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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th August 2026



GREENCROFT, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

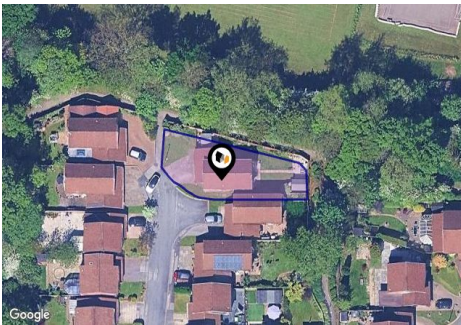
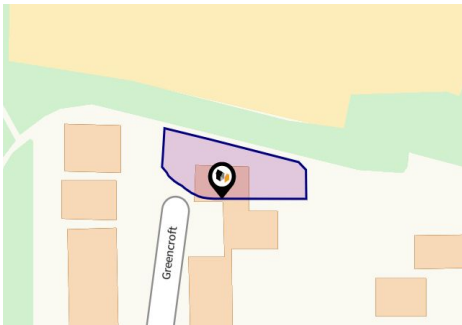
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Tucked away at the bottom of a peaceful cul-de-sac, this impressive three-bedroom detached home occupies a particularly generous plot and offers far more than meets the eye. With two reception rooms, an open plan living and dining space, an ensuite principal bedroom, garage, driveway parking and a truly exceptional rear garden complete with a dedicated garden bar and separate garden office, this is a home that offers an enviable combination of versatile living space and fantastic outdoor entertaining. Approached via a driveway providing parking for two cars, there is also access to the integral garage, which benefits from plumbing for both a washing machine and tumble dryer, providing useful additional storage and utility space. Step inside and you are welcomed by a bright and inviting entrance hall, setting the tone for the well-presented accommodation beyond. To the front of the property is the first of two reception rooms. A wonderfully versatile space, this room could be used as a formal sitting room, peaceful lounge, home office or children's playroom, depending on the needs of the household. The kitchen is fitted with a range of attractive white Shaker-style cabinets, complemented by warm wood-effect worktops. Integrated appliances include double electric ovens and a gas hob, with further space for a tall fridge freezer and dishwasher. There is also a dedicated dining area featuring a bespoke bench, creating a sociable and practical space for family meals and entertaining. To the rear is the real heart of the home - an impressive open plan living and dining room designed to make the most of the garden outlook. Patio doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces and making this an ideal room for entertaining or relaxing as a family. A convenient downstairs WC completes the ground floor accommodation. Heading upstairs, there are three generously proportioned double bedrooms, each benefiting from two windows which flood the rooms with natural light. The principal bedroom is particularly impressive, featuring fitted wardrobes and a modern ensuite shower room. A contemporary three-piece family bathroom serves the remaining bedrooms. The outside space is where this property truly comes into its own. Sitting on a substantial and beautifully landscaped plot, the rear garden offers an exceptional degree of privacy and provides multiple areas for relaxing, dining and entertaining. There are two separate patio areas, ideal for outdoor furniture and alfresco dining, with the remainder of the garden predominantly laid to lawn and framed by established borders. The garden backs onto a mature tree-lined area, creating a wonderfully private and peaceful backdrop. Adding a fantastic extra dimension to the garden is a purpose-built garden bar, perfect for hosting friends and family during the warmer months, alongside a separate garden office, providing an ideal dedicated space for working from home, running a business or pursuing hobbies away from the main house.



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,388 ft ² / 129 m ²
Plot Area:	0.1 acres
Year Built :	1976-1982
Council Tax :	Band E
Annual Estimate:	£2,985
Title Number:	LA434360

Tenure: Freehold

Local Area

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

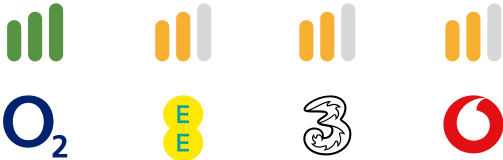
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7 mb/s	45 mb/s	10000 mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:









