

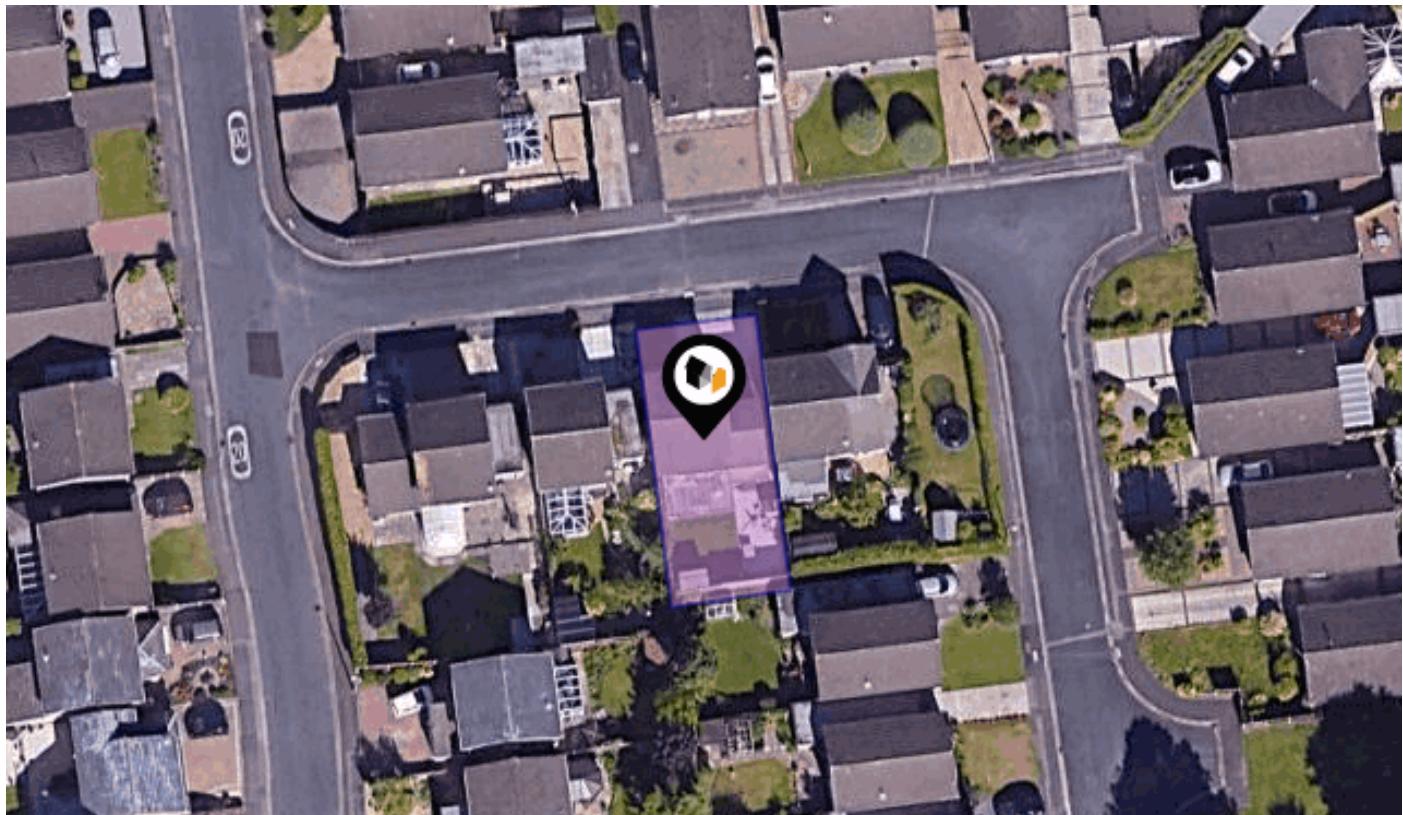


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 23<sup>rd</sup> December 2025**



