

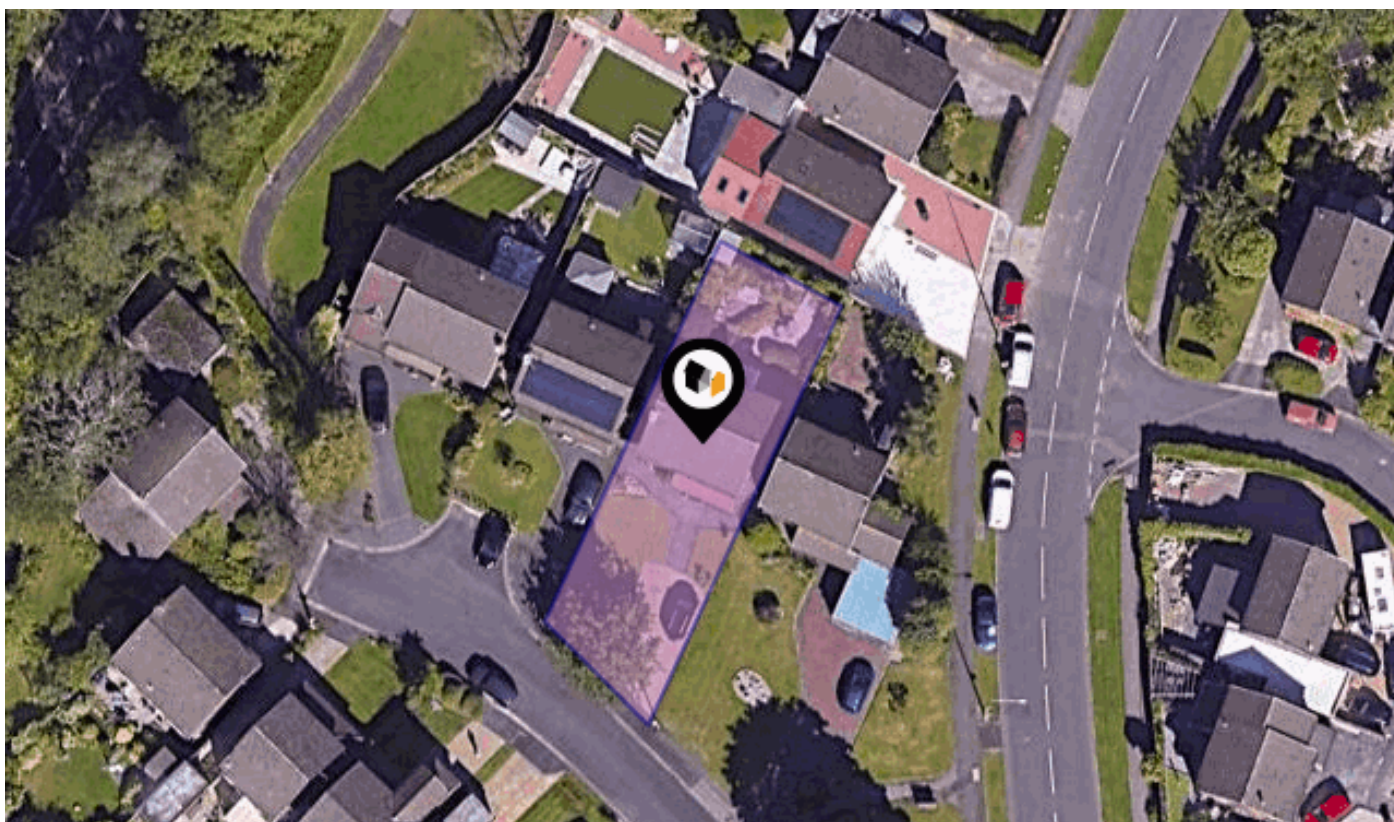


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 26th January 2026



WINGATES, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

01772 746100

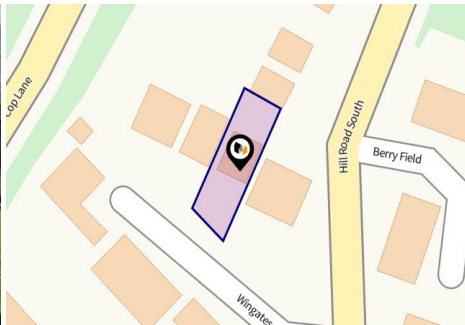
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



