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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 08th October 2026



SYCAMORE DRIVE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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* Three Double Bedrooms | Mid-Terrace * Two Reception Rooms | Driveway Parking * Good-Sized Rear Garden | Great Potential

This well-maintained three-bedroom mid-terraced home, is ideally positioned in a popular and convenient location. Offering generous accommodation, including three well-proportioned double bedrooms, two reception rooms and a good-sized rear garden, this property provides an excellent opportunity for buyers looking for a spacious home with scope to add their own personal style. While the property would benefit from some updating and modernisation, it has been well cared for and maintained, providing a fantastic blank canvas for a new owner to create a home to suit their own tastes and requirements. Stepping inside, the property offers a welcoming entrance leading through to two separate reception rooms, providing excellent flexibility for a comfortable living room, dining room, family space or home office. To the rear is a practical kitchen, with the potential for a future buyer to modernise and create their ideal kitchen space. To the first floor are three genuinely good-sized double bedrooms, making this an excellent choice for families, couples needing additional space or first-time buyers looking for room to grow. The accommodation is completed by a family bathroom together with a separate WC, a particularly useful feature for a busy household. Externally, the property benefits from a good-sized rear garden, offering plenty of potential for outdoor seating, entertaining, gardening or simply enjoying some private outside space. To the front is a driveway providing off-road parking, adding further practicality to the home. The property also occupies a pleasant position on the road, while being ideally placed for access to a range of local amenities, shops, schools and transport links. This is a property with great potential, offering a generous layout and excellent fundamentals for someone wanting to put their own stamp on their next home. Its combination of three double bedrooms, two reception rooms, outdoor space and driveway parking makes it particularly appealing to first-time buyers, families and buyers looking for a project they can personalise over time.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	936 ft ² / 87 m ²
Plot Area:	0.06 acres
Council Tax :	Band B
Annual Estimate:	£1,900
Title Number:	LA465654

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)

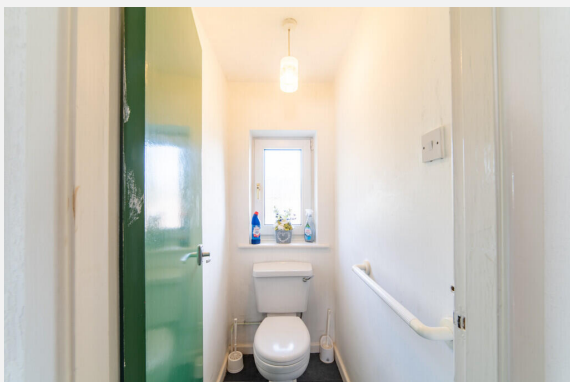
6 mb/s	80 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:







