

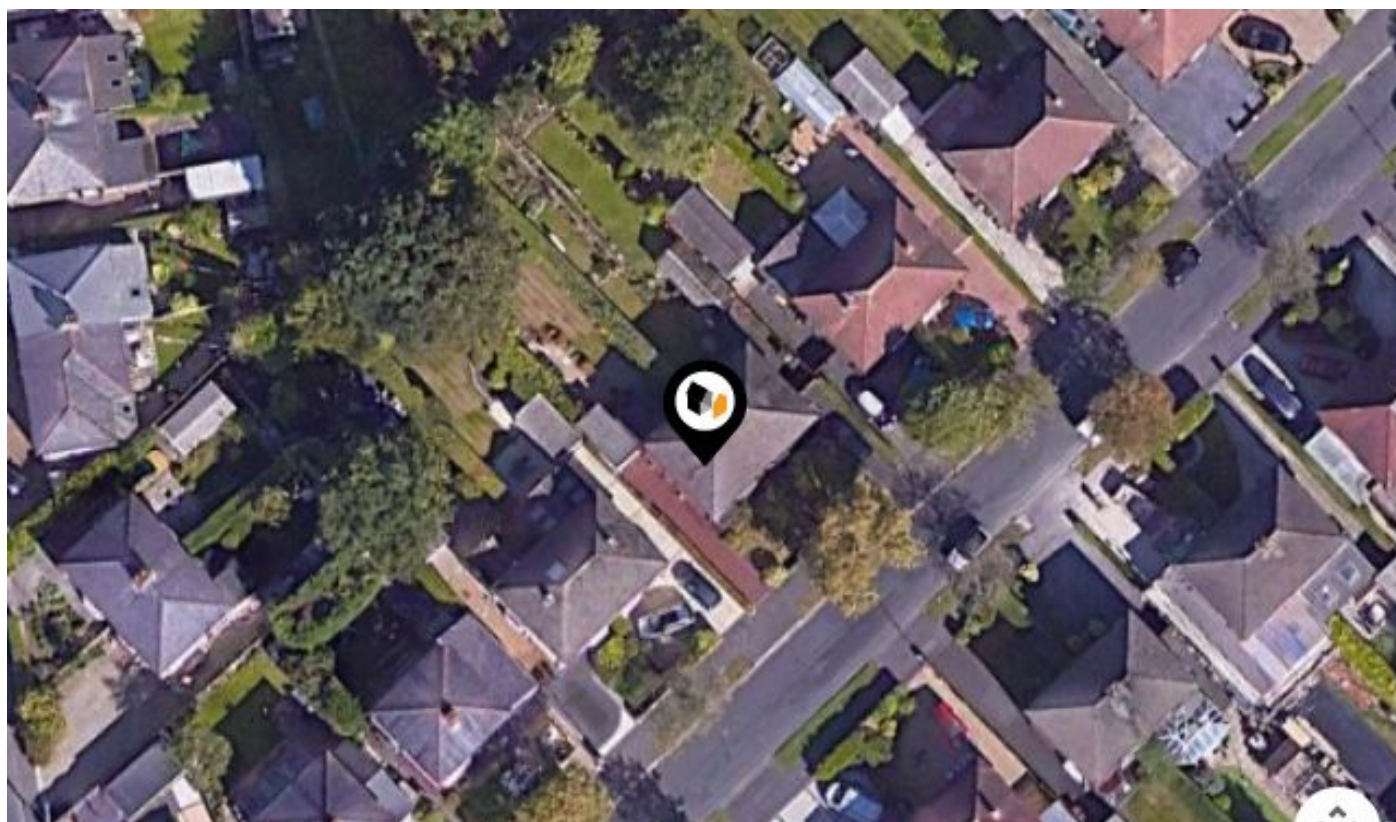


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20th November 2025



KINGSWAY WEST, PENWORTHAM, PRESTON, PR1

Roberts & Co

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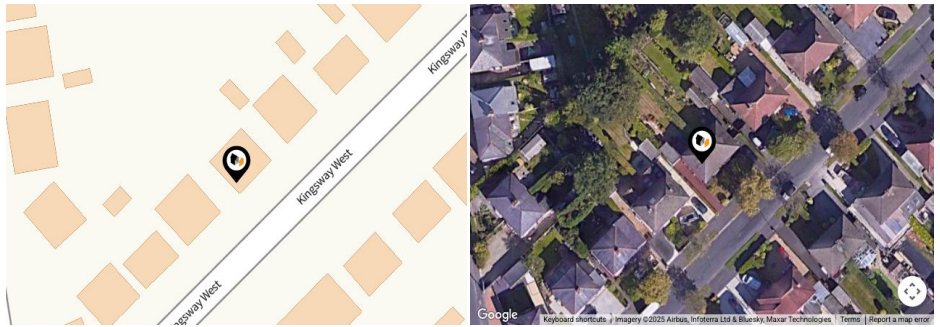
www.roberts-estates.co.uk



* Extended 3 Bedroom Semi-Detached Home * Higher Penwortham Location with Great Rear Garden * No Chain

