

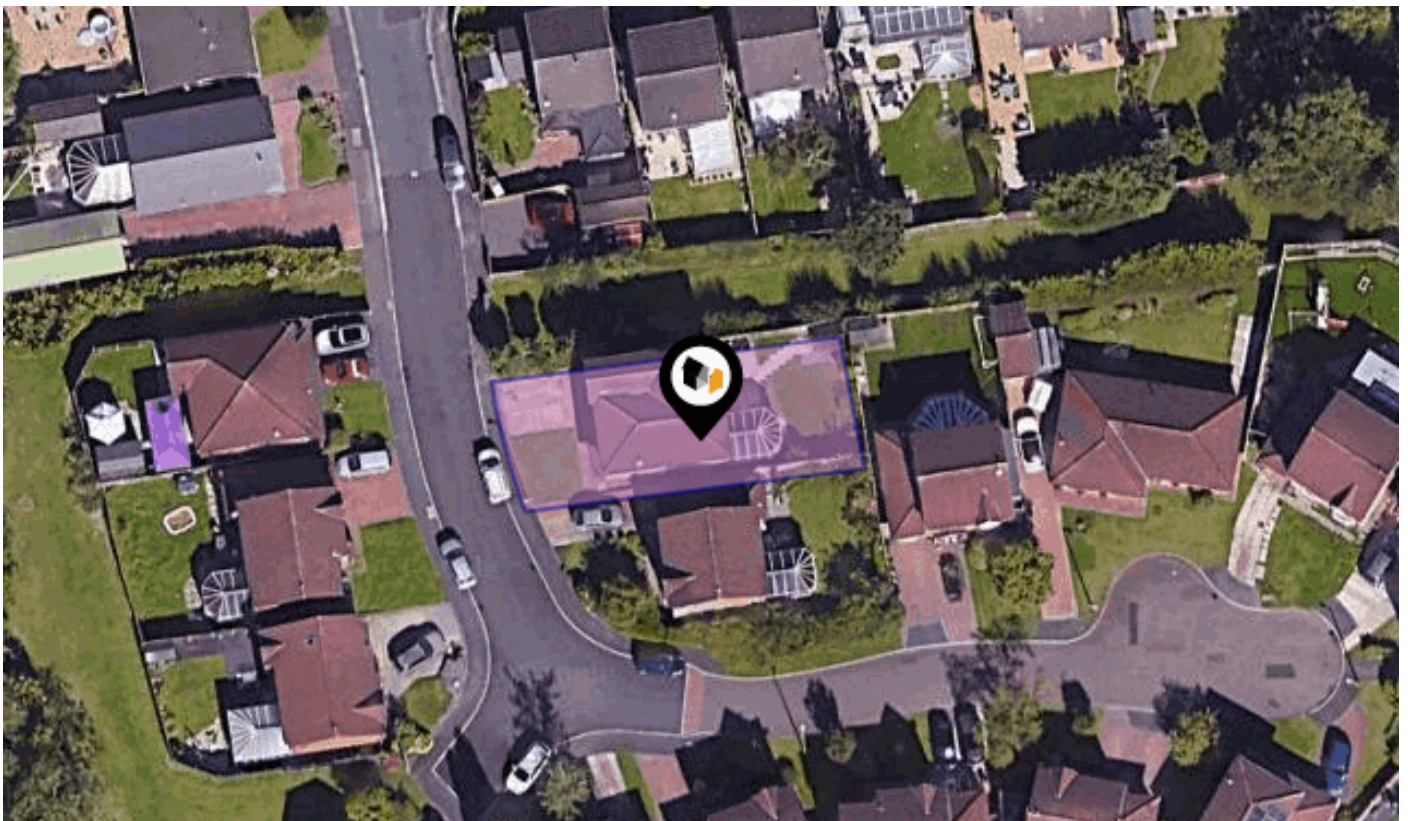


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 26<sup>th</sup> January 2026**



**CHERRY WOOD, PENWORTHAM, PRESTON, PR1**

## Roberts & Co

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

01772 746100

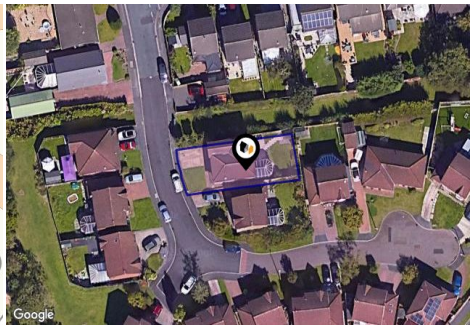
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



