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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 08th October 2026



LEYLAND ROAD, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

01772 746100

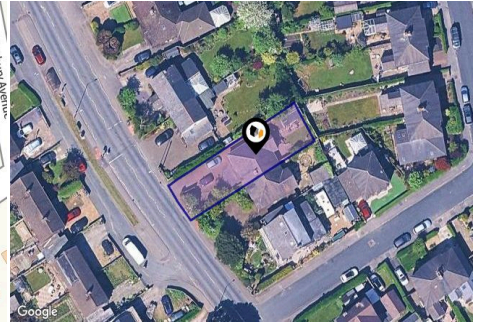
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* 2-Bedroom Semi-Detached Bungalow | No Chain * Move-In Ready | Freshly Decorated * Driveway Parking | Detached Garage

Offered for sale with no onward chain, this well-presented two-bedroom semi-detached bungalow is ready for its new owner to move straight into. Having been freshly painted and benefiting from new flooring to both bedrooms and the kitchen, the property provides a bright and welcoming home with well-proportioned accommodation throughout, making it an ideal choice for those looking for convenient single-storey living in a popular and well-connected location. To the front, a block-paved driveway provides off-road parking for two to three vehicles, offering excellent practicality for residents and visitors alike. The property is entered via a useful porch, leading into the welcoming hallway, which provides access to the principal rooms. The front-facing living room is a comfortable and inviting space, featuring a lovely wood-burning stove which creates an attractive focal point and adds warmth and character to the room. There are two good-sized double bedrooms, providing plenty of flexibility for couples, downsizers, guests or those requiring a home office. The accommodation is completed by a shower room, providing a practical and convenient space for everyday living. To the rear is the well-appointed kitchen, fitted with attractive grey gloss cabinets complemented by contrasting worktops. There is space and plumbing for both a washing machine, tumble dryer and fridge freezer, together with a brand new integrated electric oven and hob. Externally, the property benefits from a manageable rear garden, mainly laid to lawn with a small patio area, providing a pleasant space to sit outside and enjoy the warmer months. A further benefit is the detached garage, providing useful secure storage and additional versatility. The location is another real highlight, with Middleforth Green Park close by and excellent transport links providing easy access to surrounding areas. The property is also only a few minutes' drive from the beautiful Riverside walks and Avenham and Miller Parks, making it ideal for those who enjoy getting outdoors.



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	699 ft ² / 65 m ²
Plot Area:	0.09 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£2,171
Title Number:	LA842564

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)

8 mb/s	80 mb/s	10000 mb/s
		

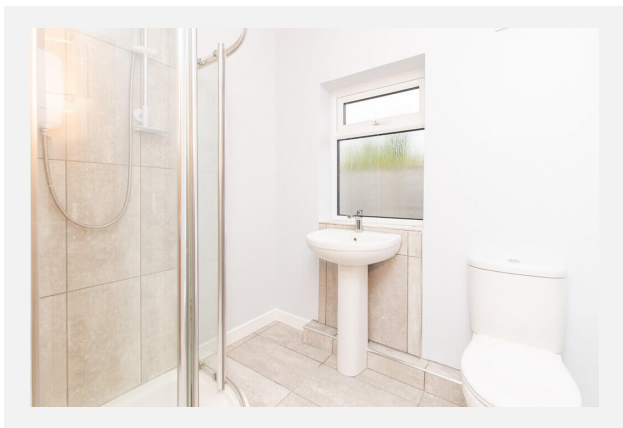
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



