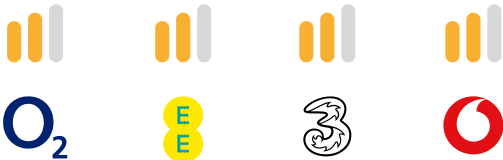
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7	31	10000
mb/s	mb/s	mb/s
		

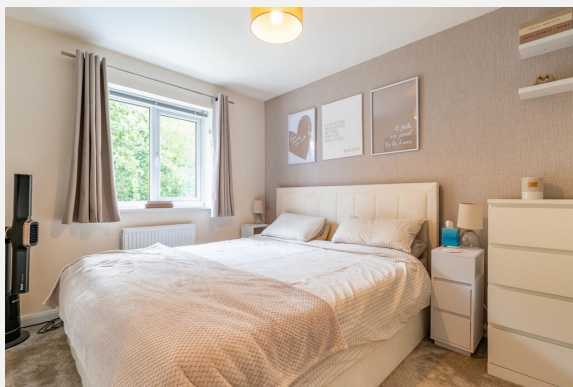
Mobile Coverage:

(based on calls indoors)



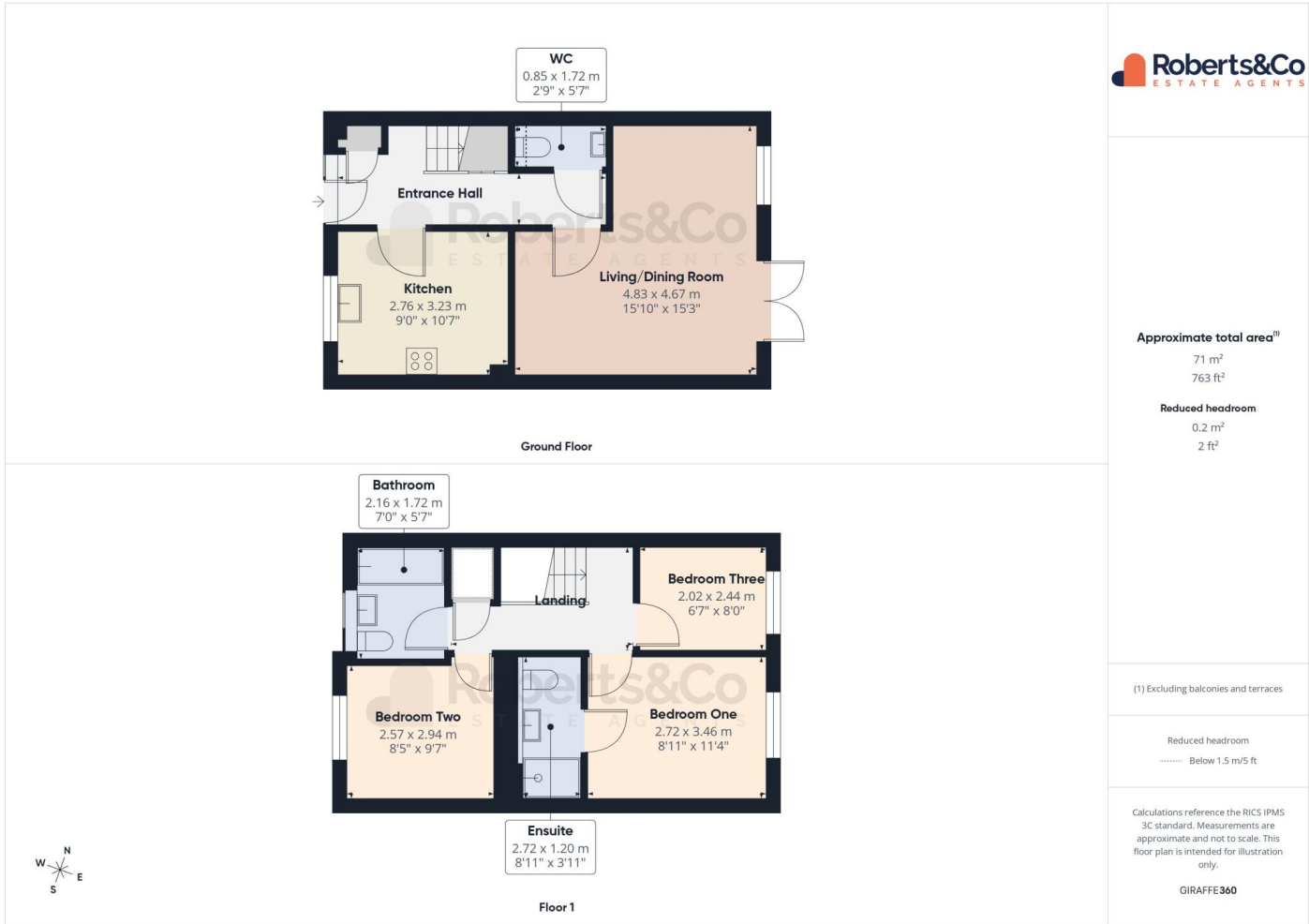
Satellite/Fibre TV Availability:







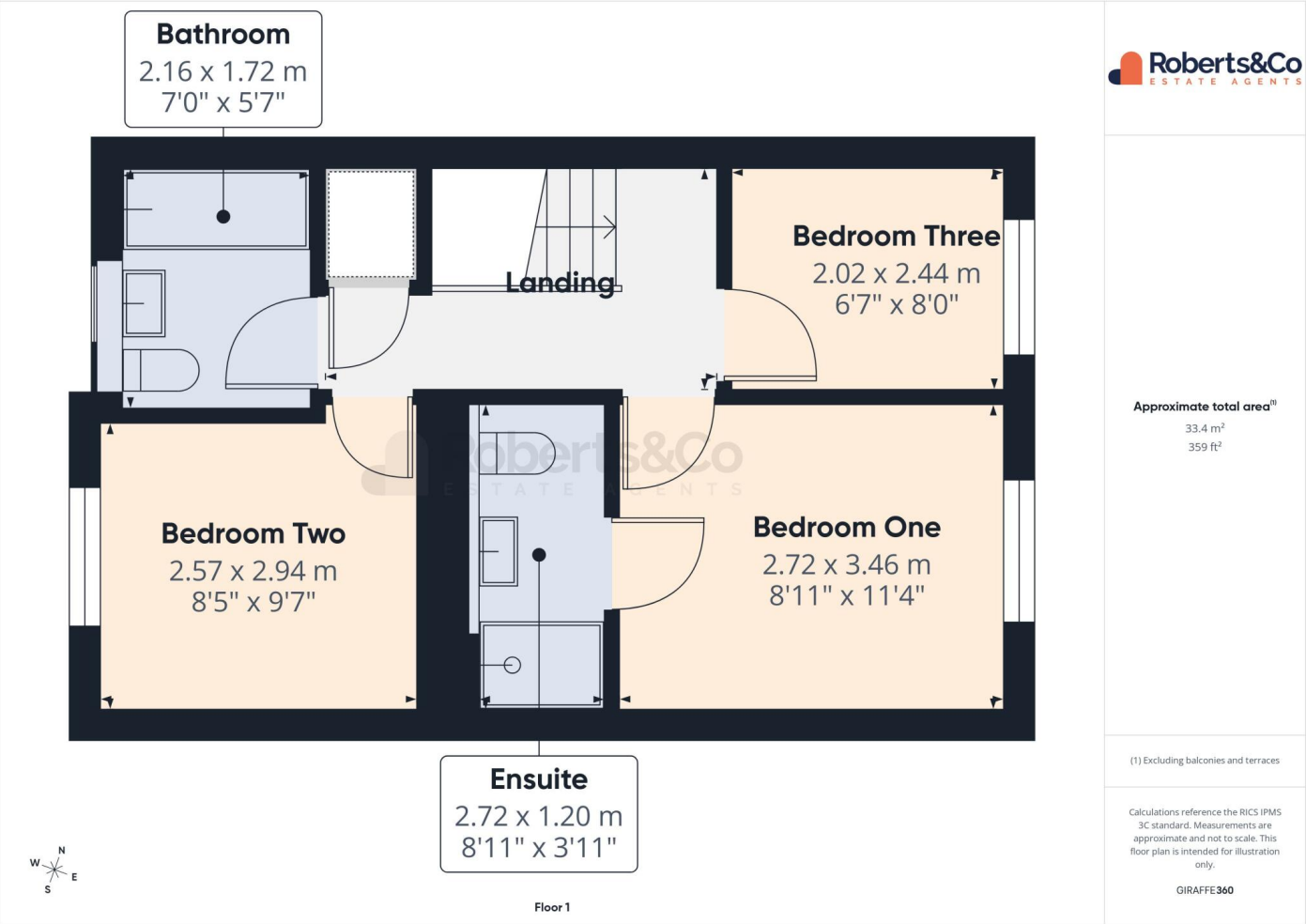
MALTINGS WAY, PENWORTHAM, PRESTON, PR1

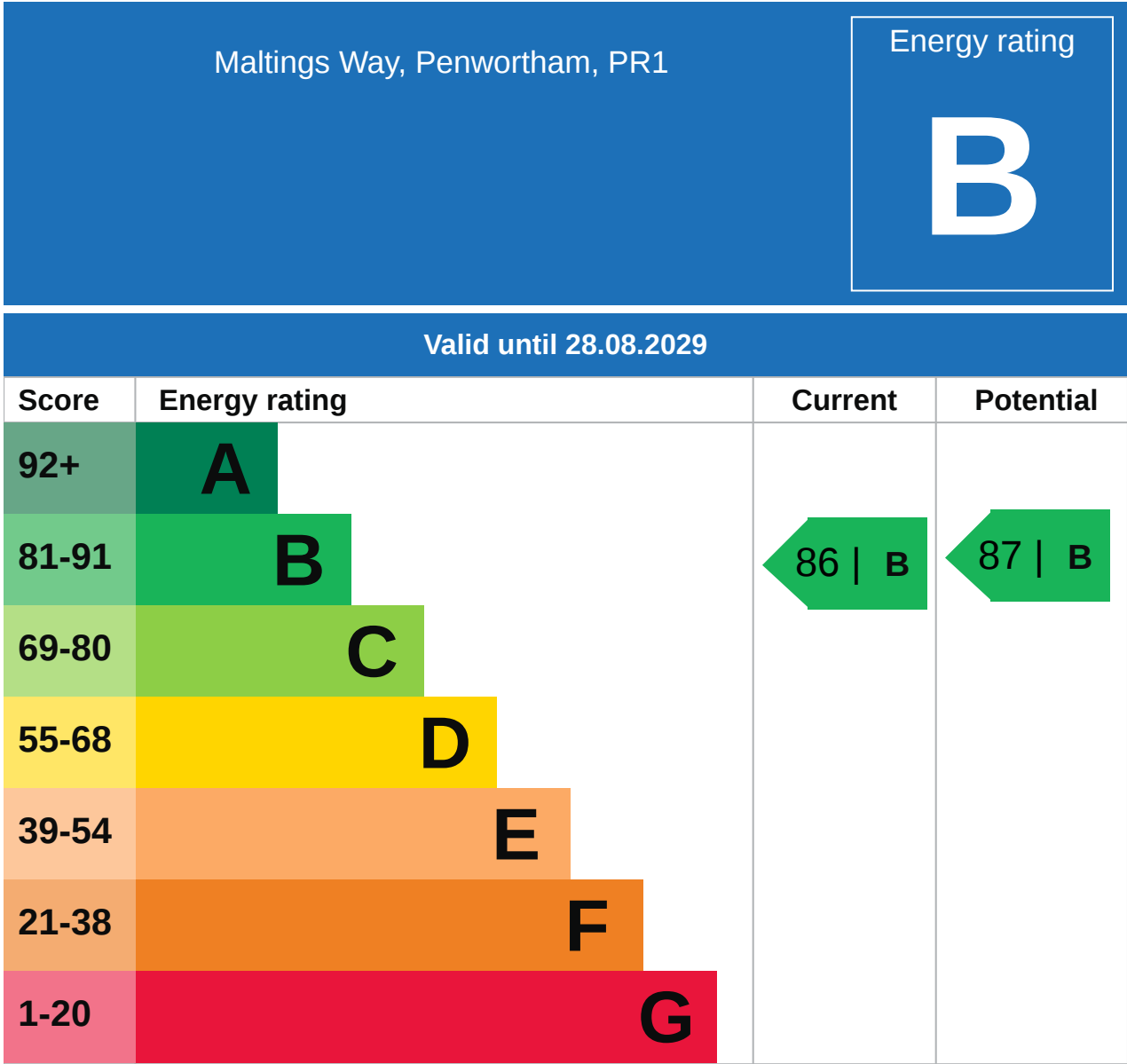