**ALMOND CLOSE, PENWORTHAM, PRESTON, PR1**

**Roberts & Co**

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# Introduction

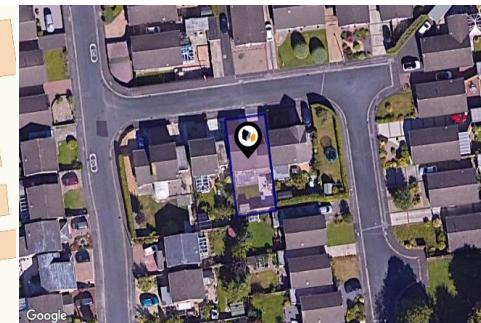
## Our Comments

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\* 3 Bedroom Detached Home \* Tucked Away in a Peaceful Cul-De-Sac in Penwortham \* 3 Reception Rooms

The welcoming entrance hall immediately sets the tone, offering a bright and inviting introduction to the stylish interiors beyond. The ground floor boasts three versatile reception rooms, including a comfortable living room, formal dining room, and a flexible office or playroom, perfectly suited to modern family life. At the heart of the home lies a beautifully appointed breakfast kitchen, featuring white shaker-style cabinetry, contrasting work surfaces, and a range of integrated appliances, including an American-style fridge freezer space, double electric oven, gas hob, and dishwasher. The kitchen opens seamlessly to the dining room, creating a bright and sociable space ideal for family meals and entertaining. A downstairs WC and separate utility room further enhance the functionality of the ground floor. The first floor offers three well-proportioned bedrooms, each flooded with natural light to create a calm and relaxing atmosphere. The stylish four-piece bathroom suite, comprising a walk-in shower, elegant clawfoot bath, and contemporary fittings, was created by converting one of the original four bedrooms, and the landing was enlarged in the process. This means the property could easily be reverted to a four-bedroom layout if desired. Externally, the property is equally impressive. A generous driveway provides off-road parking for two vehicles, while the enclosed rear garden is a true highlight. It features a covered patio area with a fully equipped outdoor kitchen, perfect for alfresco dining, entertaining, or simply relaxing outdoors, complemented by raised planted borders that add a touch of charm and greenery.

# Property Overview



## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	990 ft <sup>2</sup> / 92 m <sup>2</sup>		
Plot Area:	0.05 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,352		
Title Number:	LAN36310		

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

**15**  
mb/s



**80**  
mb/s

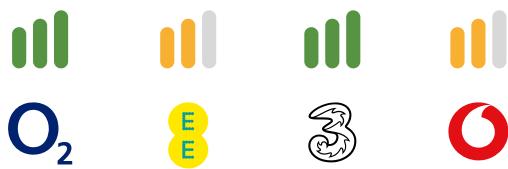


**1000**  
mb/s



### Mobile Coverage:

(based on calls indoors)



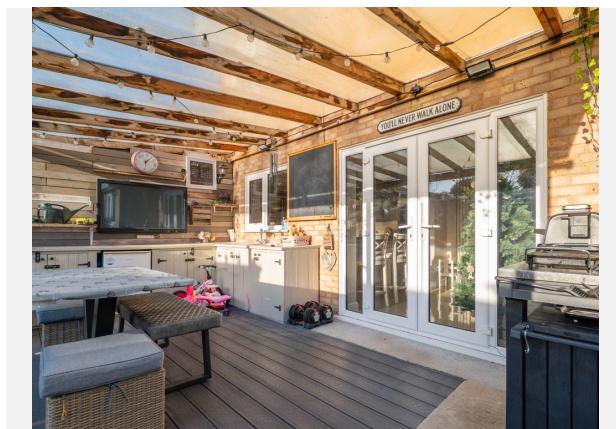
### Satellite/Fibre TV Availability:



# Gallery Photos



# Gallery Photos



# Property EPC - Certificate

Penwortham, PRESTON, PR1

Energy rating

C

Valid until 21.12.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	73   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