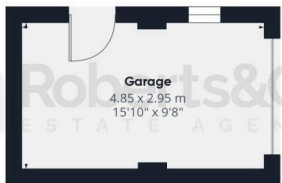




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Ground Floor Building 1



Ground Floor Building 2

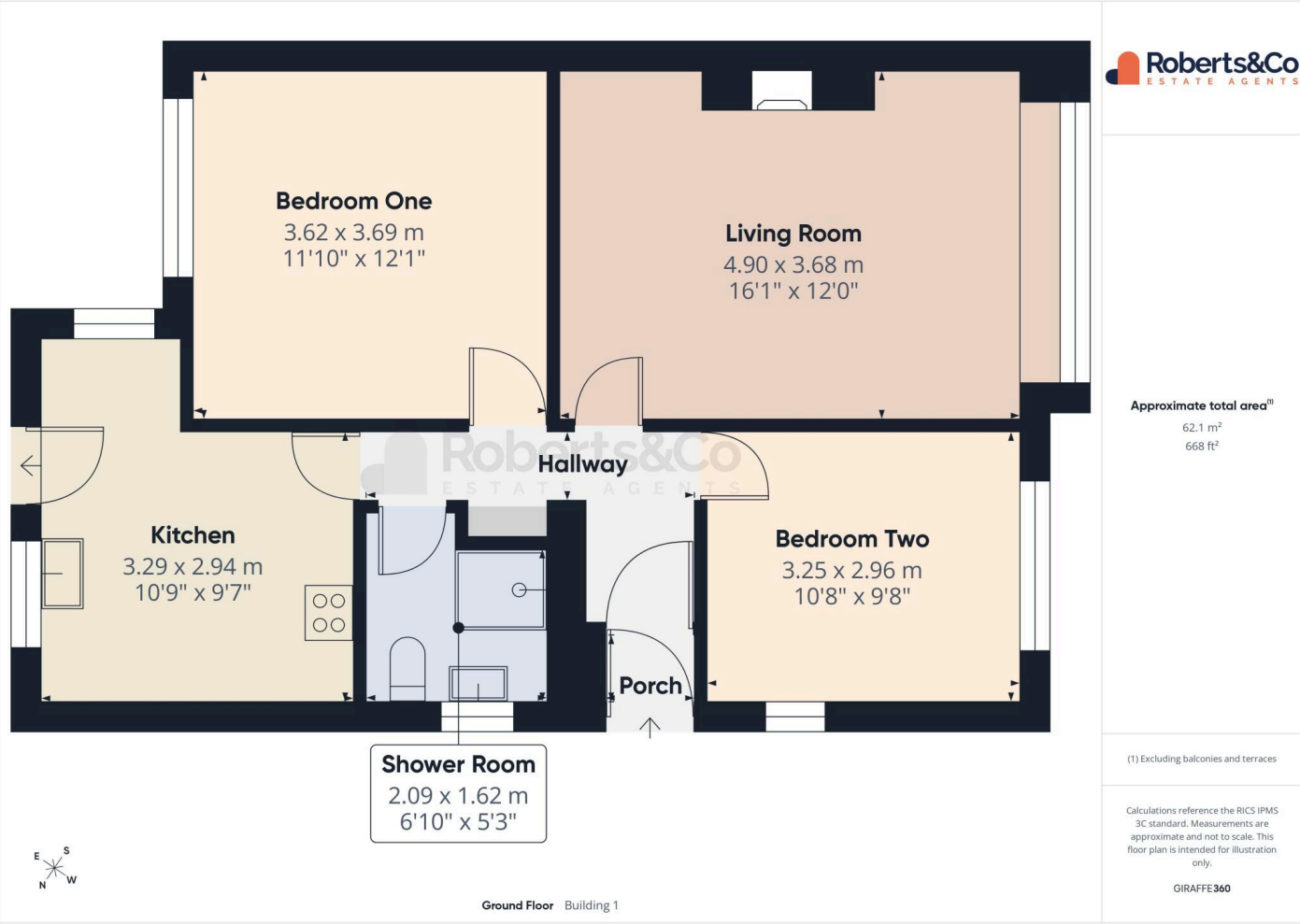
Approximate total area^m
76.4 m²
822 ft²

