

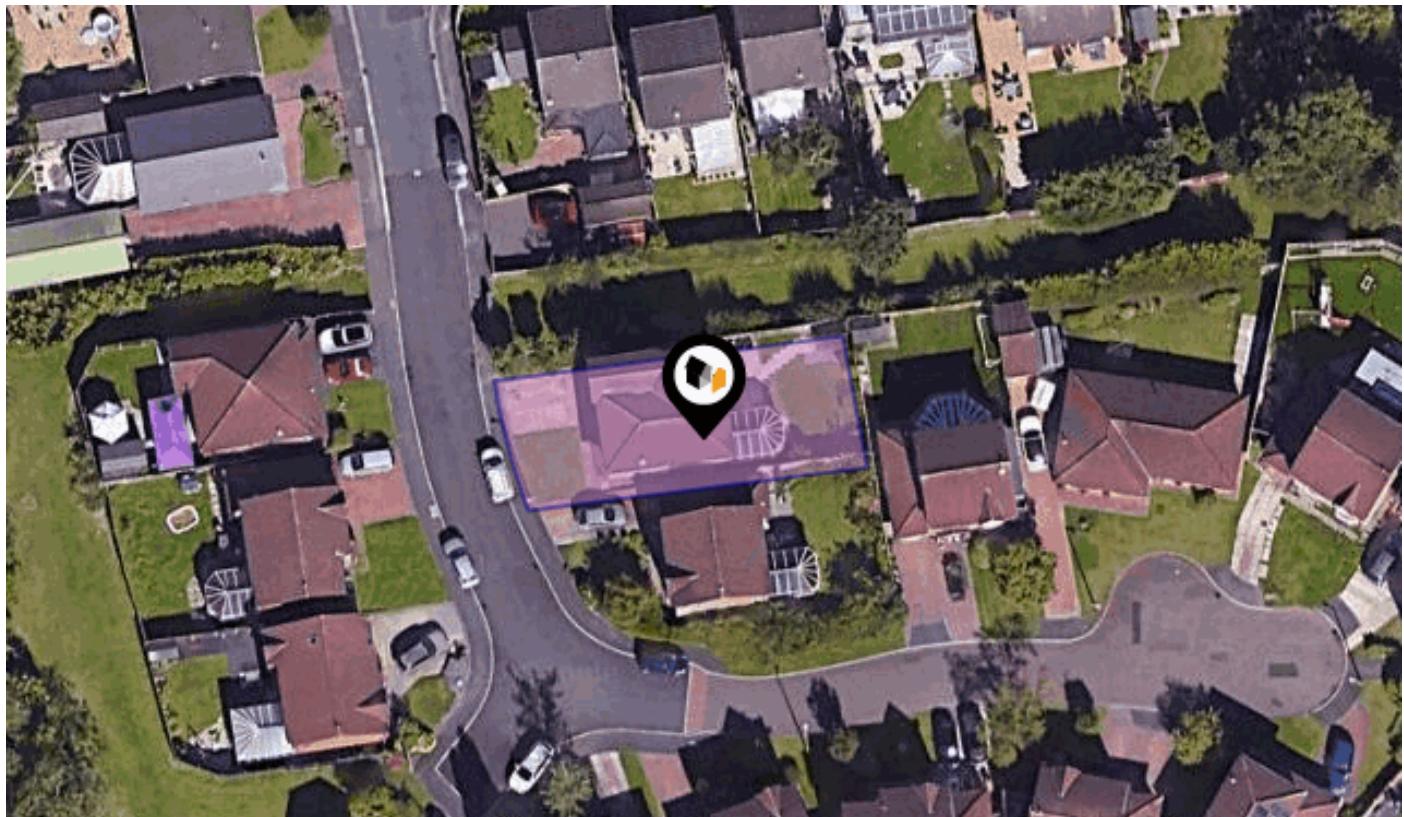


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 26th 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



Introduction

Our Comments

* 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 Overview



Property

Type: Detached

Tenure: Freehold

Bedrooms: 5

Floor Area: 1,646 ft² / 153 m²

Plot Area: 0.07 acres

Council Tax : Band E

Annual Estimate: £2,875

Title Number: LA700426

Local Area

Local Authority: Lancashire

Estimated Broadband Speeds

Conservation Area: No

(Standard - Superfast - Ultrafast)

Flood Risk:

- Rivers & Seas
- Surface Water

Very low
Very low

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

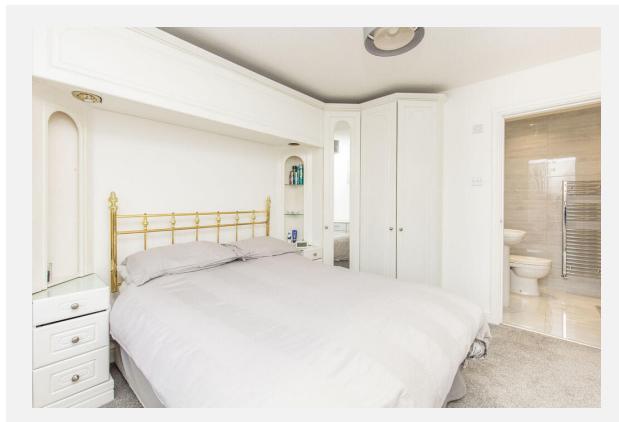
Description:

First floor extension over existing garage to side. Raising of roof over and a two storey extension to side

Gallery Photos



Gallery Photos

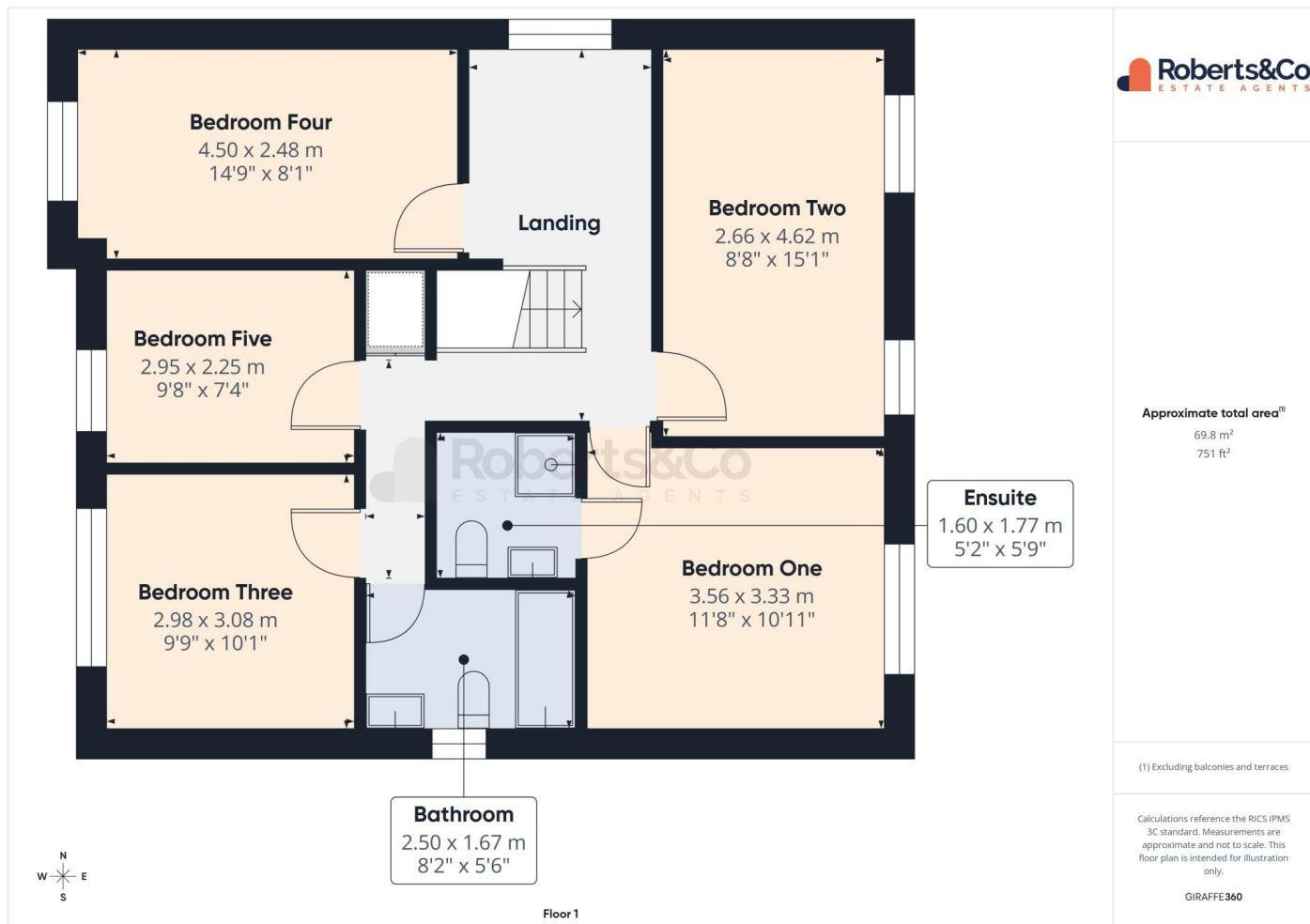


Gallery Photos



Gallery Floorplan

CHERRY WOOD, PENWORTHAM, PRESTON, PR1



Gallery Floorplan

CHERRY WOOD, PENWORTHAM, PRESTON, PR1



Gallery Floorplan