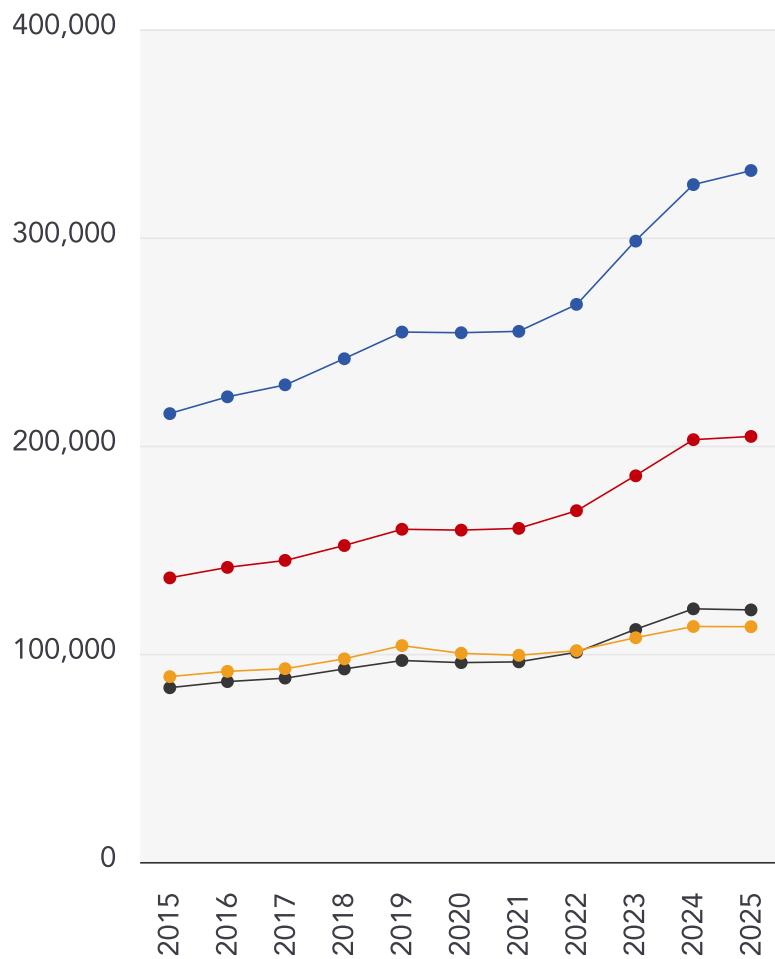
# Property EPC - Additional Data

## Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Excellent lighting efficiency
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	92 m <sup>2</sup>