(1) Excluding balconies and terraces

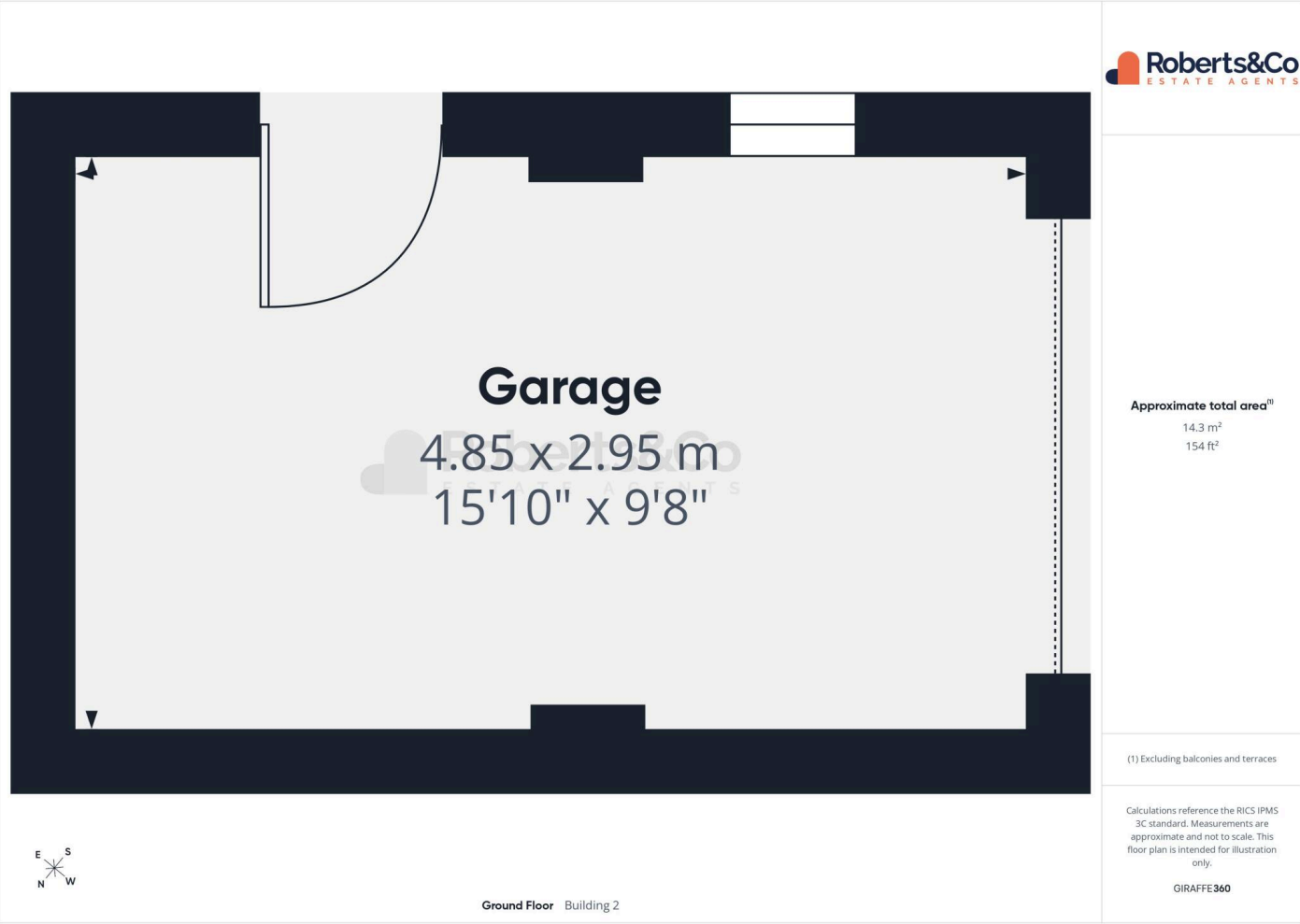
Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