CHERRY WOOD, PENWORTHAM, PRESTON, PR1



Property EPC - Certificate

Penwortham, PRESTON, PR1

Energy rating

C

Valid until 18.01.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

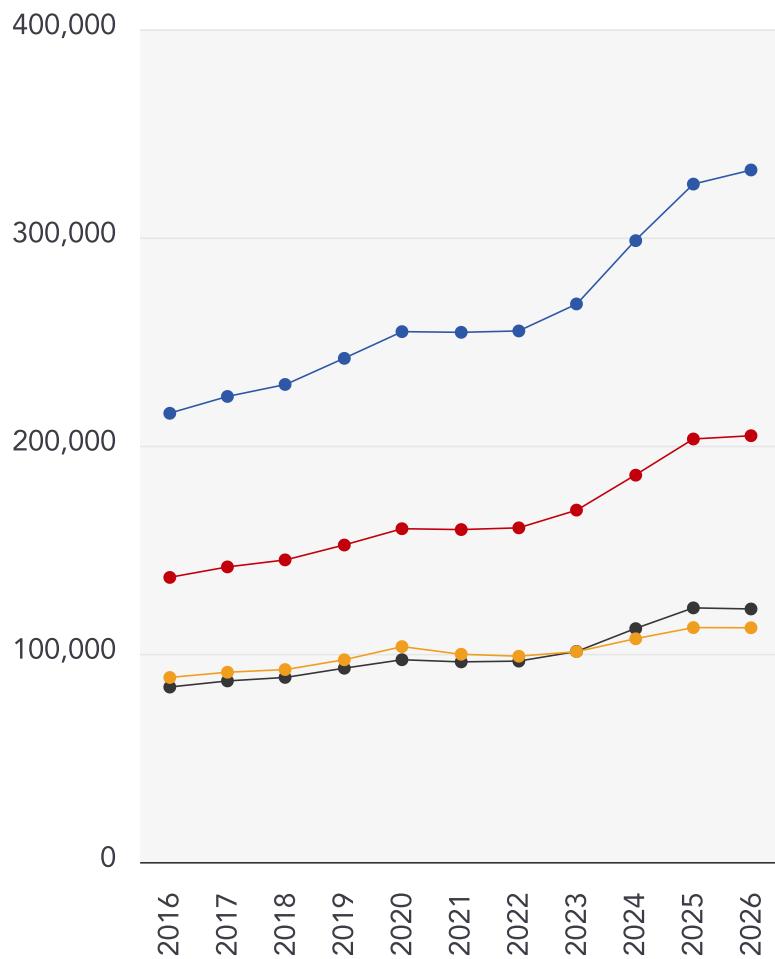
Property EPC - Additional Data

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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, limited insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	153 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%