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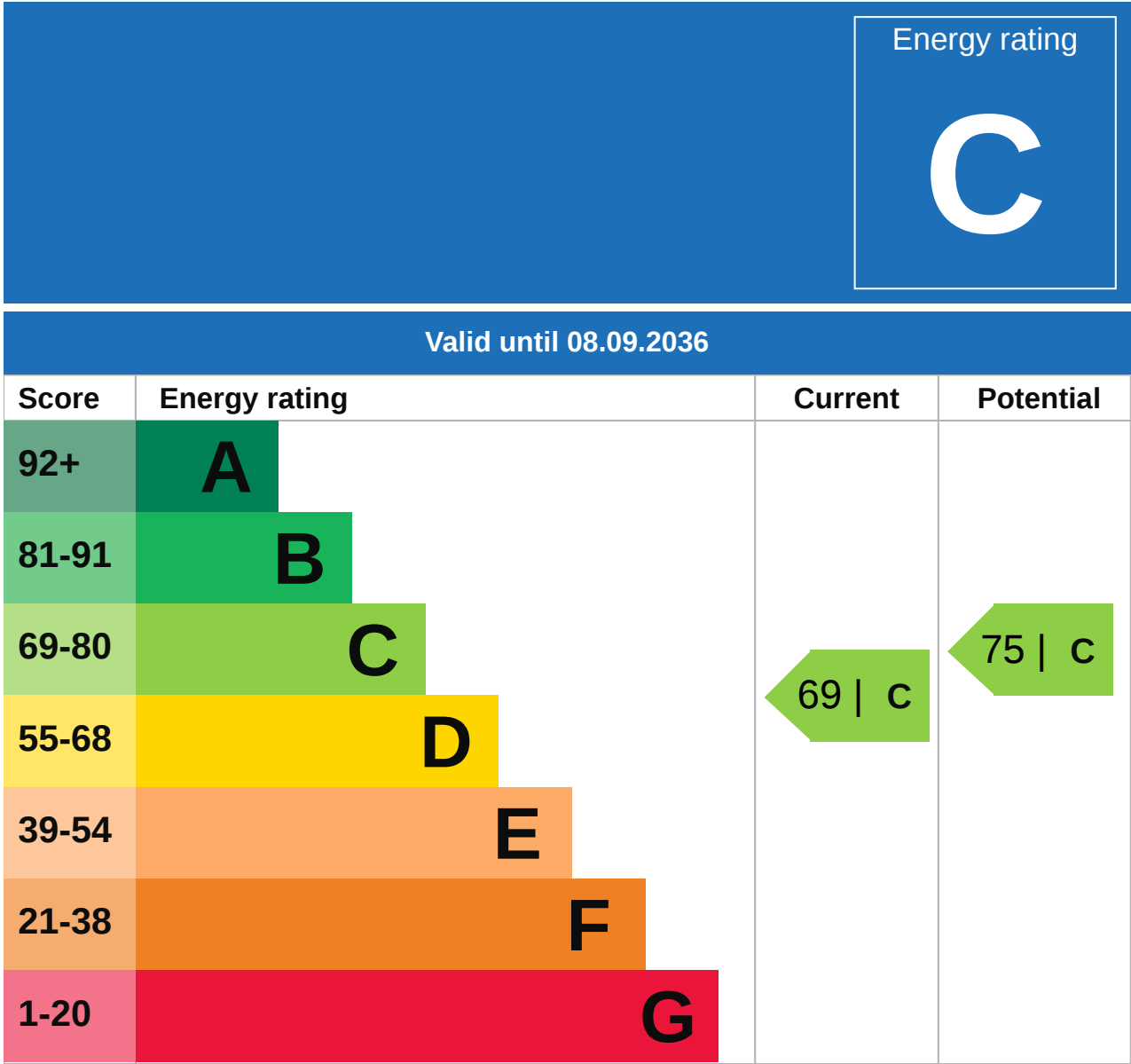


SYCAMORE DRIVE, PENWORTHAM, PRESTON, PR1



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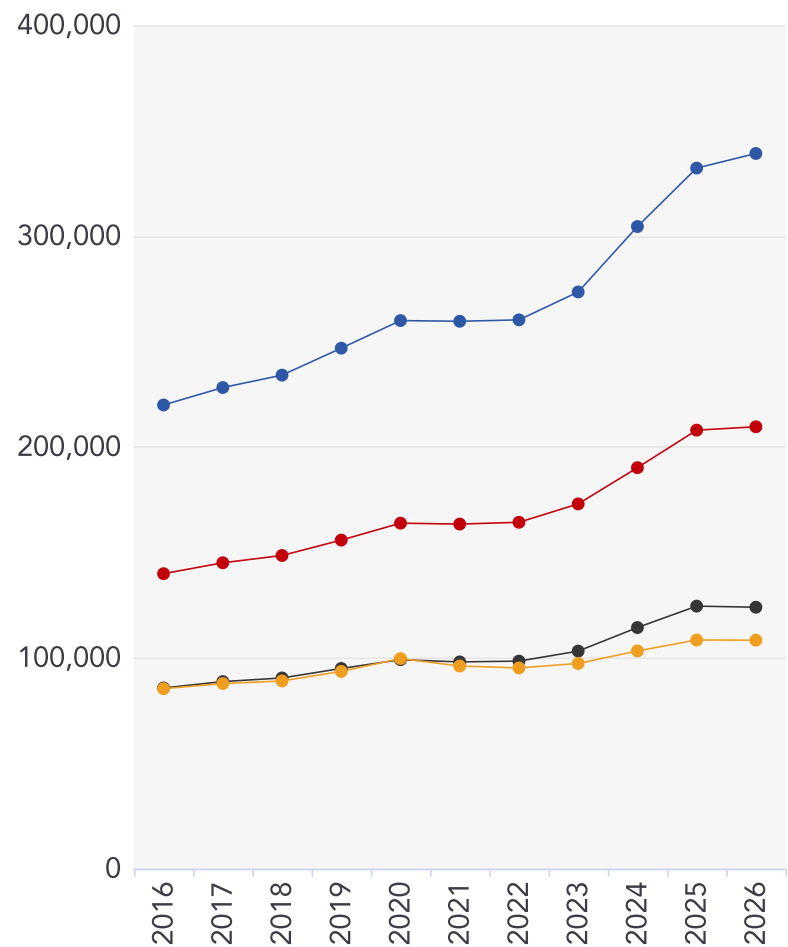
Additional EPC Data