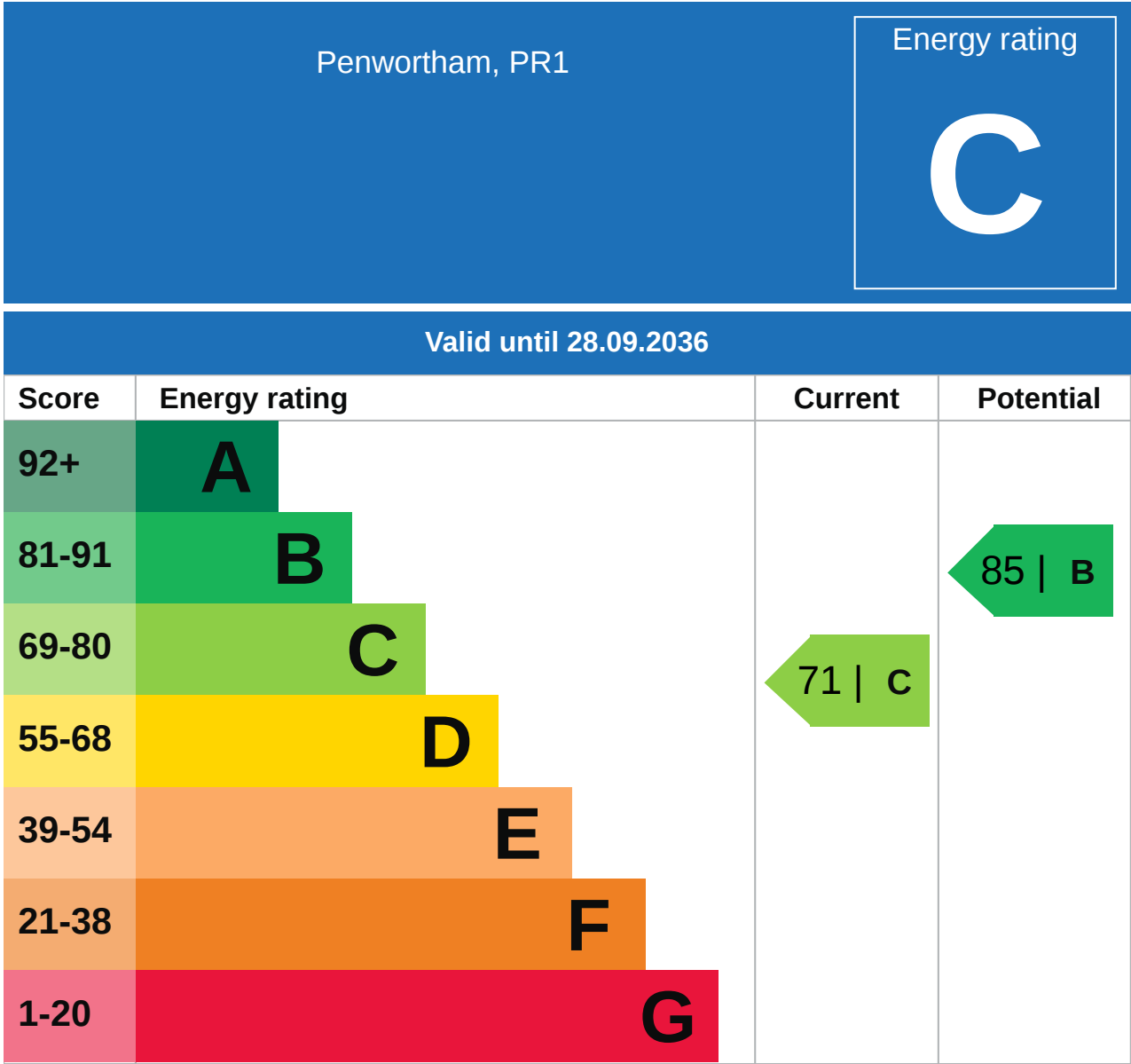
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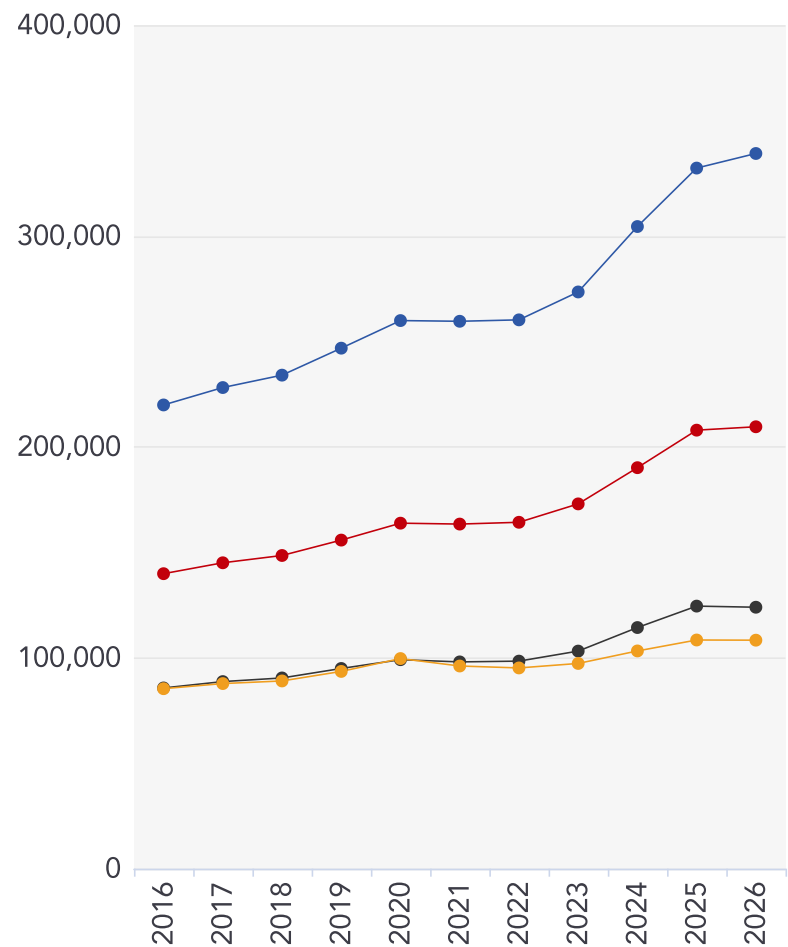


