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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 09th March 2026



CORNCROFT, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Introduction

Our Comments

* Flexible Living in a Prime Penwortham Location * Offered With No Onward Chain * Situated Within a Highly Sought-After Cul-De-Sac in Penwortham

This attractive detached bungalow offers truly flexible living accommodation, thoughtfully enhanced over time to create a comfortable and versatile home. The property has been slightly extended, resulting in a spacious dining kitchen and a larger shower room, both of which have been upgraded in recent years to a modern standard. These improvements provide a practical layout perfectly suited to contemporary lifestyles. Occupying an impressive plot in a quiet and desirable cul-de-sac, this charming home offers both privacy and exciting potential. The well-maintained gardens and spacious single-storey layout make it an ideal choice for downsizers, small families, or anyone looking to enjoy peaceful, easy-access living in one of Penwortham's most popular residential areas. A private driveway provides ample off-road parking and leads to a detached garage, adding further practicality. The welcoming entrance hall gives access to the bedrooms, living areas, and shower room. To the rear of the property, the living room enjoys a pleasant garden outlook and features a gas fire as a focal point, with patio doors opening directly onto the garden - perfect for indoor-outdoor living. The extended kitchen is fitted with modern white gloss cabinetry complemented by stylish worktops. It includes a gas hob, electric oven, and space and plumbing for both a washing machine and tumble dryer. The kitchen flows openly into the dining room, creating a sociable space ideal for everyday family life and entertaining. There are two generously sized double bedrooms, with the principal bedroom benefiting from fitted furniture providing excellent storage. The upgraded shower room features a contemporary walk-in shower, WC, and vanity unit with wash hand basin. Externally, the rear garden is particularly spacious, mainly laid to lawn with a patio area ideal for outdoor dining and relaxation - a wonderful space to enjoy throughout the seasons.



Property

| | | | |
|-------------------------|---|----------------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 2 | | |
| Floor Area: | 753 ft ² / 70 m ² | | |
| Plot Area: | 0.12 acres | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £2,091 | | |
| Title Number: | LA418374 | | |

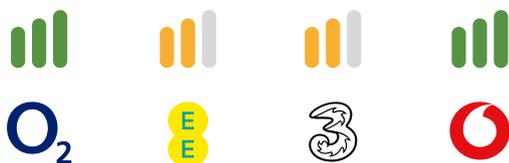
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 10 mb/s | 72 mb/s | 1800 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







CORNCROFT, PENWORTHAM, PRESTON, PR1



Energy rating

C

Valid until 16.02.2036

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 71 c | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