- Four Double Bedrooms • Three Reception Rooms and a Conservatory • Generously Proportioned Family Home

This spacious family home is entered via a porch, complete with a built-in storage cupboard for shoes and coats, leading into a welcoming hallway. The main living room features an electric fire and opens seamlessly into the dining room, creating an excellent flow for both everyday living and entertaining. Sliding doors from the dining room lead directly into the conservatory, which enjoys delightful views over the rear garden and provides an additional versatile reception space. The breakfast kitchen offers space for a freestanding cooker, dishwasher, and under-counter fridge and freezer, along with a breakfast bar seating two. A separate utility room provides plumbing and space for a washing machine and additional fridge, and there is also a convenient downstairs WC. Upstairs, the property comprises four generously sized double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. All bedrooms are fitted with built-in furniture. A modern three-piece family bathroom completes the first floor. Externally, the property offers parking for up to four vehicles at the front. The enclosed rear garden is private and not overlooked, thoughtfully designed with raised patio areas, seating spaces, and stone and flag features-perfect for outdoor relaxation and entertaining. Located on a quiet cul-de-sac, this home is within easy reach of local schools, shops, and other amenities.



Property

| | |
|------------------|--|
| Type: | Detached |
| Bedrooms: | 4 |
| Floor Area: | 1,431 ft ² / 133 m ² |
| Plot Area: | 0.1 acres |
| Council Tax : | Band E |
| Annual Estimate: | £2,875 |
| Title Number: | LA414261 |

Tenure: Freehold

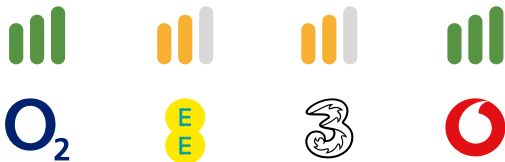
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

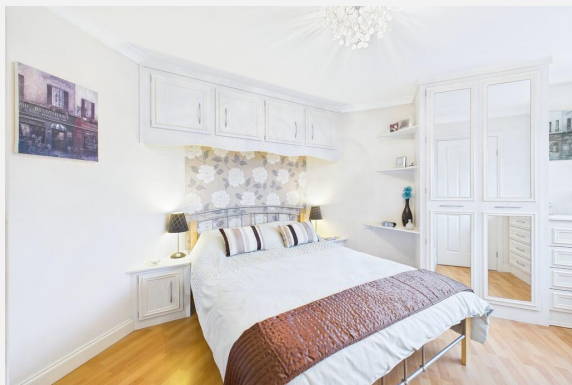
| | | |
|-------------------|-------------------|---------------------|
| 12 mb/s | 80 mb/s | 1800 mb/s |
| | | |

Mobile Coverage:
(based on calls indoors)