Market

House Price Statistics



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



Detached

+54.23%

Semi-Detached

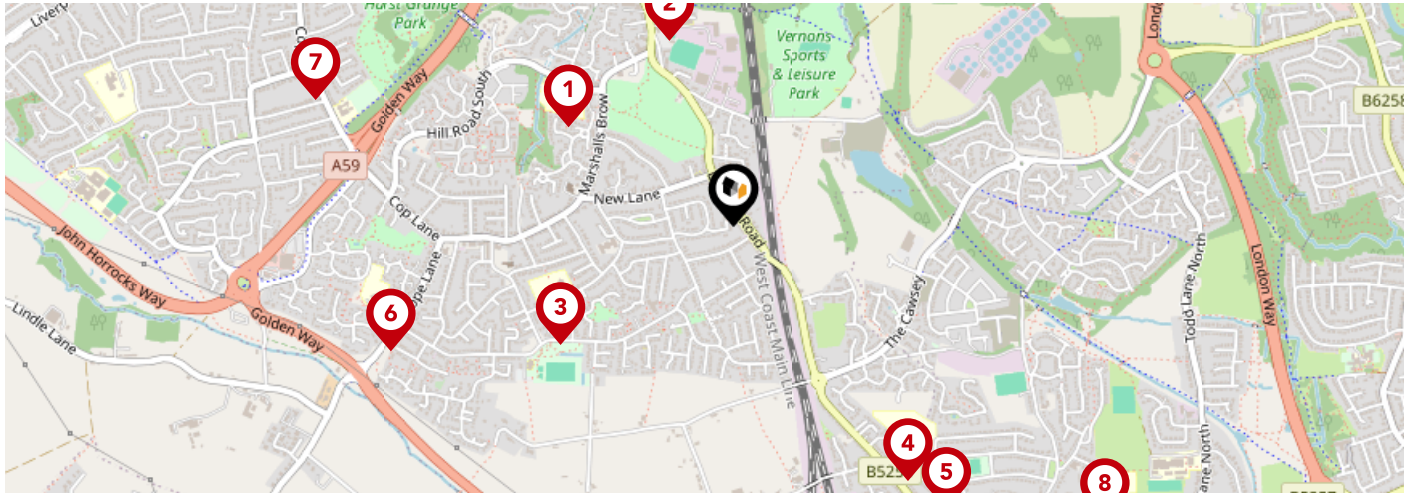
+49.8%

Terraced

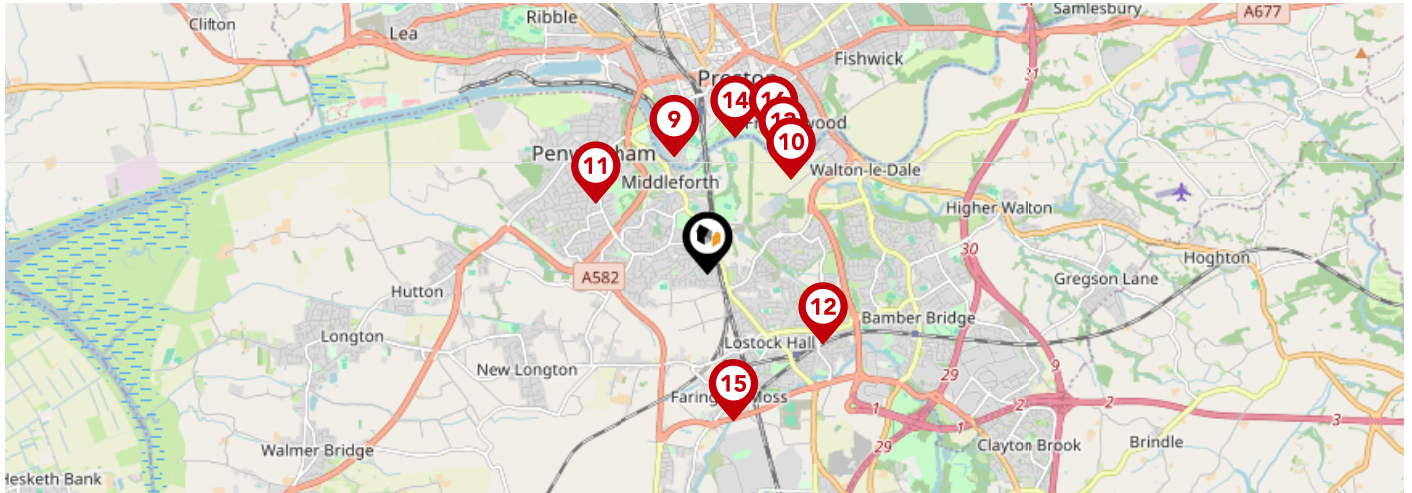
+44.66%

Flat

+26.94%



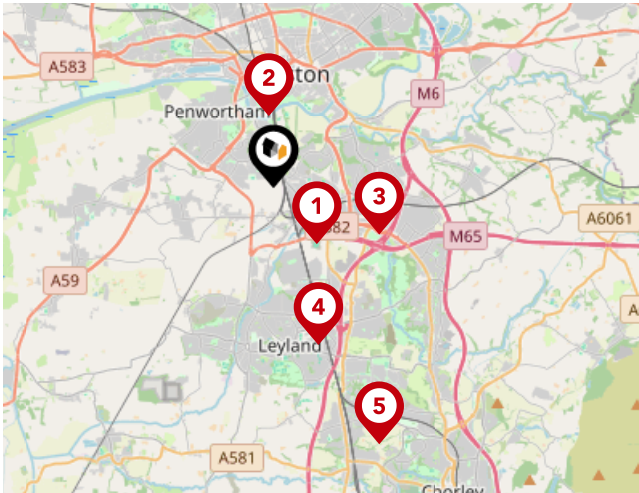
		Nursery	Primary	Secondary	College	Private
1	Penwortham Middlefirth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.42	☐	☒	☐	☐	☐
2	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.43	☐	☒	☐	☐	☐
3	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.46	☐	☒	☐	☐	☐
4	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.68	☐	☐	☒	☐	☐
5	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.78	☐	☒	☐	☐	☐
6	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.8	☐	☒	☐	☐	☐