\* 5 Bedroom Detached Family Home \* Fantastic Penwortham Location \* Excellent Transport Links and Catchment Area for Reputable Schools

This substantial detached family home was originally constructed as a four-bedroom property and has since been thoughtfully extended over the garage. The extension has significantly enhanced the accommodation, creating a generous kitchen space ideal for modern family living, along with an impressive primary bedroom suite complete with a private en-suite shower room. Ideally located in the heart of Penwortham, the property sits in one of the area's most sought-after residential locations, particularly popular with families. It is within comfortable walking distance of the town centre and falls within the catchment area for several highly regarded local schools. The home is also exceptionally well placed for commuting, offering easy access to Preston city centre, the M6 and M65 motorways, and regular rail services from Preston Station providing connections across the North West. The accommodation briefly comprises a welcoming living room featuring an attractive fireplace, which flows through to a formal dining room. Sliding doors lead from the dining area into a bright conservatory that enjoys pleasant views over the rear garden. The breakfast kitchen is well proportioned and fitted with wooden cabinetry, complementary worktops, an integrated dishwasher, double electric oven, gas hob, and a central island with seating-perfect for both everyday use and entertaining. A ground floor WC completes the downstairs layout. To the first floor, there are four well-proportioned double bedrooms and a generous single bedroom. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom. Externally, the property offers driveway parking and an integral garage, along with a front garden and a fully enclosed rear garden providing a private outdoor space ideal for families.



## Property

Type:	Detached
Bedrooms:	5
Floor Area:	1,646 ft <sup>2</sup> / 153 m <sup>2</sup>
Plot Area:	0.07 acres
Council Tax :	Band E
Annual Estimate:	£2,875
Title Number:	LA700426

**Tenure:** Freehold

## Local Area

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

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

**14**  
mb/s



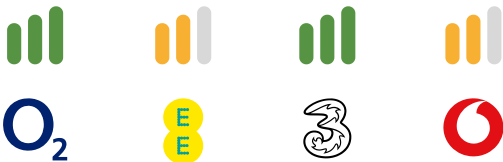
**80**  
mb/s



**1800**  
mb/s



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



**Satellite/Fibre TV Availability:**



# Planning History

## This Address

Planning records for: *Cherry Wood, Penwortham, Preston, PR1*

Reference - SouthRibble/07/2008/0161/FUL	
Decision:	Decided
Date:	22nd February 2008
Description:	First floor extension over existing garage to side. Raising of roof over and a two storey extension to side