GREENCROFT, PENWORTHAM, PRESTON, PR1

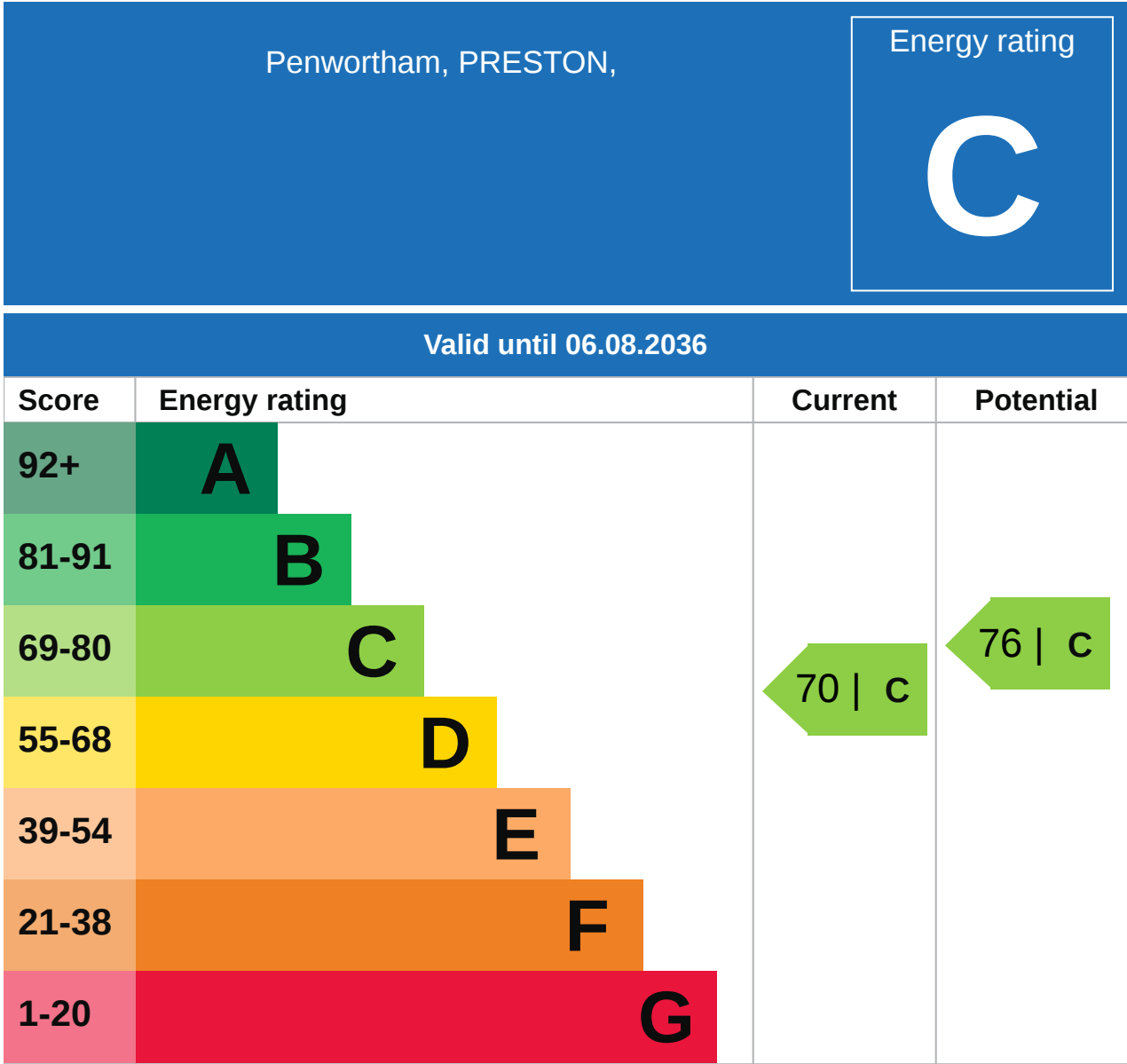


GREENCROFT, PENWORTHAM, PRESTON, PR1



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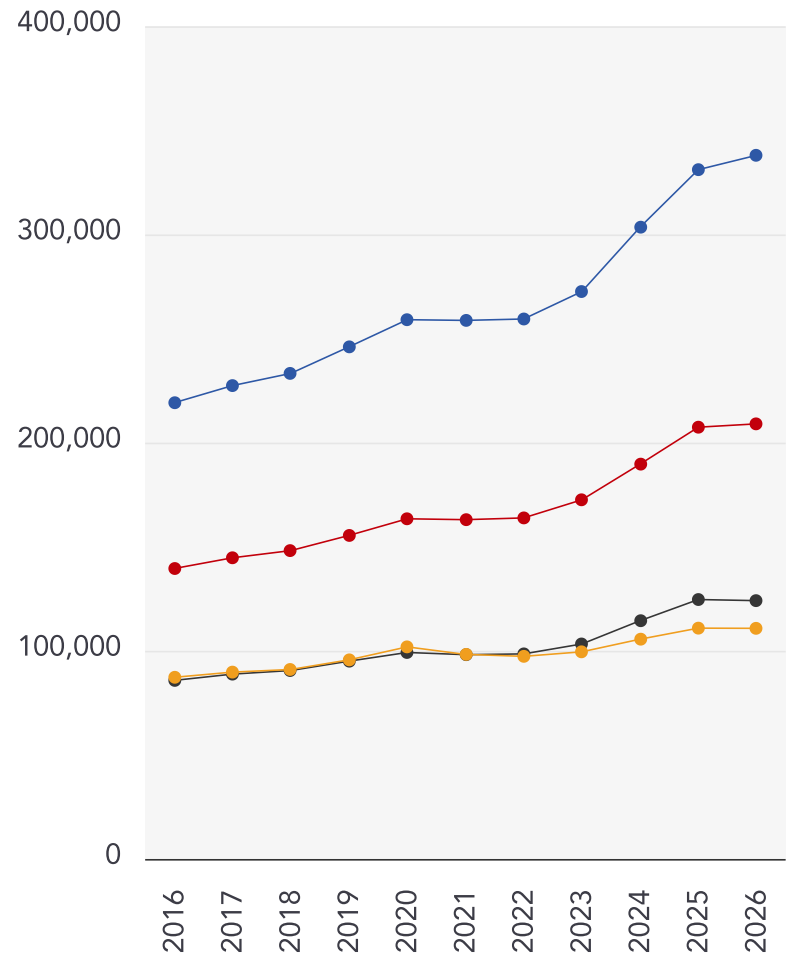
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 175 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	129 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