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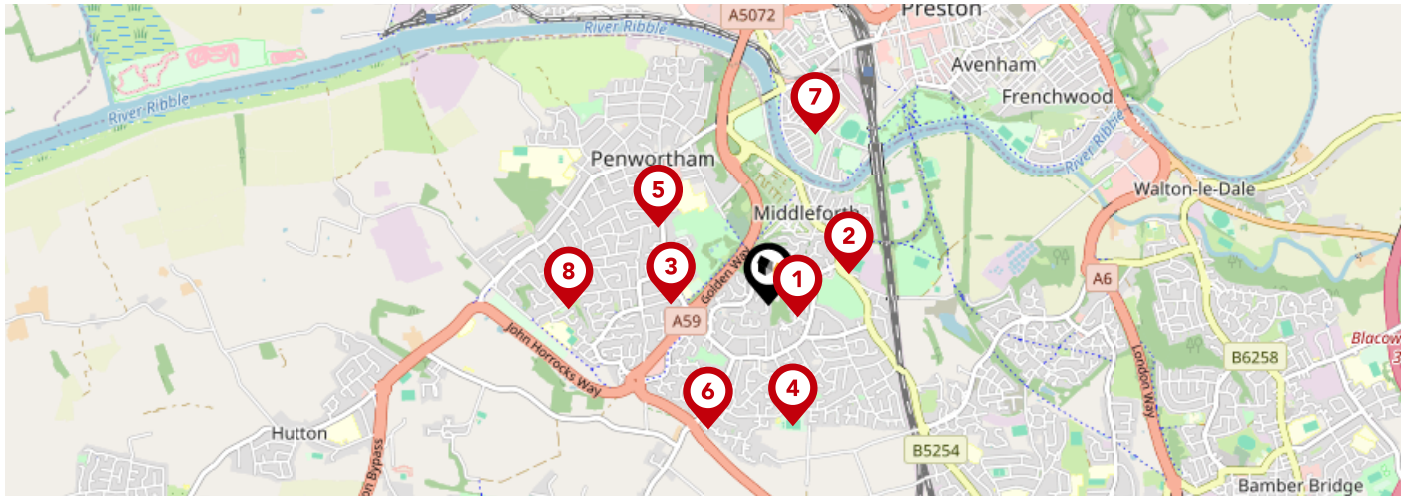