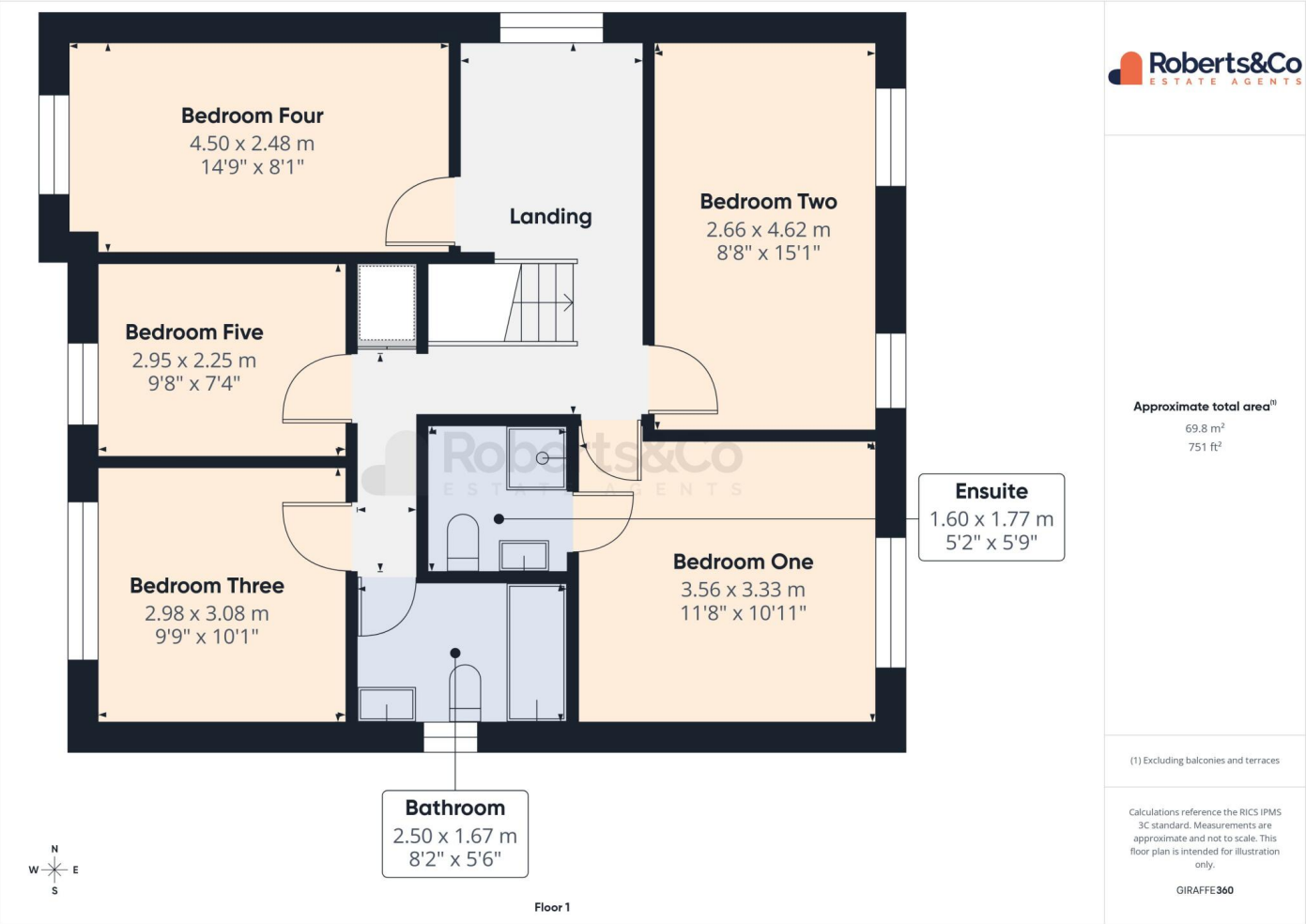






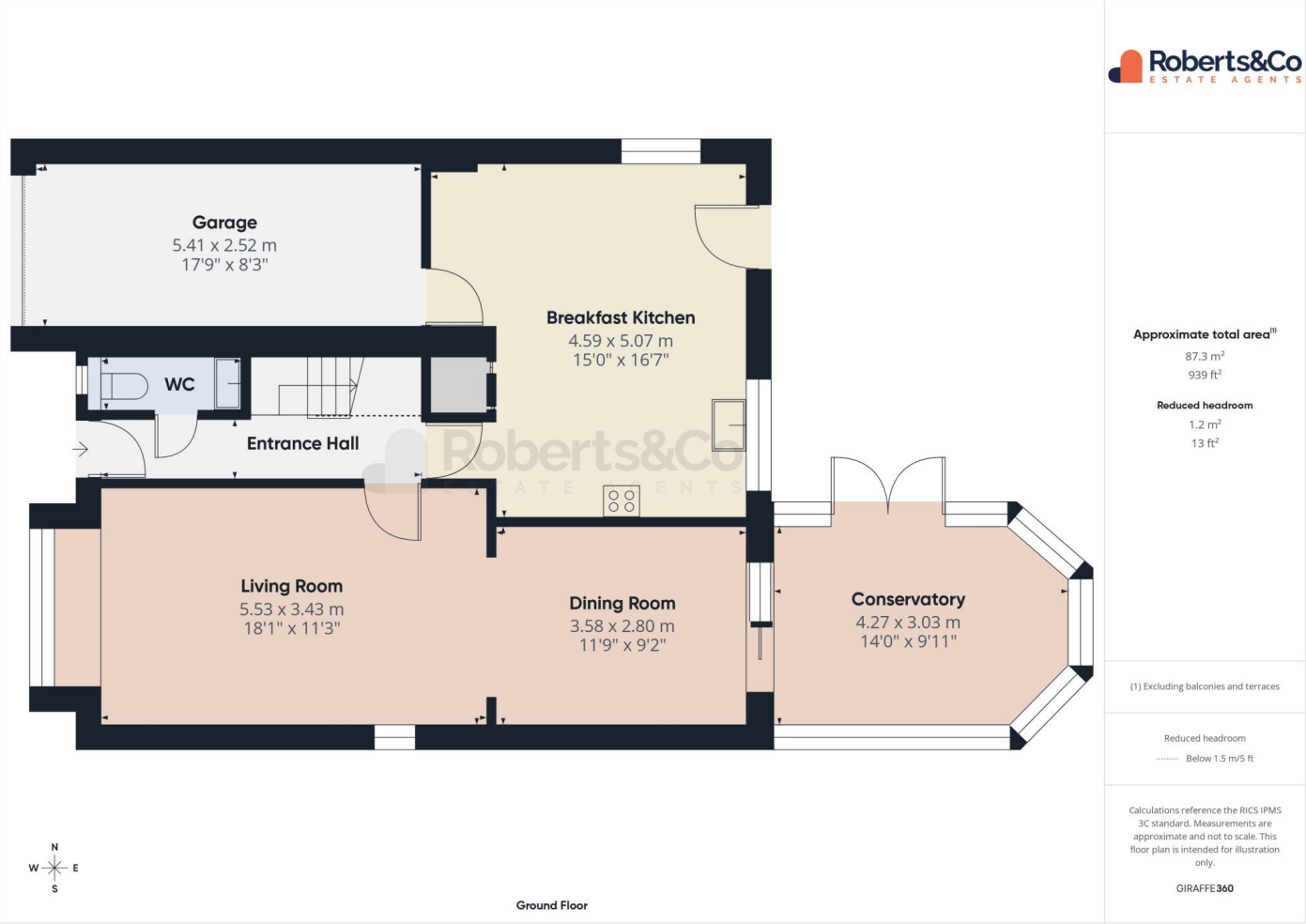


CHERRY WOOD, PENWORTHAM, PRESTON, PR1

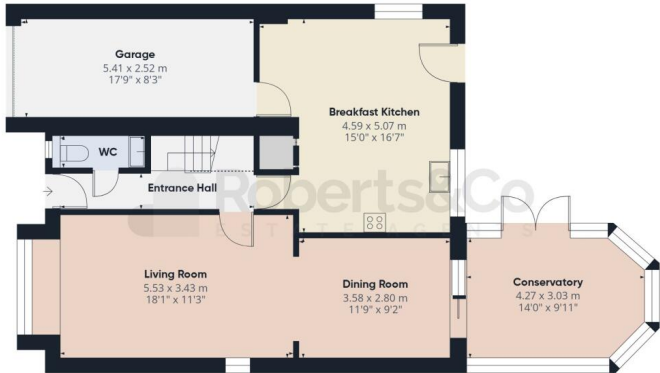




CHERRY WOOD, PENWORTHAM, PRESTON, PR1