# Market House Price Statistics

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



Detached

**+54.23%**

Semi-Detached

**+49.8%**

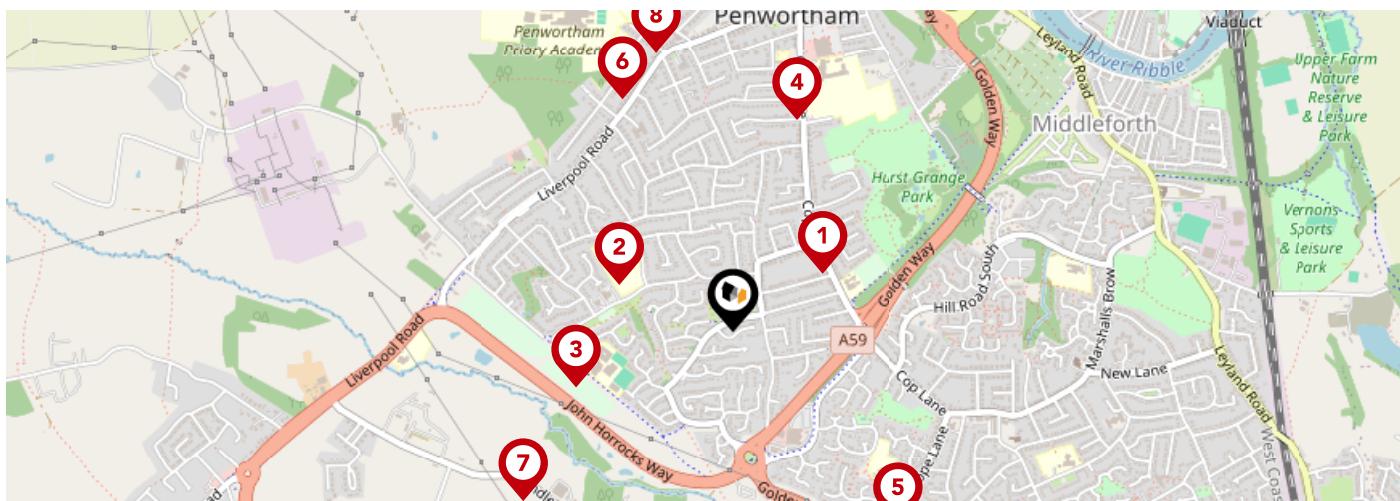
Flat

**+26.94%**

Terraced

**+44.66%**

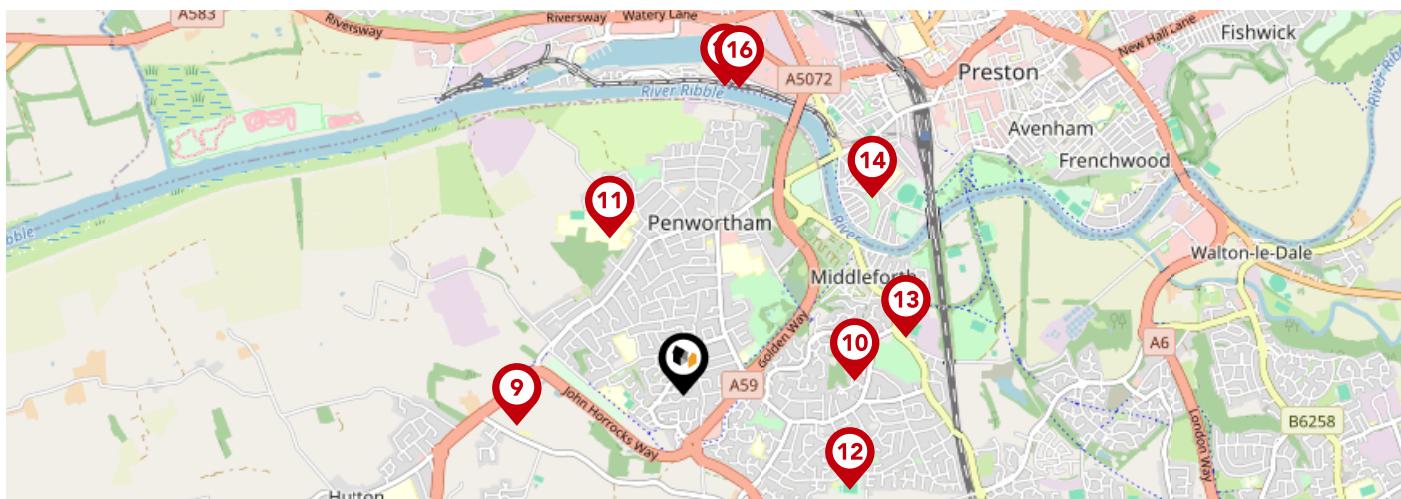
# Area Schools



Nursery Primary Secondary College Private

 <b>1</b>	<b>Cop Lane Church of England Primary School, Penwortham</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>2</b>	<b>Whitefield Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>3</b>	<b>All Hallows Catholic High School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>4</b>	<b>Penwortham Girls' High School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>5</b>	<b>Penwortham Broad Oak Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>6</b>	<b>Penwortham, St Teresa's Catholic Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>7</b>	<b>Ashbridge Independent School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>8</b>	<b>Penwortham Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