Property Type:	Mid-terrace house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 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:	87 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

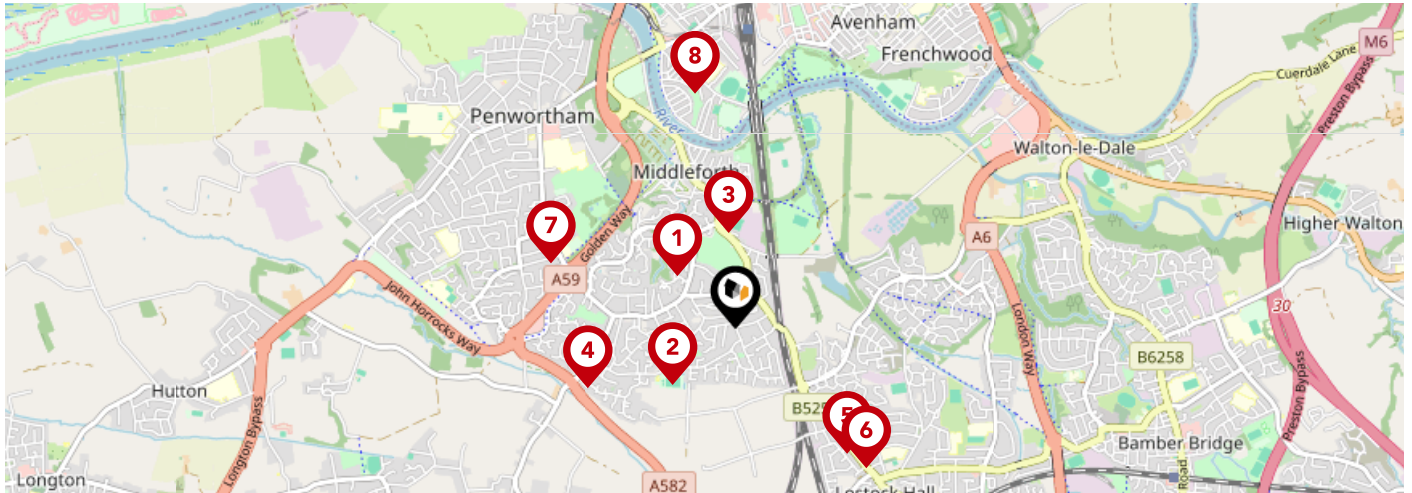
+49.8%

Terraced

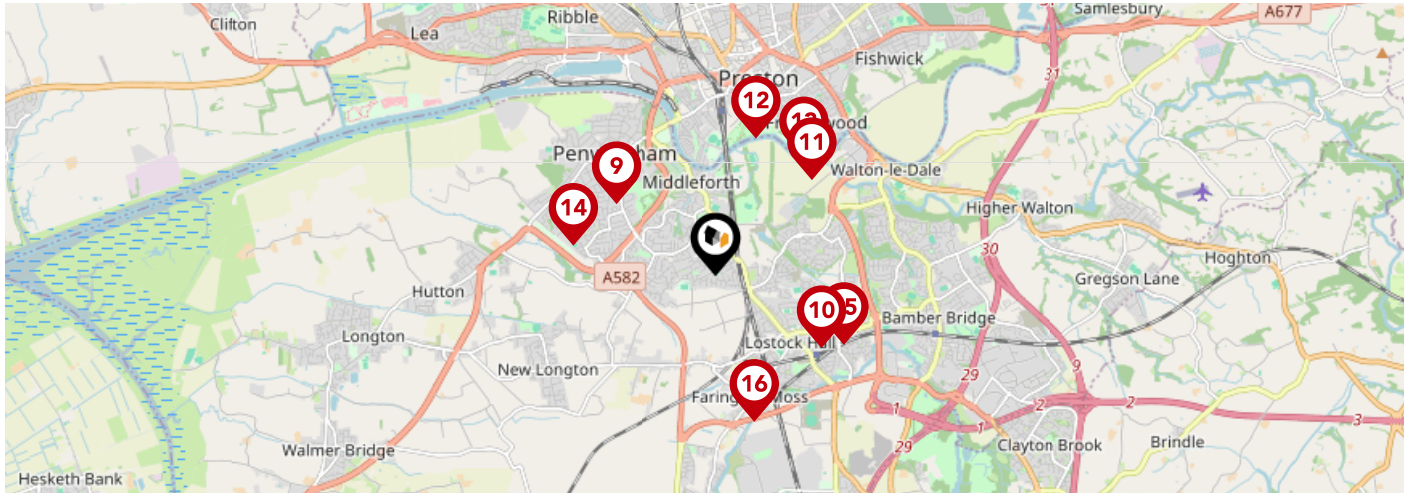
+44.66%

Flat

+26.94%



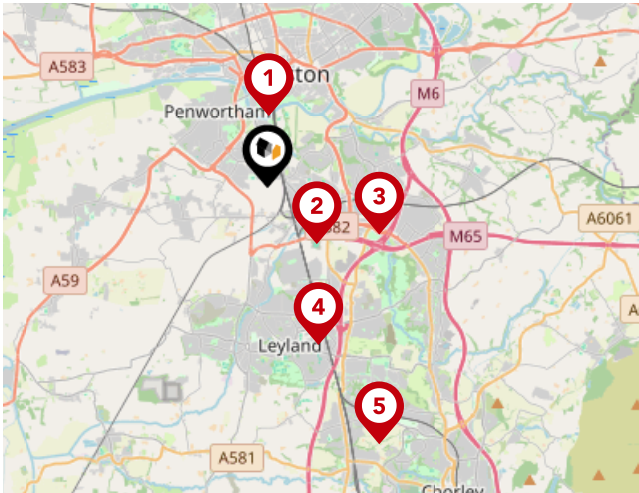
		Nursery	Primary	Secondary	College	Private
1	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.34	☐	☒	☐	☐	☐
2	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.37	☐	☒	☐	☐	☐
3	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.42	☐	☒	☐	☐	☐
4	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.69	☐	☒	☐	☐	☐
5	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.74	☐	☐	☒	☐	☐