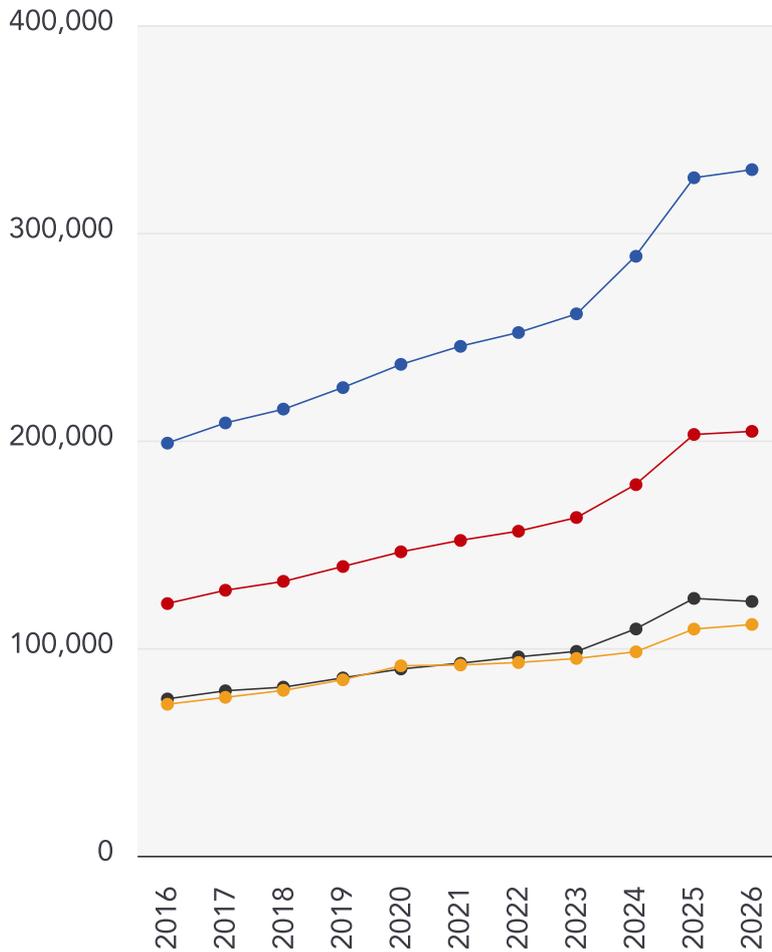
Additional EPC Data

| | |
|-------------------------------------|--------------------------------------|
| Property Type: | Detached bungalow |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Cavity wall, filled cavity |
| Roof: | Pitched, 200 mm loft insulation |
| Roof Energy: | Pitched, 200 mm loft insulation |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | From main system |
| Lighting: | Below average lighting efficiency |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 70 m ² |