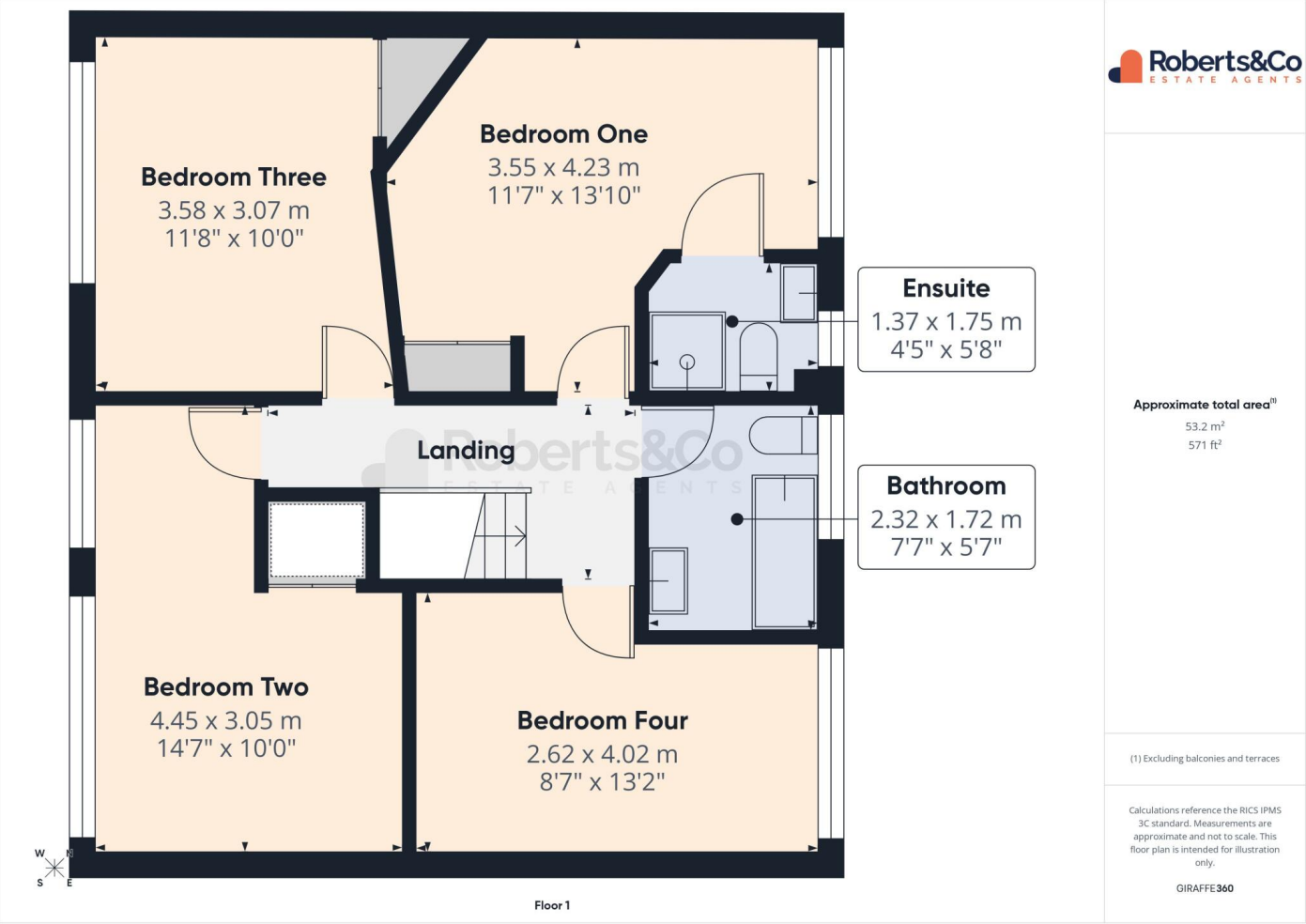
Satellite/Fibre TV Availability:



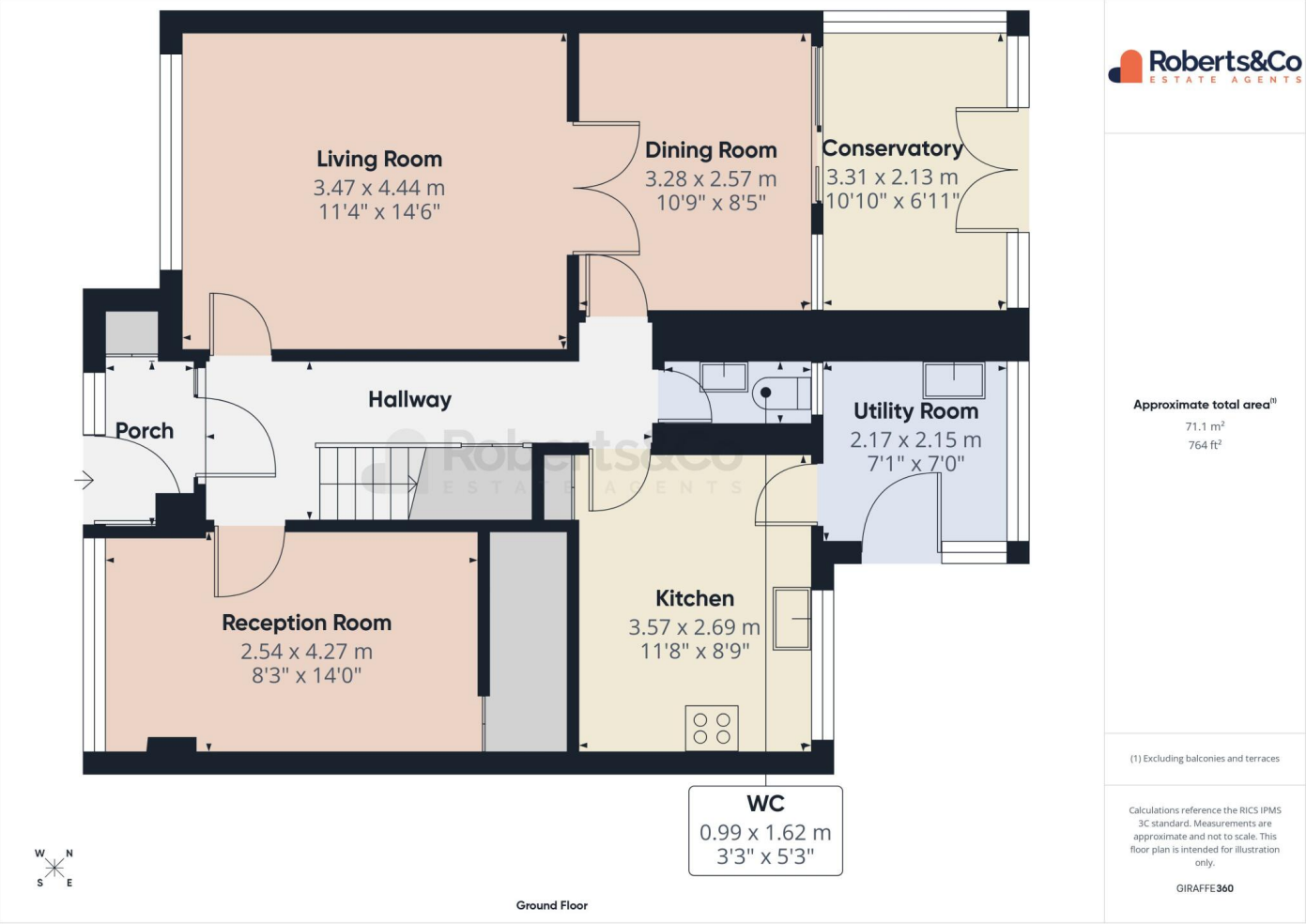




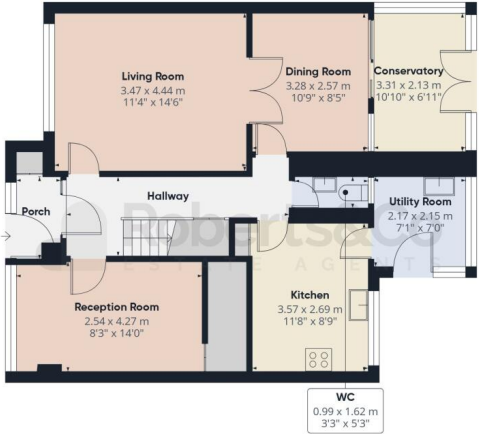
WINGATES, PENWORTHAM, PRESTON, PR1



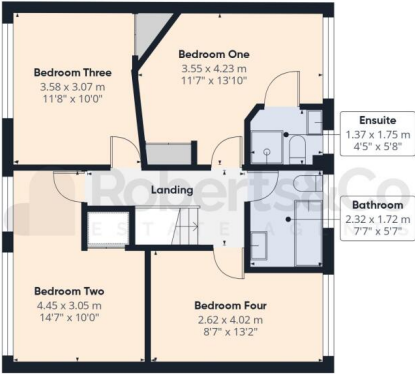
WINGATES, PENWORTHAM, PRESTON, PR1