# CHERRY WOOD, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

157.1 m<sup>2</sup>

1690 ft<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>

13 ft<sup>2</sup>

(1) Excluding balconies and terraces

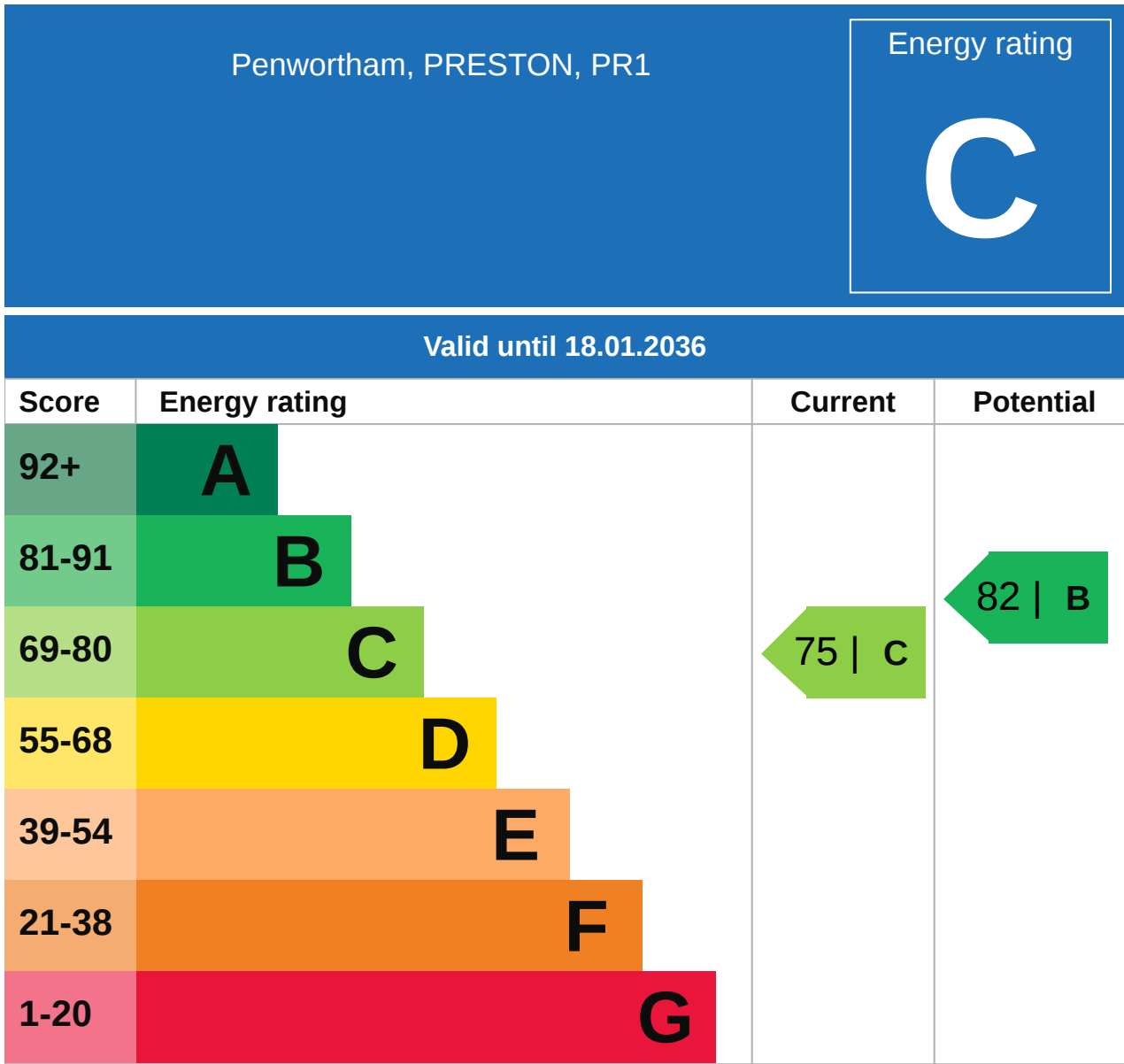
Reduced headroom

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

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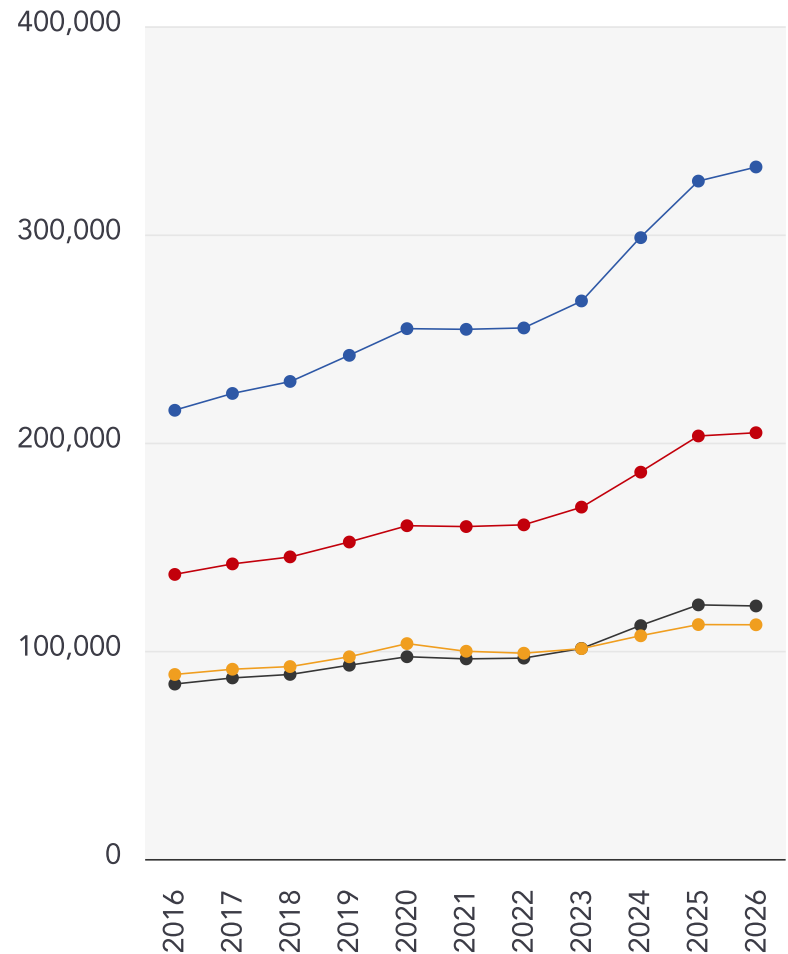
<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating 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>	Excellent lighting efficiency
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	153 m <sup>2</sup>