6	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.84	☐	☒	☐	☐	☐
7	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.85	☐	☒	☐	☐	☐
8	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.05	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:1.06	☐	☐	☒	☐	☐
	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:1.12	☐	☒	☐	☐	☐
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.2	☐	☐	☒	☐	☐
	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:1.26	☐	☒	☐	☐	☐
	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:1.28	☐	☒	☐	☐	☐
	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:1.28	☐	☒	☐	☐	☐
	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:1.28	☐	☐	☒	☐	☐
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:1.32	☐	☒	☐	☐	☐

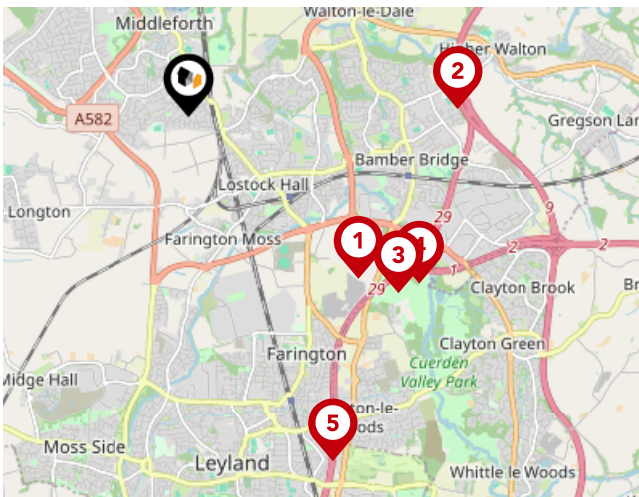
Area

Transport (National)