WINGATES, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1

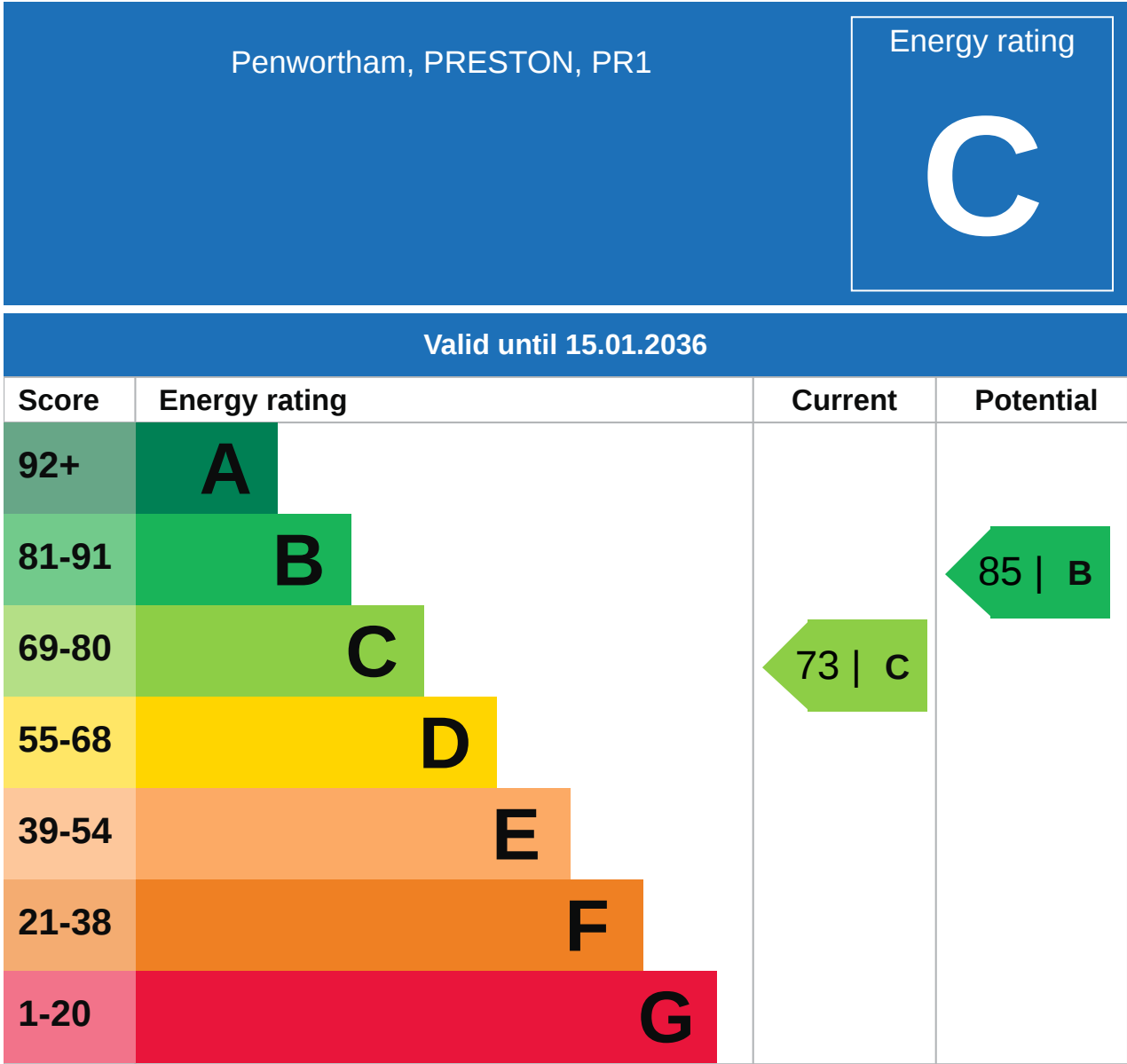


Approximate total area^m
124.3 m²
1335 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