# Market

## House Price Statistics

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



Detached

**+54.23%**

Semi-Detached

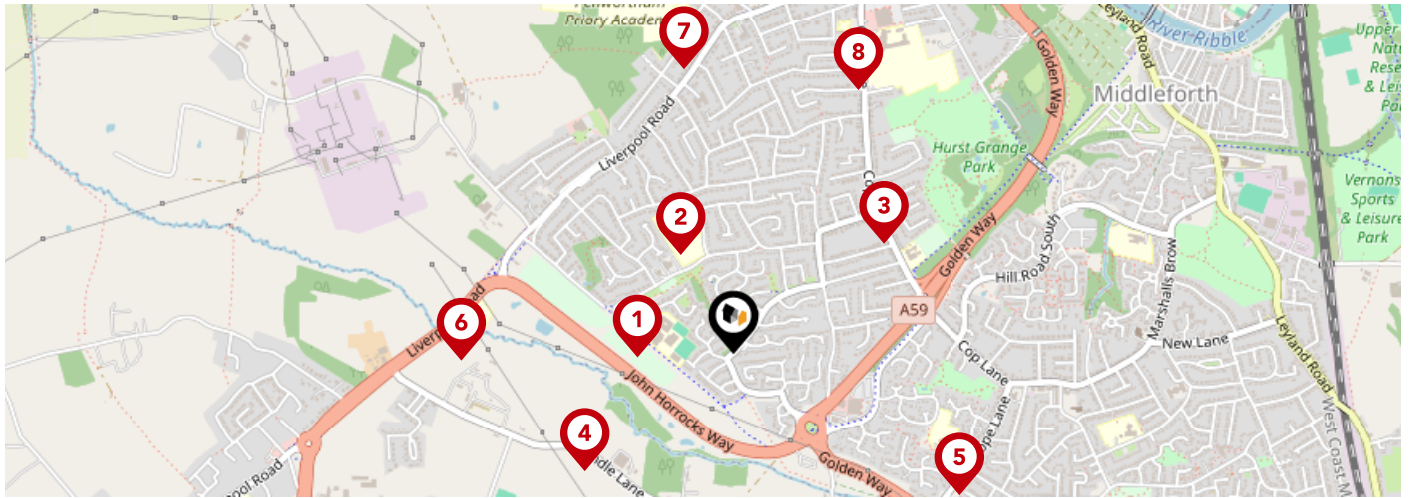
**+49.8%**

Flat

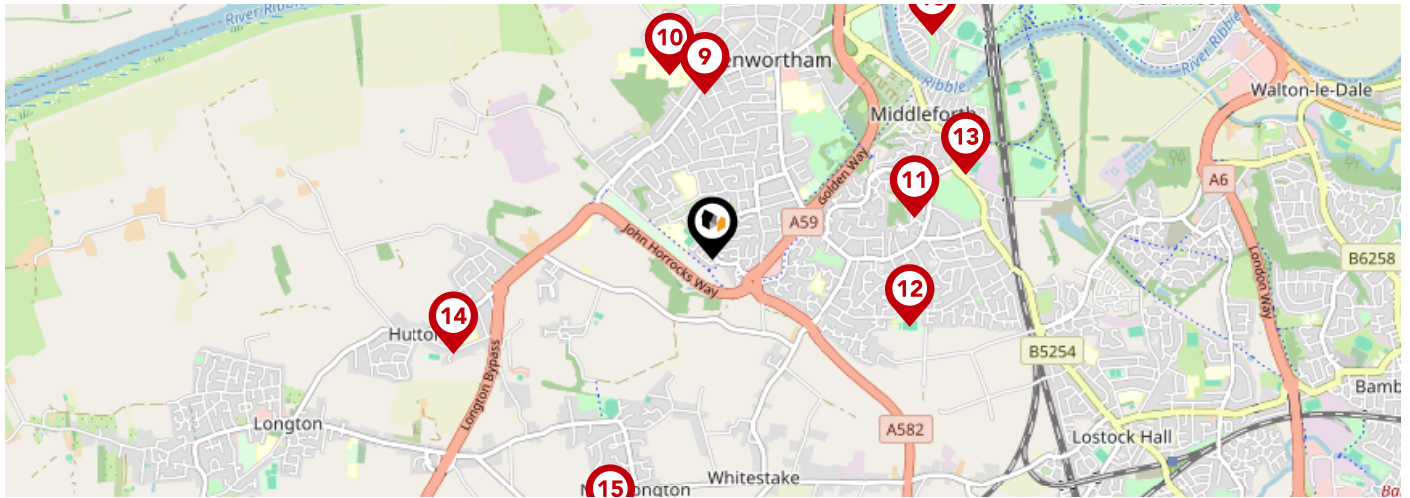
**+26.94%**

Terraced

**+44.66%**



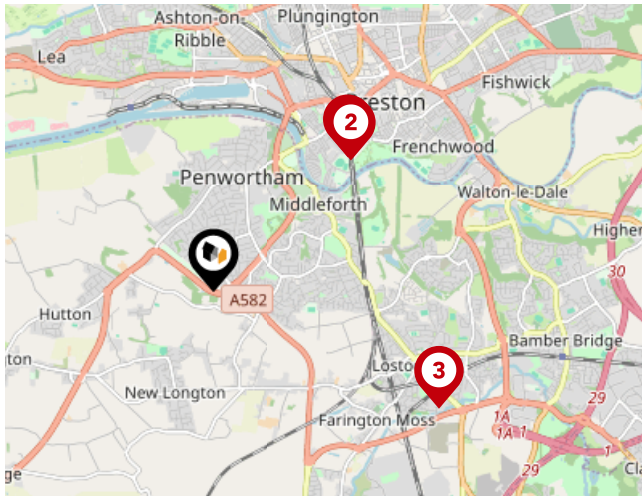
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>All Hallows Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 912   Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 370   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Ashbridge Independent School</b> Ofsted Rating: Not Rated   Pupils: 551   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Howick Church Endowed Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Penwortham, St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Penwortham Girls' High School</b> Ofsted Rating: Outstanding   Pupils: 801   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Penwortham Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Penwortham Priory Academy</b> Ofsted Rating: Good   Pupils: 762   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Penwortham Middleforth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 190   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Hutton Church of England Grammar School</b> Ofsted Rating: Good   Pupils: 857   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>New Longton All Saints CofE Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>St Stephen's CofE School</b> Ofsted Rating: Good   Pupils: 351   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