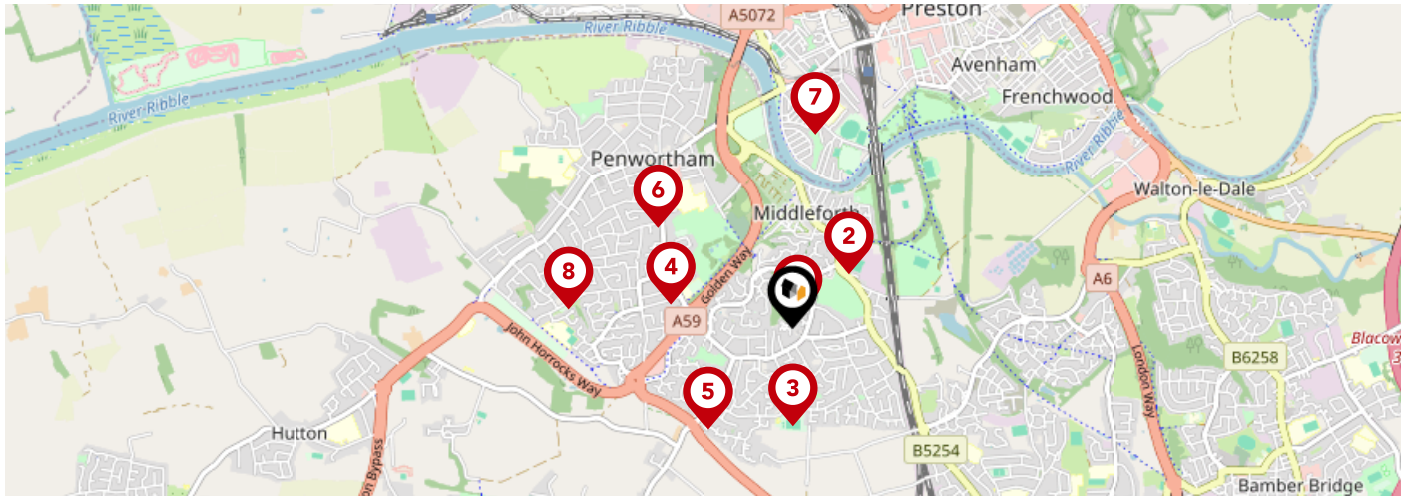
+49.8%

Terraced

+44.66%

Flat

+26.94%



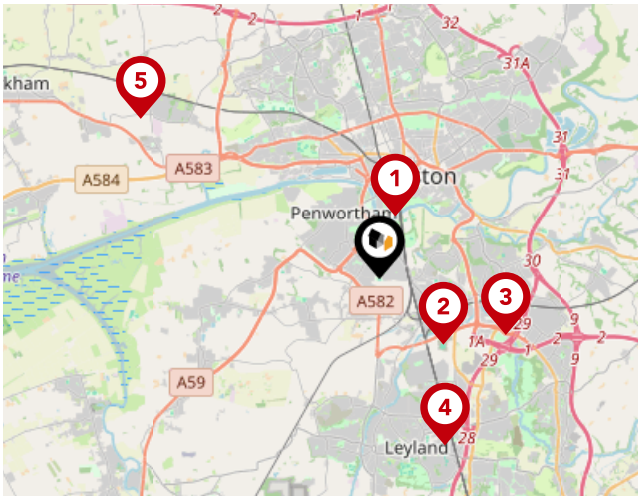
		Nursery	Primary	Secondary	College	Private
1	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.05	☐	☒	☐	☐	☐
2	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.34	☐	☒	☐	☐	☐
3	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.43	☐	☒	☐	☐	☐
4	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.55	☐	☒	☐	☐	☐
5	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.58	☐	☒	☐	☐	☐
6	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.74	☐	☐	☒	☐	☐
7	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.86	☐	☒	☐	☐	☐
8	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.98	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance: 1.05	☐	☐	☒	☐	☐
10	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance: 1.08	☐	☒	☐	☐	☐