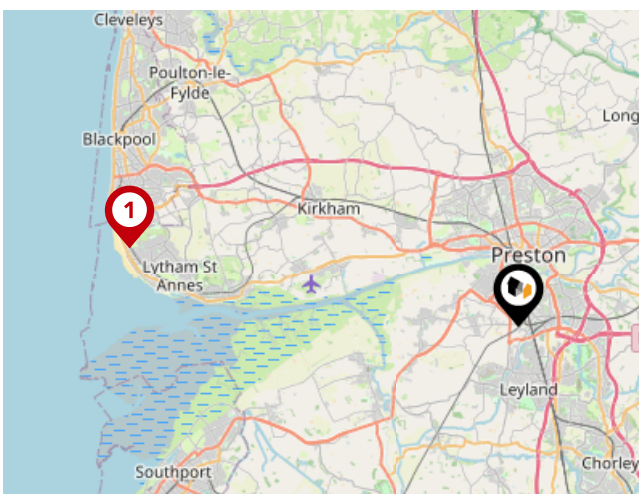
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.27 miles
2	Lostock Hall Rail Station	1.3 miles
3	Bamber Bridge Rail Station	2.1 miles
4	Leyland Rail Station	2.86 miles
5	Buckshaw Parkway Rail Station	4.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.05 miles
2	M6 J30	2.36 miles
3	M65 J1	2.4 miles
4	M6 J29	2.49 miles
5	M6 J28	3.27 miles

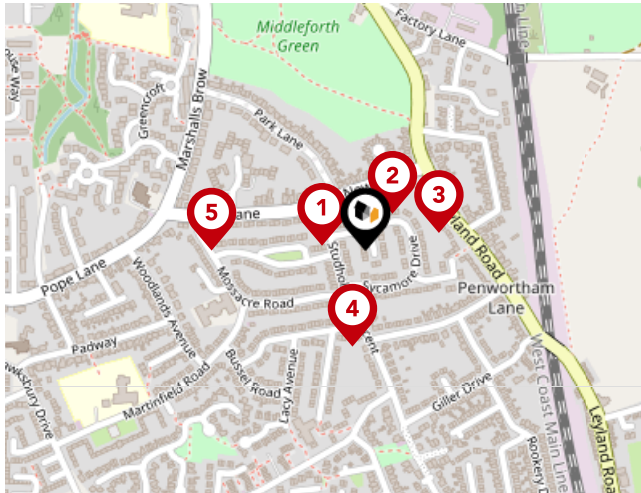


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.88 miles

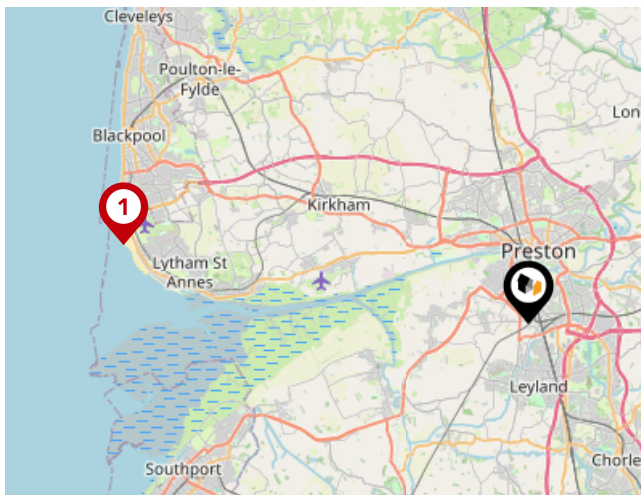
Area

Transport (Local)



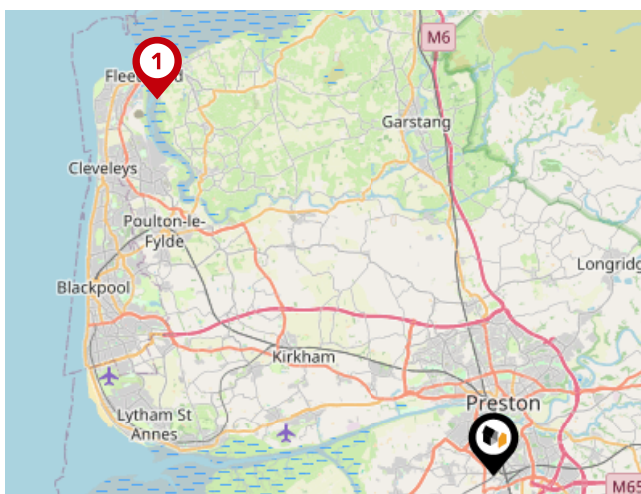
Bus Stops/Stations

Pin	Name	Distance
1	Studholme Crescent	0.04 miles
2	New lane School Stop	0.04 miles
3	New Lane	0.08 miles
4	Charnock Avenue	0.1 miles
5	Moss Acre Road	0.16 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	14.45 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.62 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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