7	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.96	☐	☒	☐	☐	☐
8	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:1.04	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.06	☐	☒	☐	☐	☐
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.11	☐	☐	☒	☐	☐
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:1.15	☐	☐	☒	☐	☐
	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:1.19	☐	☐	☒	☐	☐
	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:1.2	☐	☒	☐	☐	☐
	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:1.22	☐	☒	☐	☐	☐
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:1.31	☐	☒	☐	☐	☐
	St Augustine's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 278 Distance:1.33	☐	☒	☐	☐	☐

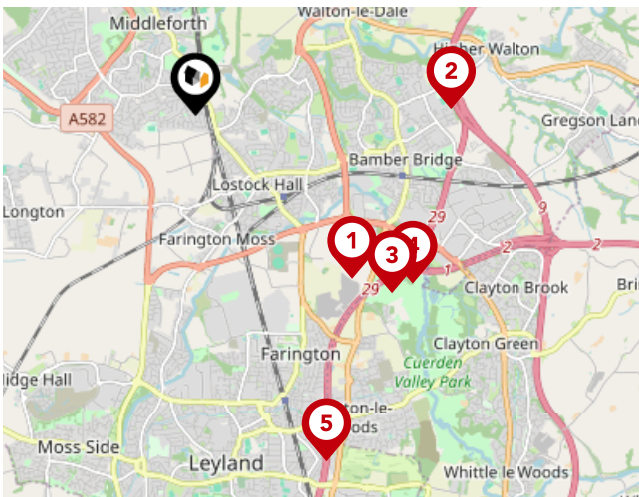
Area

Transport (National)