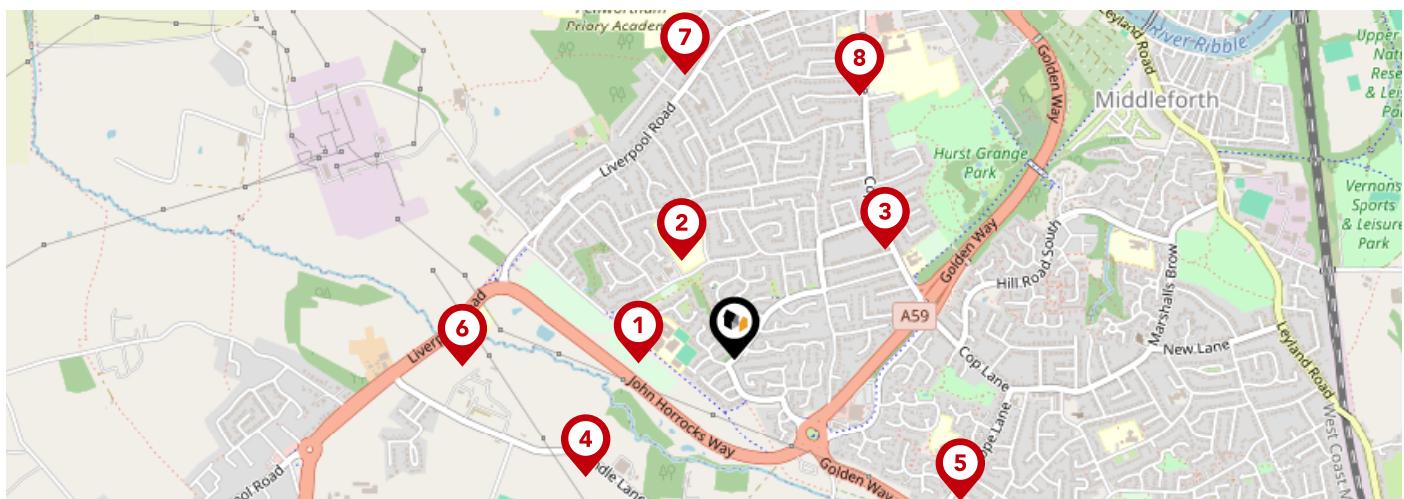
Flat

+26.94%

Terraced

+44.66%

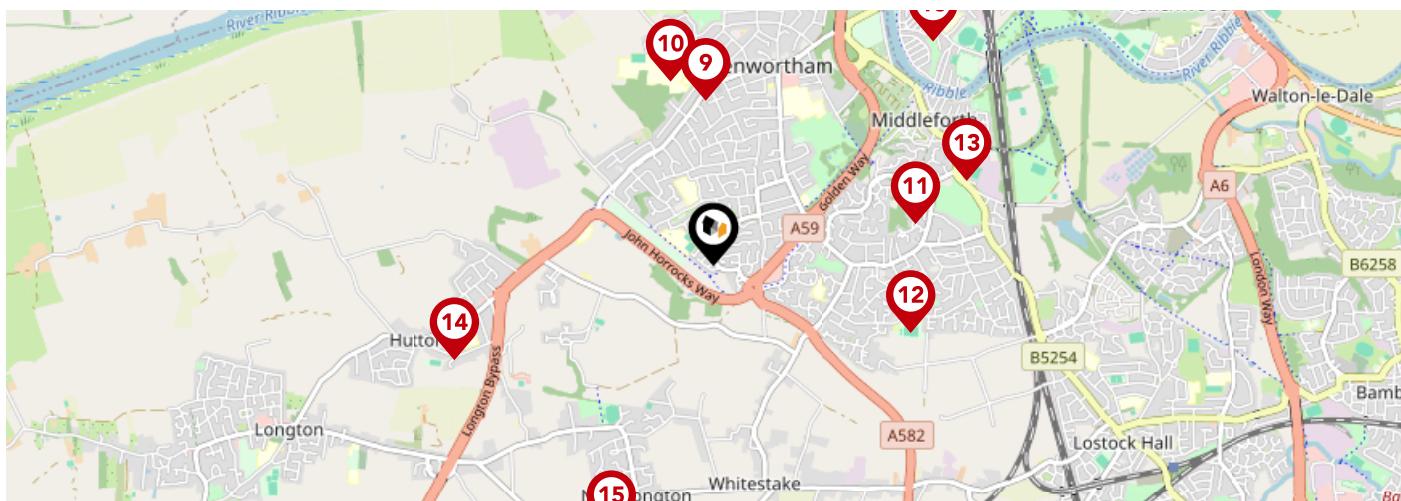
Area Schools



Nursery Primary Secondary College Private

 All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ashbridge Independent School 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"/>
 Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