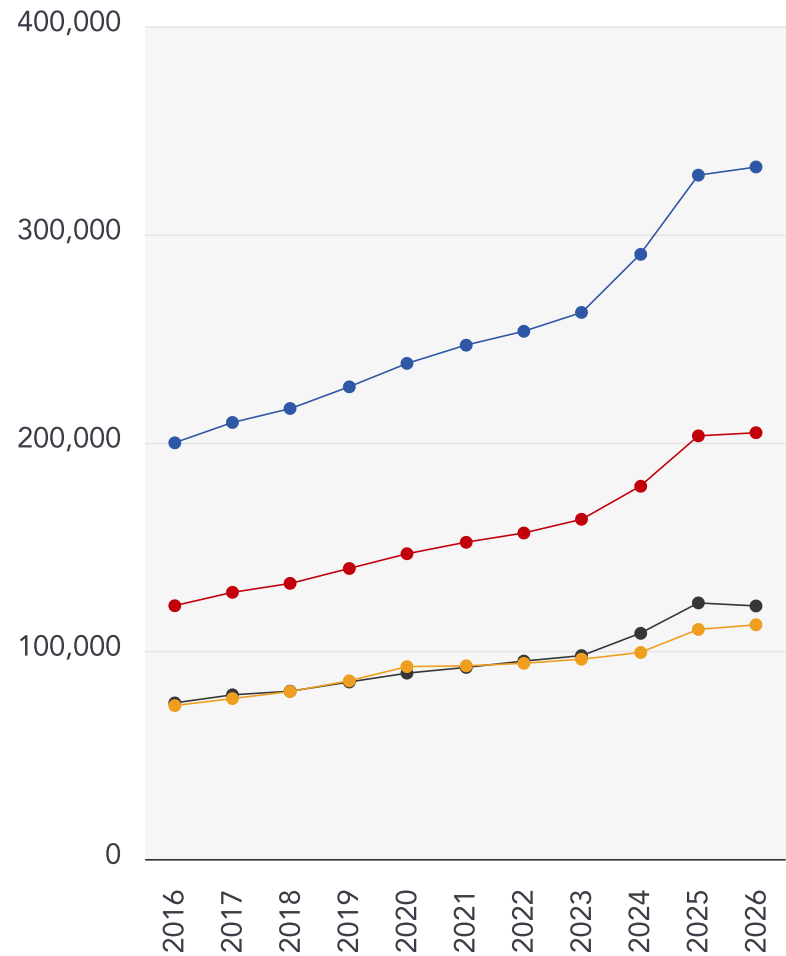
Additional EPC Data

| | |
|--------------------------------------|--------------------------------------|
| Property Type: | Detached house |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Good |
| Roof: | Pitched, 200 mm loft insulation |
| Roof Energy: | Good |
| 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, no insulation (assumed) |
| Secondary Heating: | None |
| Air Tightness: | (not tested) |
| Total Floor Area: | 133 m ² |