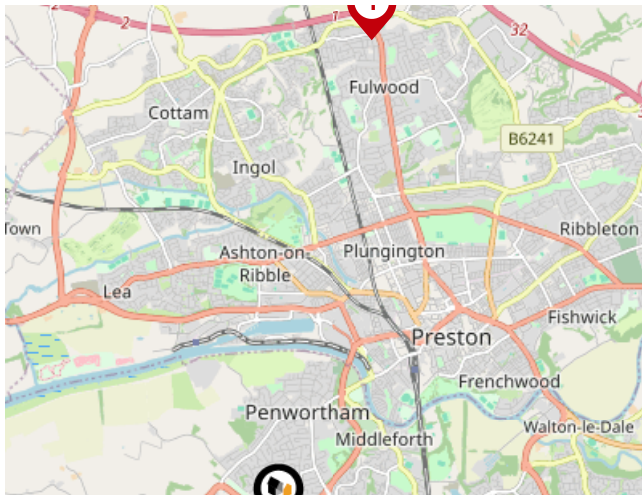
# Area

## Transport (National)



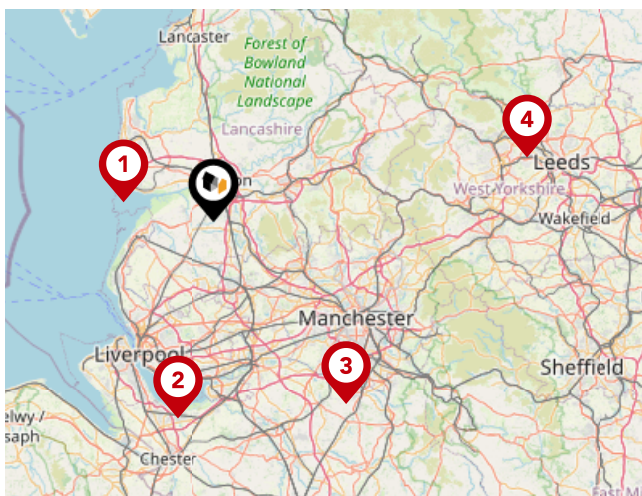
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Preston Rail Station	1.68 miles
<b>2</b>	Preston Rail Station	1.68 miles
<b>3</b>	Lostock Hall Rail Station	2.23 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M55 J1	4.36 miles
<b>2</b>	M65 J1A	3.14 miles
<b>3</b>	M6 J28	3.9 miles
<b>4</b>	M65 J1	3.38 miles
<b>5</b>	M6 J29	3.5 miles



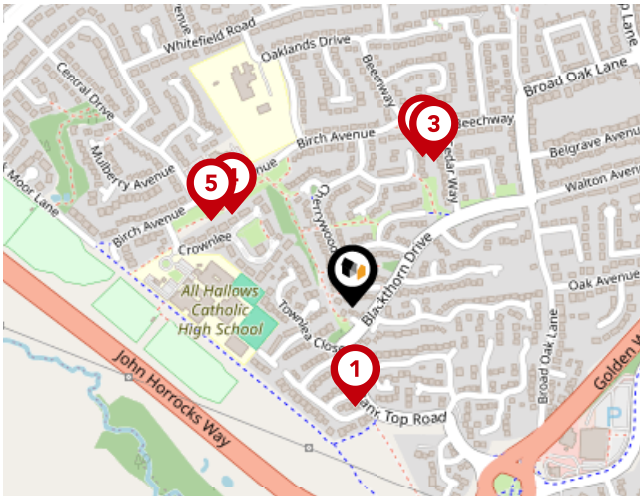
### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Highfield	12.78 miles
<b>2</b>	Speke	28.19 miles
<b>3</b>	Manchester Airport	31.82 miles
<b>4</b>	Leeds Bradford Airport	44.87 miles



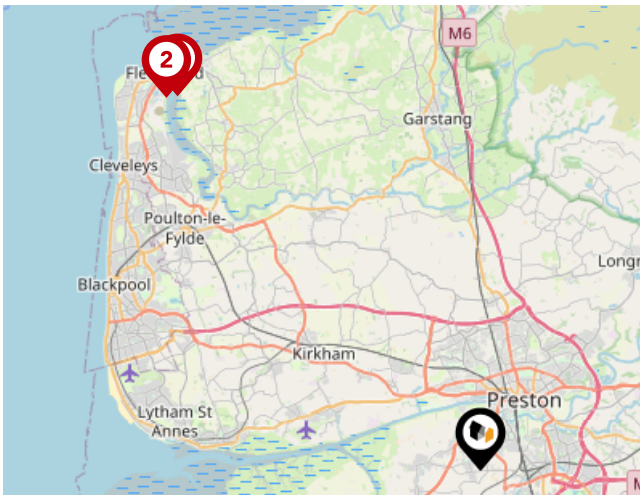
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Blackthorn Drive	0.11 miles
2	Birch Avenue	0.18 miles
3	Birch Avenue	0.18 miles
4	Sainsburys	0.16 miles
5	Sainsburys	0.18 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.88 miles
2	Fleetwood for Knott End Ferry Landing	17.06 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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