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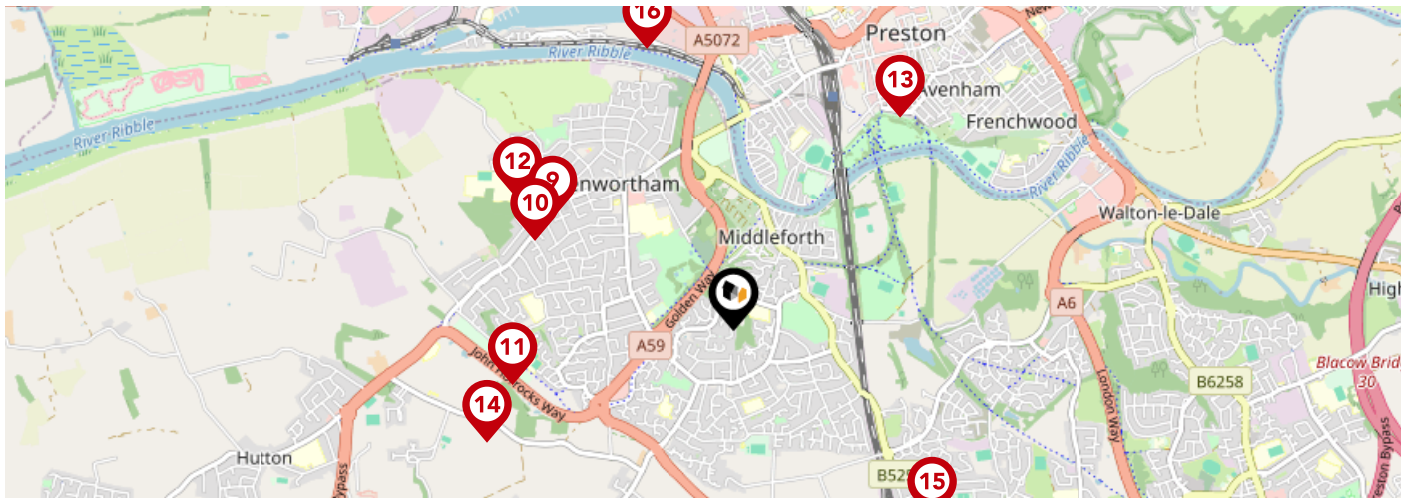