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

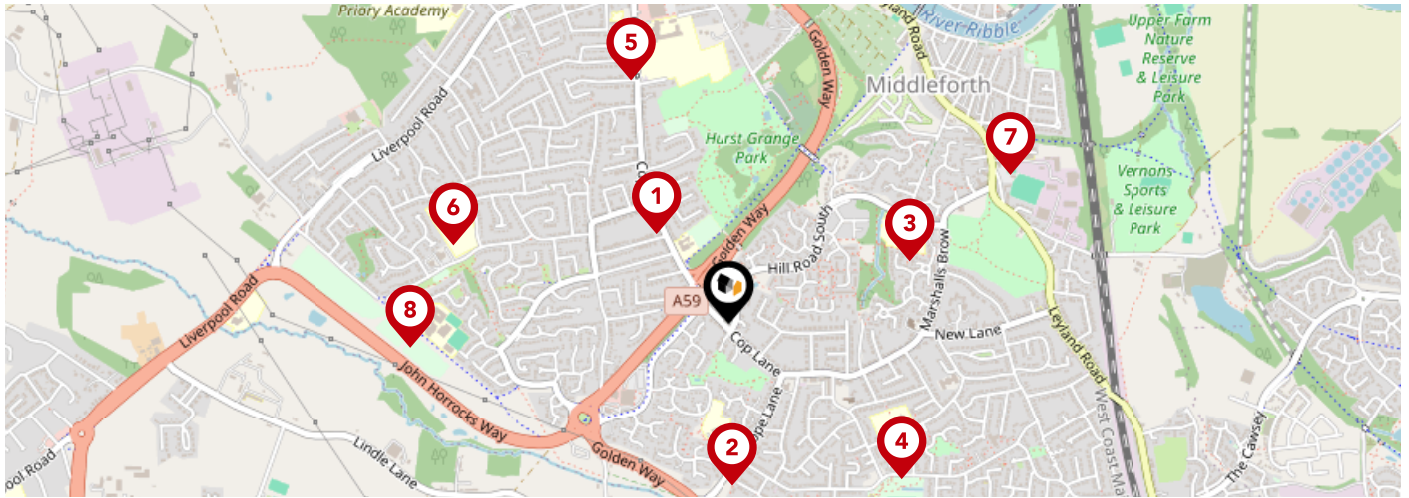
+68.31%

Terraced

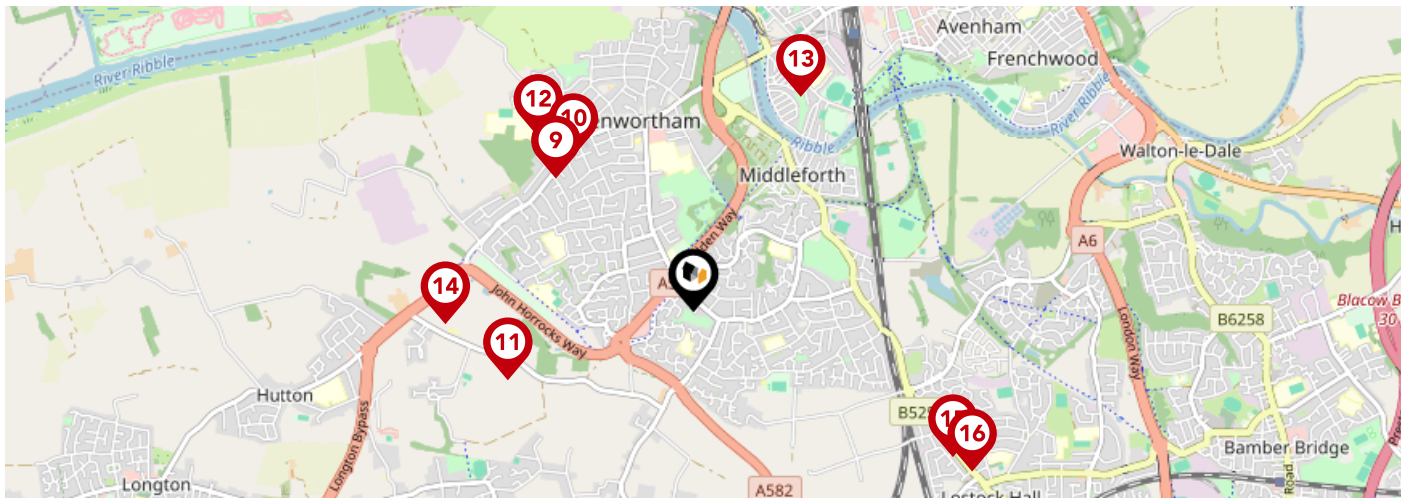
+62.15%








Flat

+52.7%



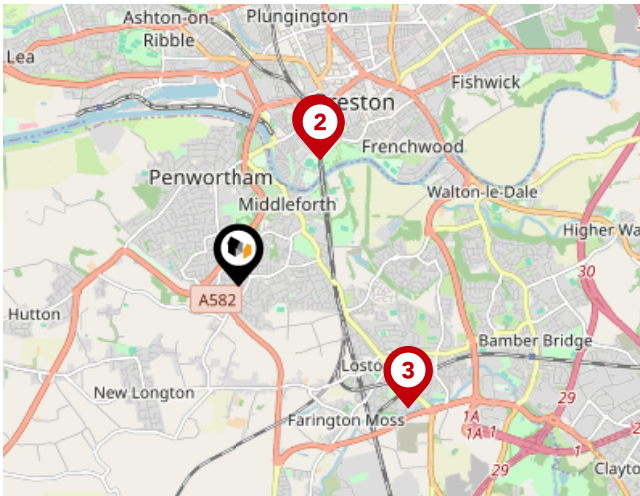
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.58 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.7 | <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:0.7 | <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:0.83 | <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:0.86 | <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:0.87 | <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:1.02 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.05 | <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:1.09 | <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"/> |
|  | Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:1.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

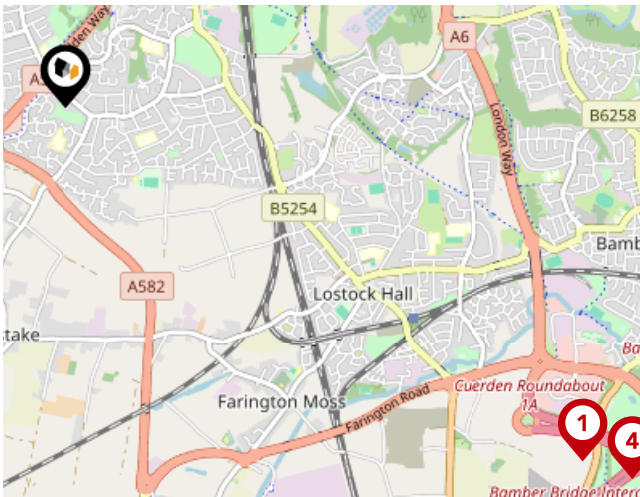
Area

Transport (National)