11	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance: 1.09	☐	☐	☒	☐	☐
12	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance: 1.09	☐	☒	☐	☐	☐
13	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance: 1.16	☐	☒	☐	☐	☐
14	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance: 1.21	☐	☒	☐	☐	☐
15	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance: 1.25	☐	☒	☐	☐	☐
16	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance: 1.25	☐	☐	☒	☐	☐

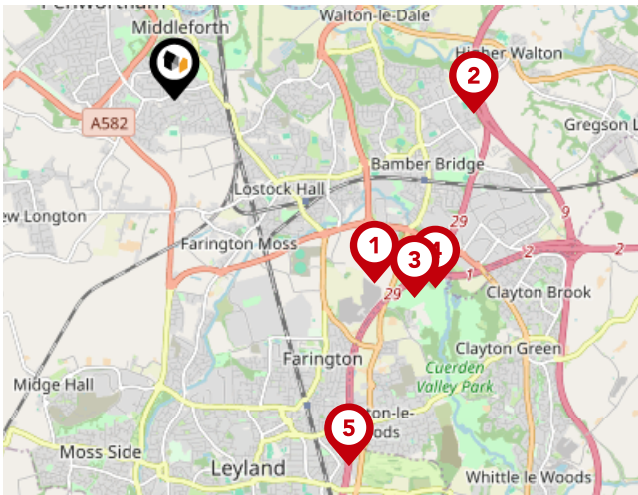
Area

Transport (National)



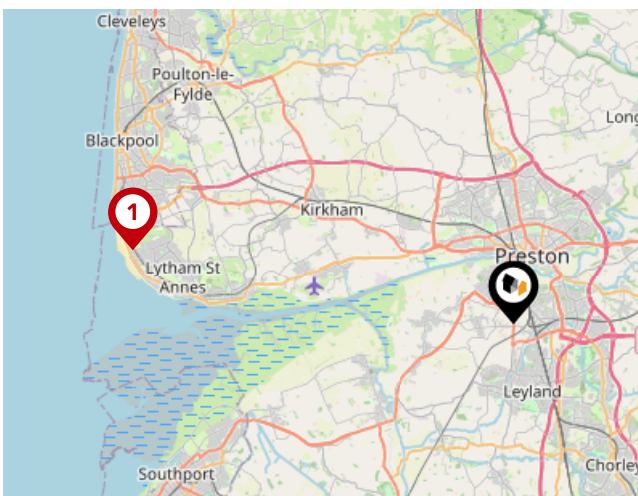
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.13 miles
2	Lostock Hall Rail Station	1.61 miles
3	Bamber Bridge Rail Station	2.42 miles
4	Leyland Rail Station	3.12 miles
5	Salwick Rail Station	5.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.37 miles
2	M6 J30	2.63 miles
3	M65 J1	2.72 miles
4	M6 J29	2.81 miles
5	M6 J28	3.54 miles