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

+68.31%

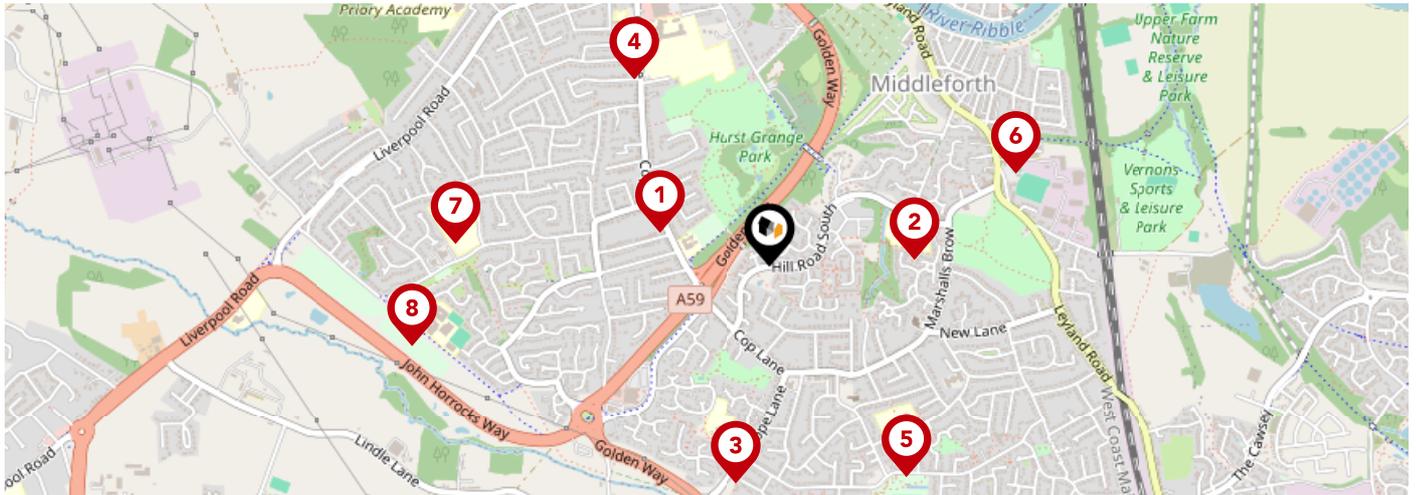
Terraced

+62.15%

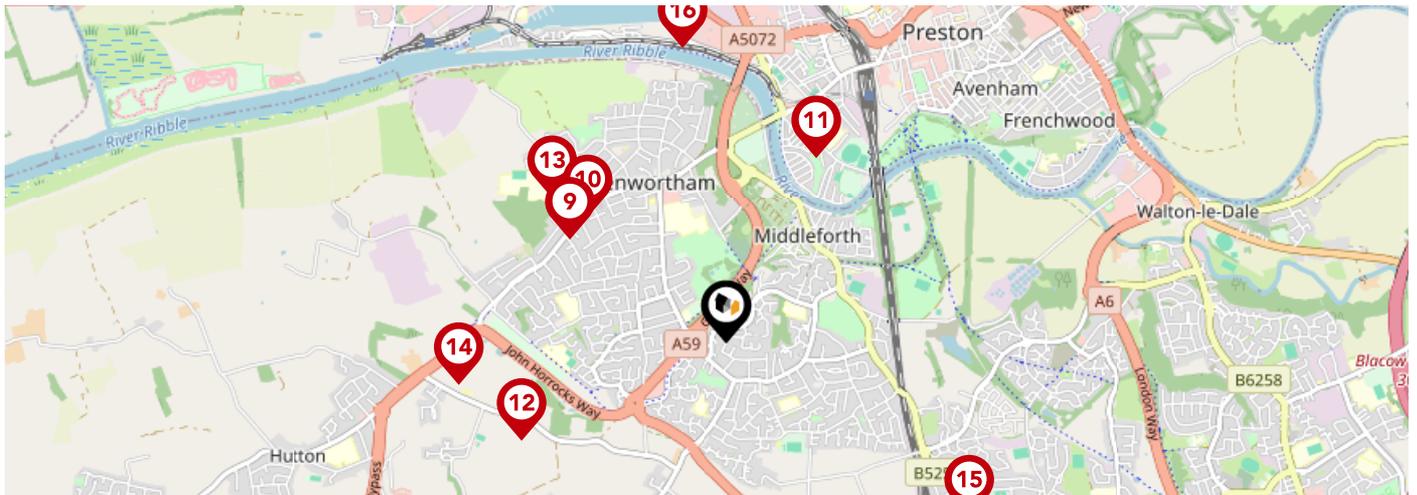
Flat

+52.7%

Area Schools



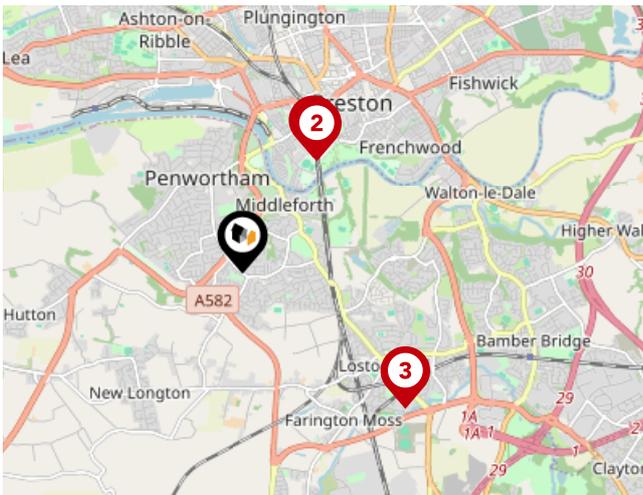
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.5 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.55 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.58 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.69 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.8 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.9 | <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:0.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.99 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:1.18 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:1.31 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:1.31 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