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.21 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.13 W/m-Â°K
Total Floor Area:	78 m ²



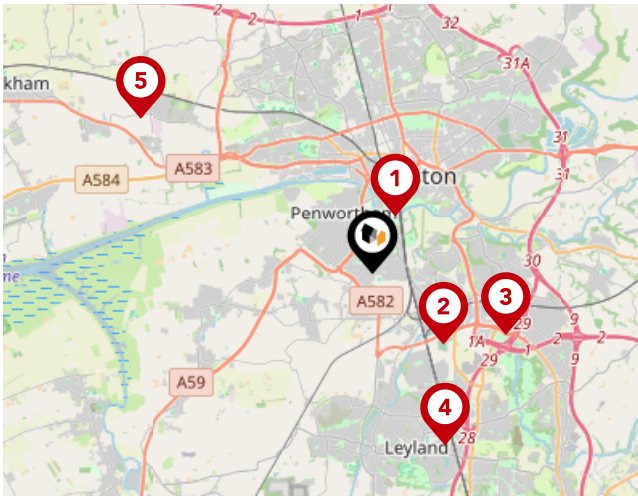
		Nursery	Primary	Secondary	College	Private
1	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.14	☐	☒	☐	☐	☐
2	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.38	☐	☒	☐	☐	☐
3	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.43	☐	☒	☐	☐	☐
4	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.54	☐	☒	☐	☐	☐
5	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.6	☐	☐	☒	☐	☐
6	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.6	☐	☒	☐	☐	☐
7	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.78	☐	☒	☐	☐	☐
8	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.87	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.94	☐	☒	☐	☐	☐
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.95	☐	☒	☐	☐	☐
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:1	☐	☐	☒	☐	☐
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:1.11	☐	☐	☒	☐	☐
	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:1.19	☐	☒	☐	☐	☐
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:1.19	☐	☒	☐	☐	☐
	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:1.2	☐	☐	☒	☐	☐
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:1.29	☐	☐	☒	☐	☐

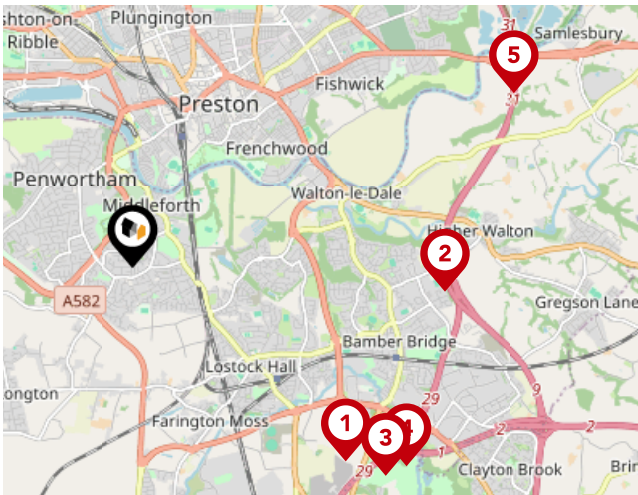
Area

Transport (National)



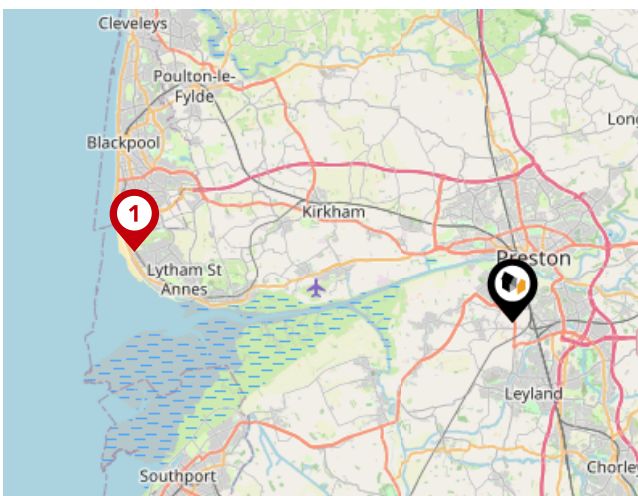
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.07 miles
2	Lostock Hall Rail Station	1.76 miles
3	Bamber Bridge Rail Station	2.56 miles
4	Leyland Rail Station	3.25 miles
5	Salwick Rail Station	4.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.51 miles
2	M6 J30	2.74 miles
3	M65 J1	2.86 miles
4	M6 J29	2.96 miles
5	M6 J31	3.67 miles