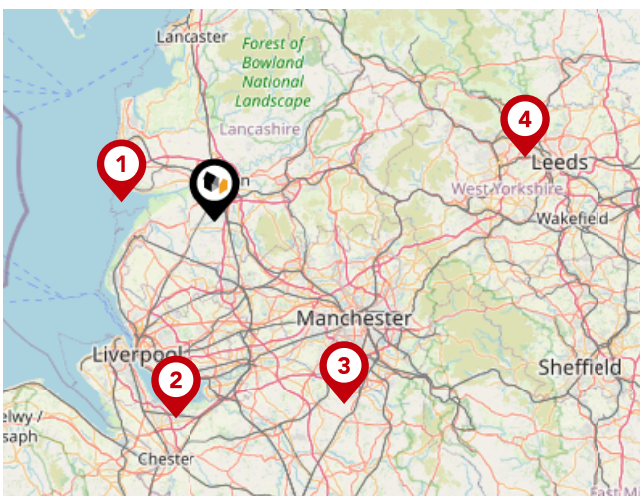
National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------|------------|
| 1 | Preston Rail Station | 1.34 miles |
| 2 | Preston Rail Station | 1.34 miles |
| 3 | Lostock Hall Rail Station | 1.83 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M65 J1A | 2.75 miles |
| 2 | M55 J1 | 4.25 miles |
| 3 | M6 J28 | 3.65 miles |
| 4 | M65 J1 | 2.98 miles |
| 5 | M6 J29 | 3.09 miles |

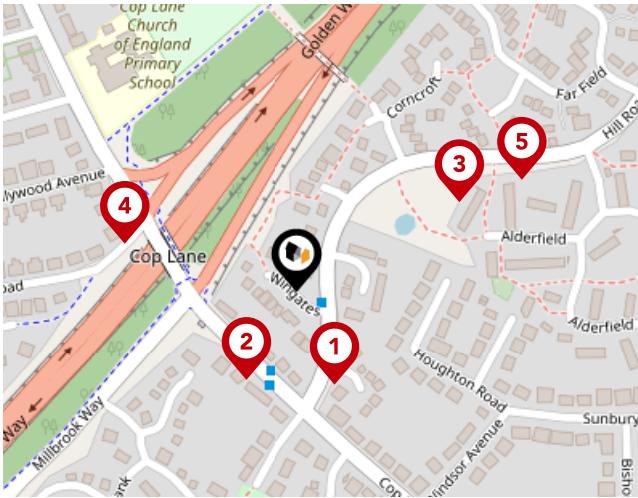


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Highfield | 13.25 miles |
| 2 | Speke | 28.32 miles |
| 3 | Manchester Airport | 31.57 miles |
| 4 | Leeds Bradford Airport | 44.38 miles |

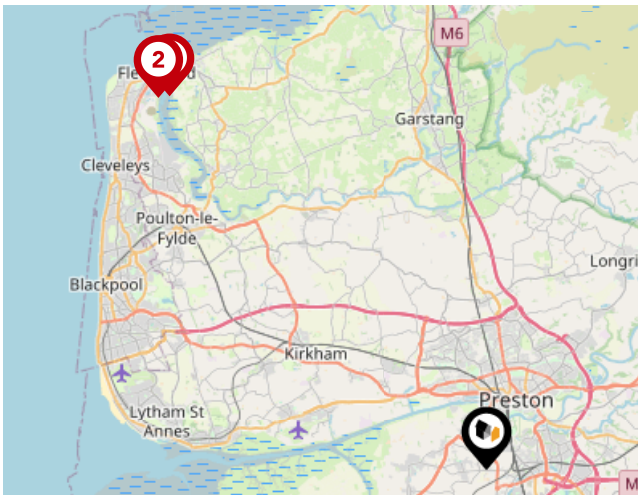
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Little Close | 0.06 miles |
| 2 | Hill Rd South | 0.06 miles |
| 3 | Hill Road South | 0.1 miles |
| 4 | Cromwell Road | 0.1 miles |
| 5 | Hill Road South | 0.14 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------------------------|-------------|
| 1 | Knott End-On-Sea Ferry Landing | 17.15 miles |
| 2 | Fleetwood for Knott End Ferry Landing | 17.35 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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