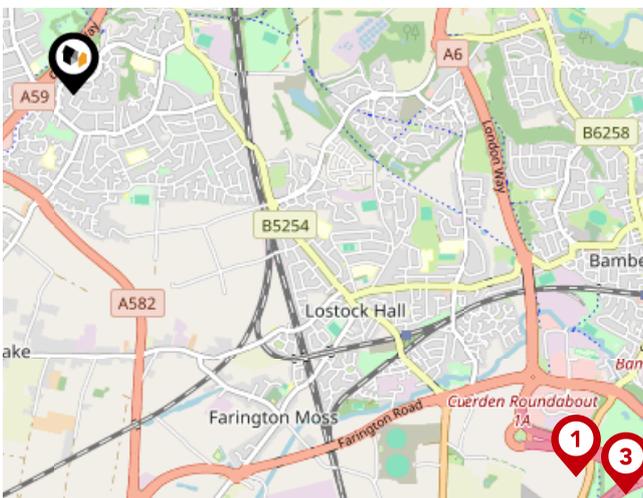
Area

Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------|------------|
| 1 | Preston Rail Station | 1.19 miles |
| 2 | Preston Rail Station | 1.19 miles |
| 3 | Lostock Hall Rail Station | 1.85 miles |



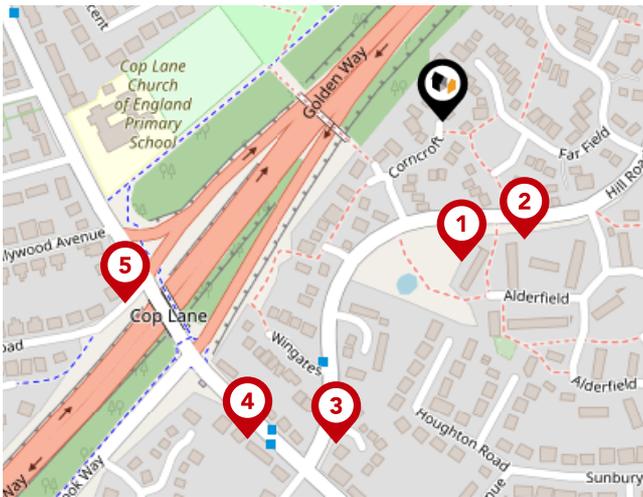
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M65 J1A | 2.76 miles |
| 2 | M55 J1 | 4.12 miles |
| 3 | M65 J1 | 2.98 miles |
| 4 | M6 J28 | 3.72 miles |
| 5 | M6 J29 | 3.09 miles |



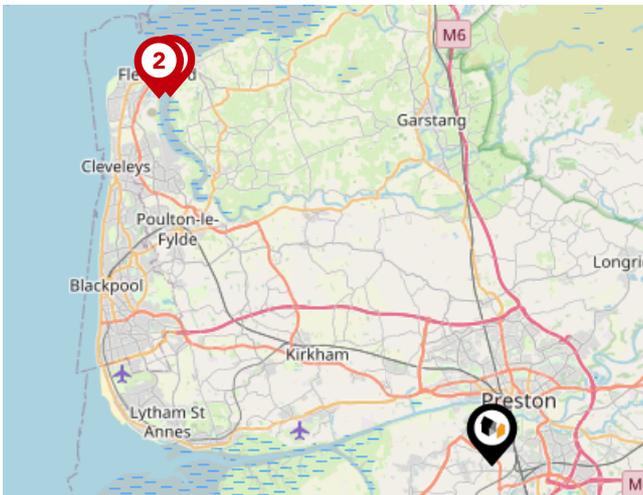
Airports/HELIPADS

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Highfield | 13.3 miles |
| 2 | Speke | 28.46 miles |
| 3 | Manchester Airport | 31.62 miles |
| 4 | Leeds Bradford Airport | 44.28 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Hill Road South | 0.08 miles |
| 2 | Hill Road South | 0.08 miles |
| 3 | Little Close | 0.19 miles |
| 4 | Hill Rd South | 0.2 miles |
| 5 | Cromwell Road | 0.2 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------------------------|-------------|
| 1 | Knott End-On-Sea Ferry Landing | 17.11 miles |
| 2 | Fleetwood for Knott End Ferry Landing | 17.31 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



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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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