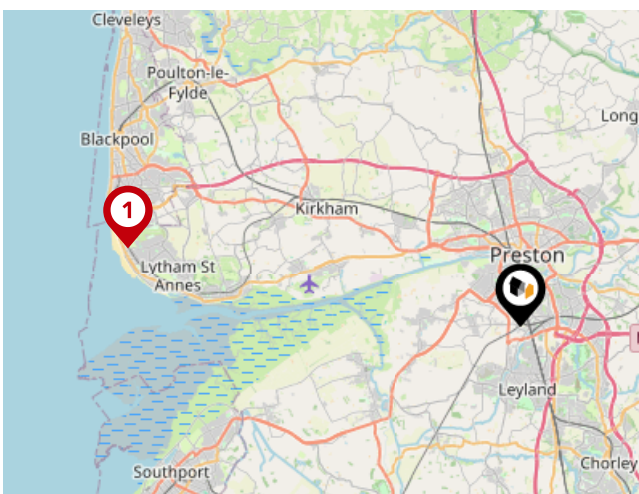
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	1.24 miles
2	Preston Rail Station	1.26 miles
3	Bamber Bridge Rail Station	2.01 miles
4	Leyland Rail Station	2.84 miles
5	Buckshaw Parkway Rail Station	4.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.98 miles
2	M6 J30	2.25 miles
3	M65 J1	2.32 miles
4	M6 J29	2.41 miles
5	M6 J28	3.24 miles

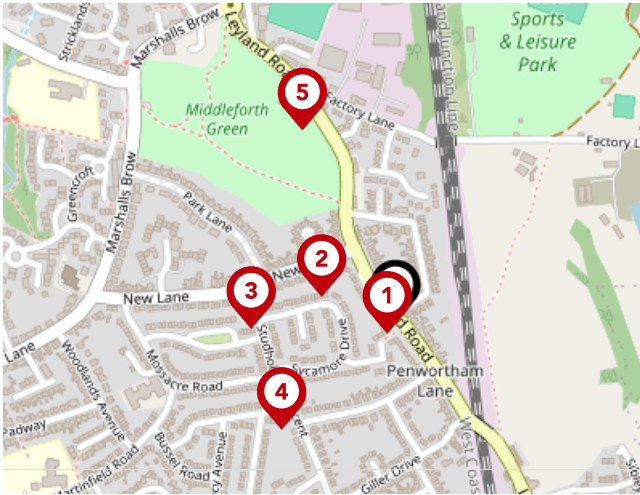


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.98 miles

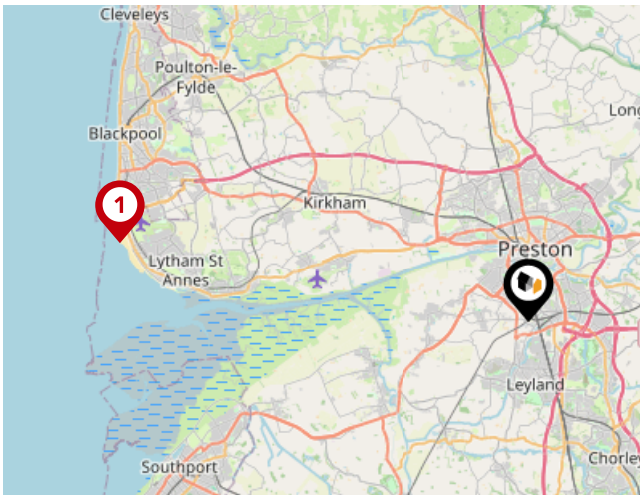
Area

Transport (Local)



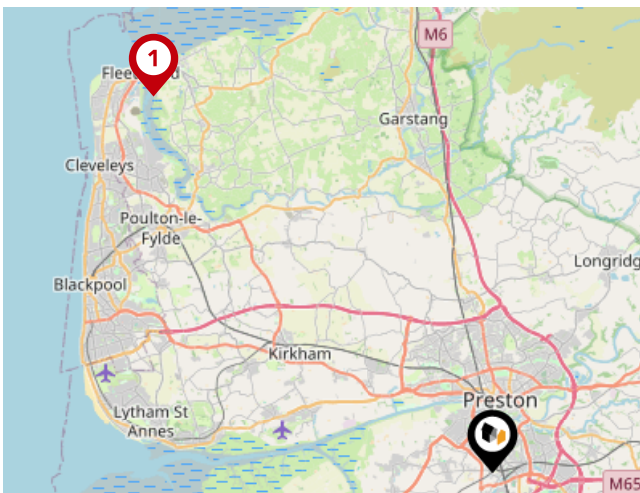
Bus Stops/Stations

Pin	Name	Distance
	New Lane	0.01 miles
	New lane School Stop	0.08 miles
	Studholme Crescent	0.15 miles
	Charnock Avenue	0.17 miles
	Factory Lane	0.23 miles



Local Connections

Pin	Name	Distance
	Starr Gate (Blackpool Tramway)	14.56 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	17.69 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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