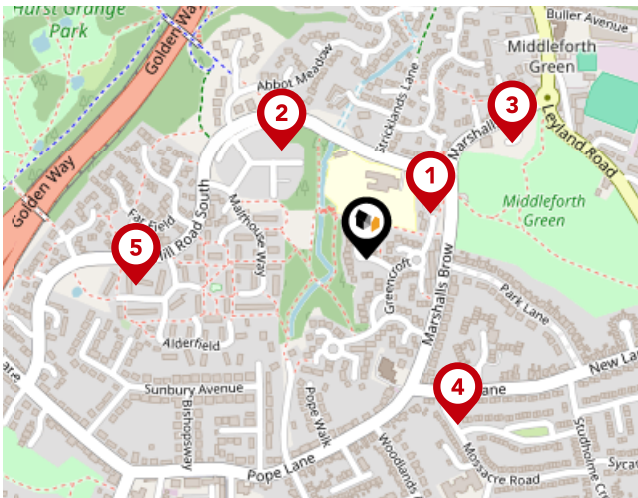


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.58 miles

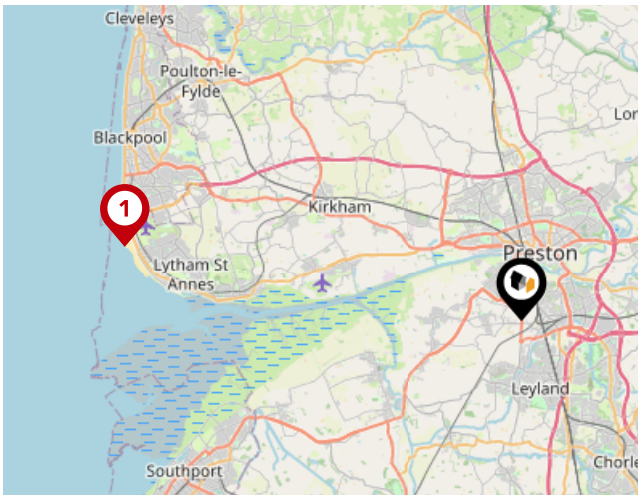
Area

Transport (Local)



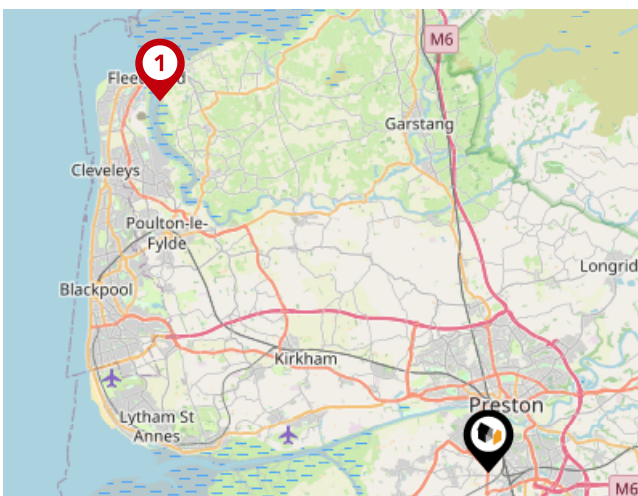
Bus Stops/Stations

Pin	Name	Distance
	Middleforth CEPS	0.08 miles
	Abbot Meadow	0.15 miles
	Marshalls Brow	0.2 miles
	Moss Acre Road	0.2 miles
	Hill Road South	0.25 miles



Local Connections

Pin	Name	Distance
	Starr Gate (Blackpool Tramway)	14.15 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea 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



@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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