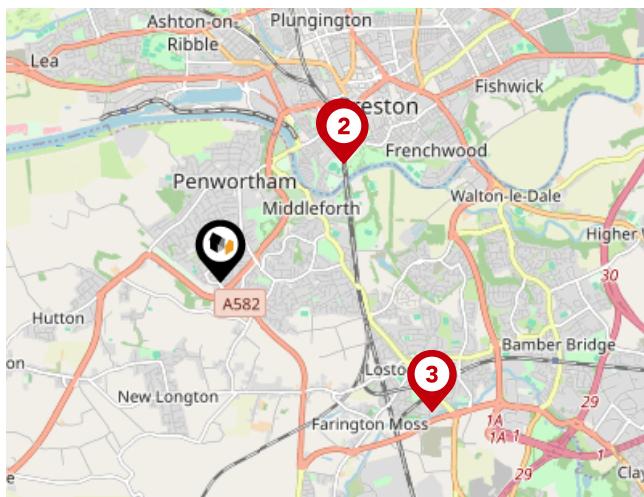
# Area Schools



Nursery Primary Secondary College Private

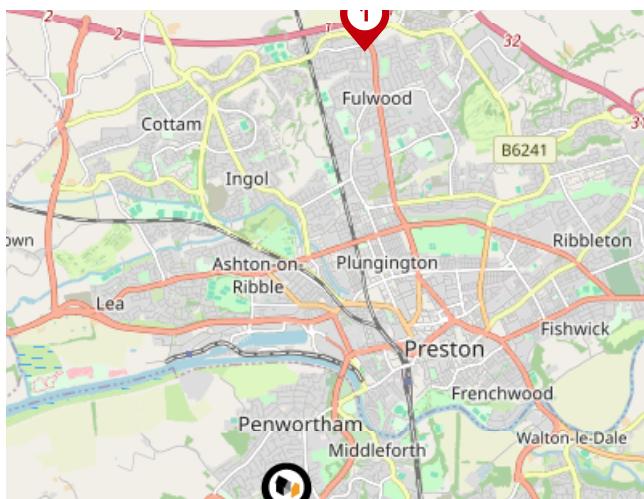
	Howick Church Endowed Primary School	Nursery	Primary	Secondary	College	Private
 9	Howick Church Endowed Primary School Ofsted Rating: Good   Pupils: 107   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 10	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good   Pupils: 205   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 11	Penwortham Priory Academy Ofsted Rating: Good   Pupils: 762   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 12	Kingsfold Primary School Ofsted Rating: Good   Pupils: 112   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 13	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement   Pupils: 190   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 14	St Stephen's CofE School Ofsted Rating: Good   Pupils: 351   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 15	The Limes School Ofsted Rating: Good   Pupils: 5   Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 16	Cedar Lodge School Ofsted Rating: Outstanding   Pupils: 2   Distance:1.37	<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	1.5 miles
2	Preston Rail Station	1.51 miles
3	Lostock Hall Rail Station	2.17 miles



## Trunk Roads/Motorways

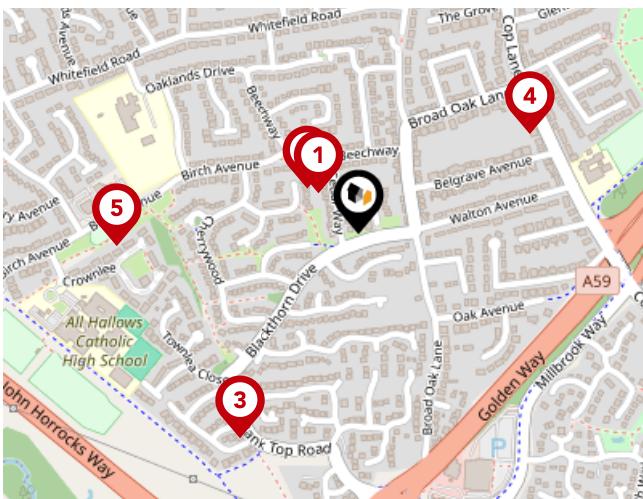
Pin	Name	Distance
1	M55 J1	4.22 miles
2	M65 J1A	3.09 miles
3	M6 J28	3.91 miles
4	M65 J1	3.32 miles
5	M6 J29	3.44 miles



## Airports/Helipads

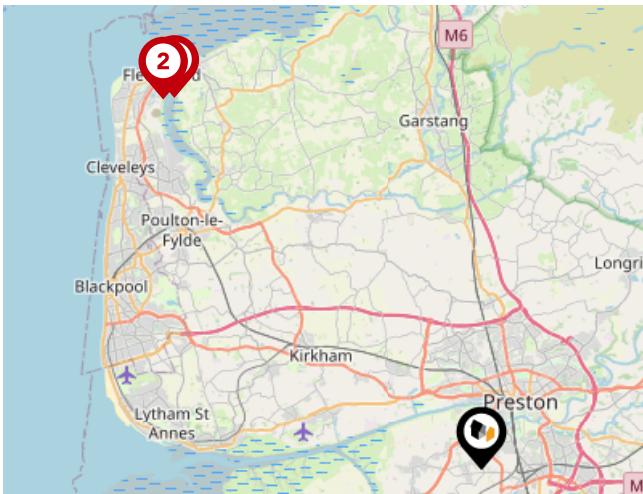
Pin	Name	Distance
1	Highfield	12.88 miles
2	Speke	28.33 miles
3	Manchester Airport	31.83 miles
4	Leeds Bradford Airport	44.71 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Birch Avenue	0.06 miles
2	Birch Avenue	0.07 miles
3	Blackthorn Drive	0.26 miles
4	Broad Oak Lane	0.22 miles
5	Sainsburys	0.26 miles



## Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.87 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.

# Roberts & Co

## Testimonials



### 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/



@Roberts\_and\_Co

# 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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### Land Registry