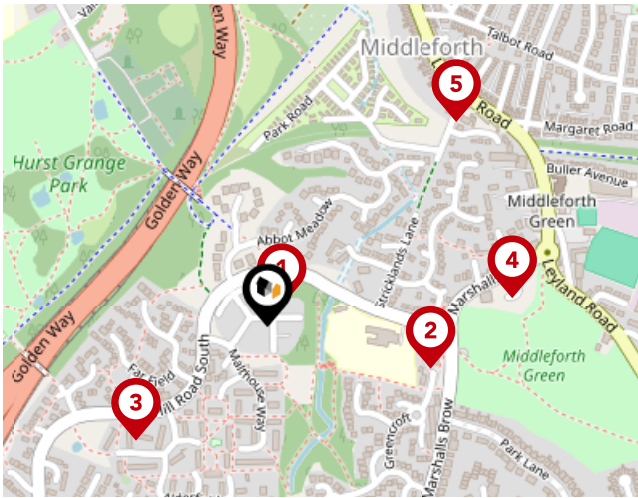


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.45 miles

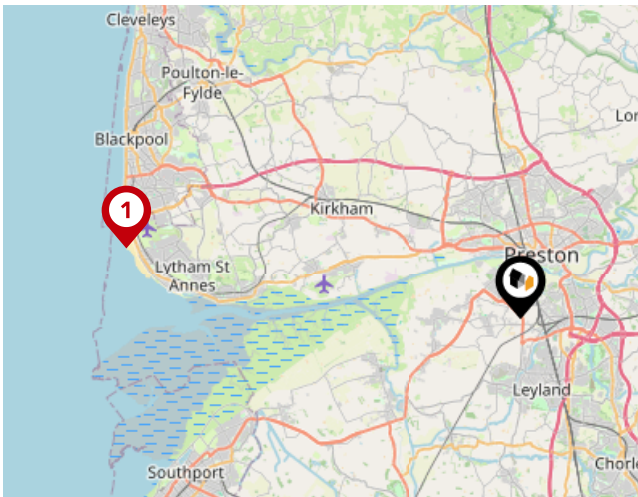
Area

Transport (Local)



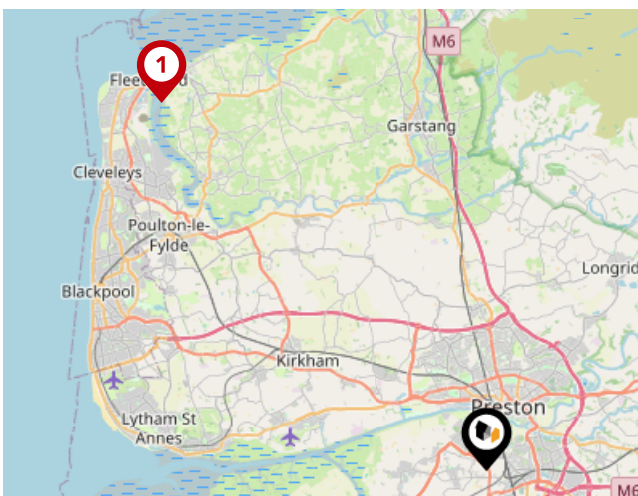
Bus Stops/Stations

Pin	Name	Distance
	Abbot Meadow	0.02 miles
	Middleforth CEPS	0.18 miles
	Hill Road South	0.19 miles
	Marshalls Brow	0.26 miles
	Stricklands Lane	0.3 miles



Local Connections

Pin	Name	Distance
	Starr Gate (Blackpool Tramway)	14.03 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	17.17 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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