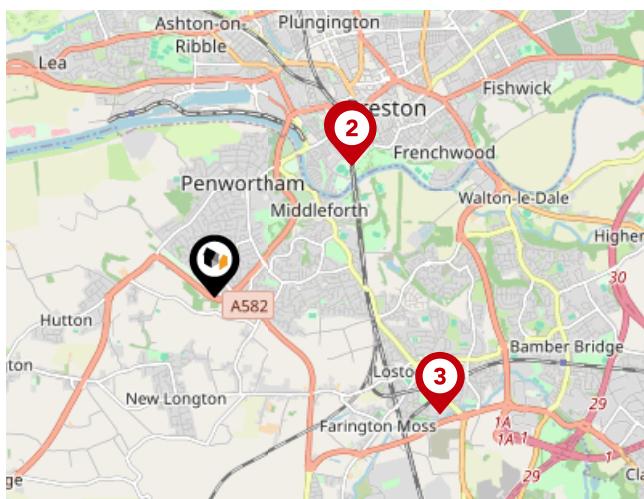
Area Schools



Nursery Primary Secondary College Private

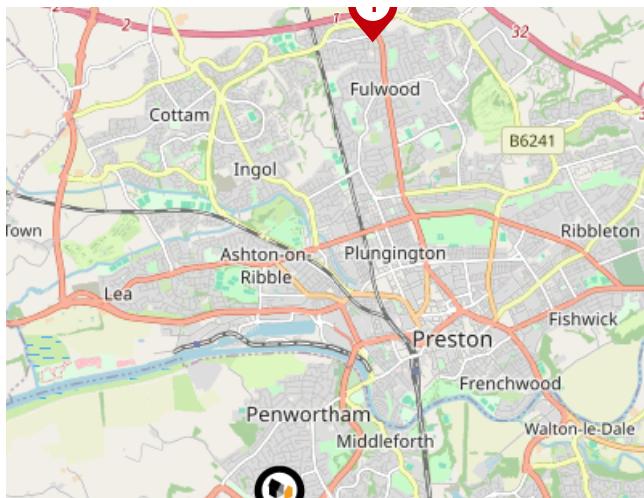
 Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Mary Magdalen's Catholic Primary School 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"/>	<input type="checkbox"/>
 Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.68 miles
2	Preston Rail Station	1.68 miles
3	Lostock Hall Rail Station	2.23 miles



Trunk Roads/Motorways

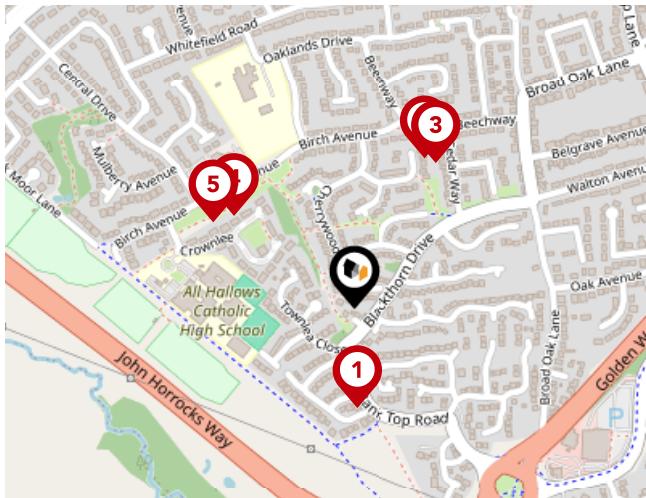
Pin	Name	Distance
1	M55 J1	4.36 miles
2	M65 J1A	3.14 miles
3	M6 J28	3.9 miles
4	M65 J1	3.38 miles
5	M6 J29	3.5 miles



Airports/Helipads

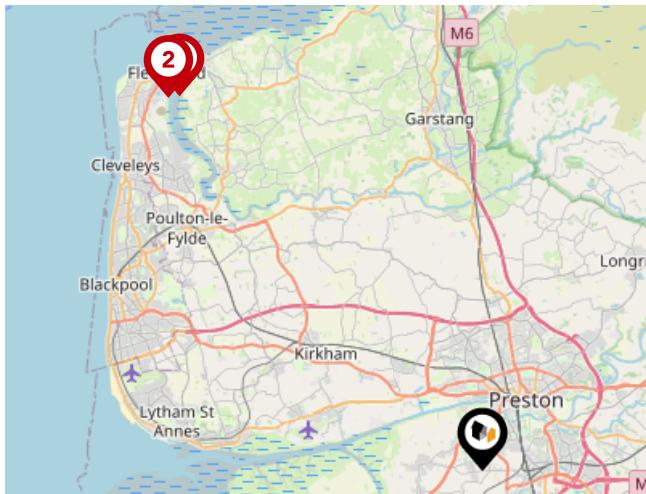
Pin	Name	Distance
1	Highfield	12.78 miles
2	Speke	28.19 miles
3	Manchester Airport	31.82 miles
4	Leeds Bradford Airport	44.87 miles

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

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_sales_lettings/



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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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Roberts & Co

Branch address 36E Liverpool Road,
Penwortham, Preston, PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