This well-maintained and loved three bedroom semi-detached home is situated in one of Higher Penworthams most desirable residential areas, offering a fantastic opportunity for buyers looking to create their ideal family home. The property enjoys a generous plot and provides plenty of potential for modernisation and personalisation. To the front of the home, there is a spacious and welcoming living room filled with natural light, creating an inviting space for relaxing or entertaining. To the rear, you'll find a bright and versatile open-plan area that combines the dining room, kitchen, and a cosy snug. While the layout has an open-plan feel, some of the original wall structures remain, giving the space a comfortable U-shaped flow that separates the zones while maintaining a sociable atmosphere. If the central structure was able to be removed (in line with building regulations) this space could be used as a large, fully open area, popular with many families now. Upstairs, the property offers three bedrooms - two generous doubles and a good-sized single - along with a family bathroom. Each room benefits from pleasant views and offers ample scope for redecoration to suit individual taste and style. Externally, the home occupies a superb plot with a particularly good-sized rear garden. The outdoor space features a mix of flat patio areas, a well-kept lawn, and mature trees and borders that provide privacy and greenery throughout the seasons. The garden is ideal for families, keen gardeners, or anyone who enjoys outdoor entertaining. A single garage sits to the side of the property, offering both front and garden access via an up-and-over door, along with driveway parking. This property represents a wonderful opportunity to purchase a home in a prime Penwortham location - close to excellent schools, local shops, cafés, restaurants, and transport links - with the potential to modernise and make it your own.

street-view-image



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,001 ft ² / 93 m ²
Council Tax :	Band C
Annual Estimate:	£2,091

Local Area

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

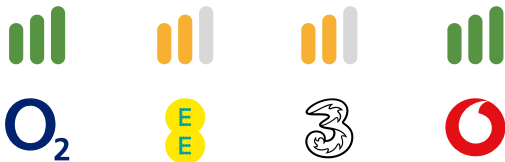
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage:

(based on calls indoors)

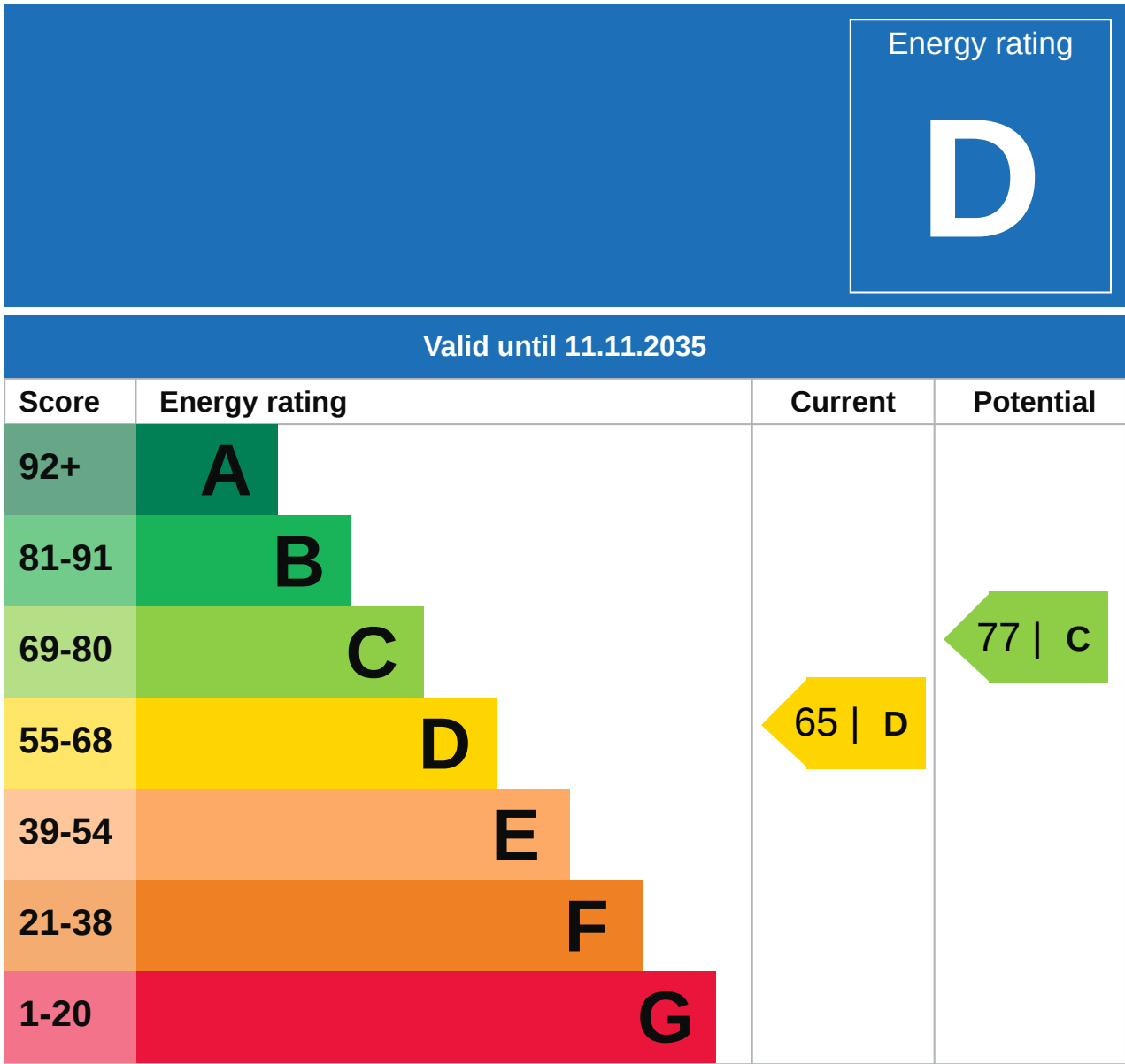


Satellite/Fibre TV Availability:









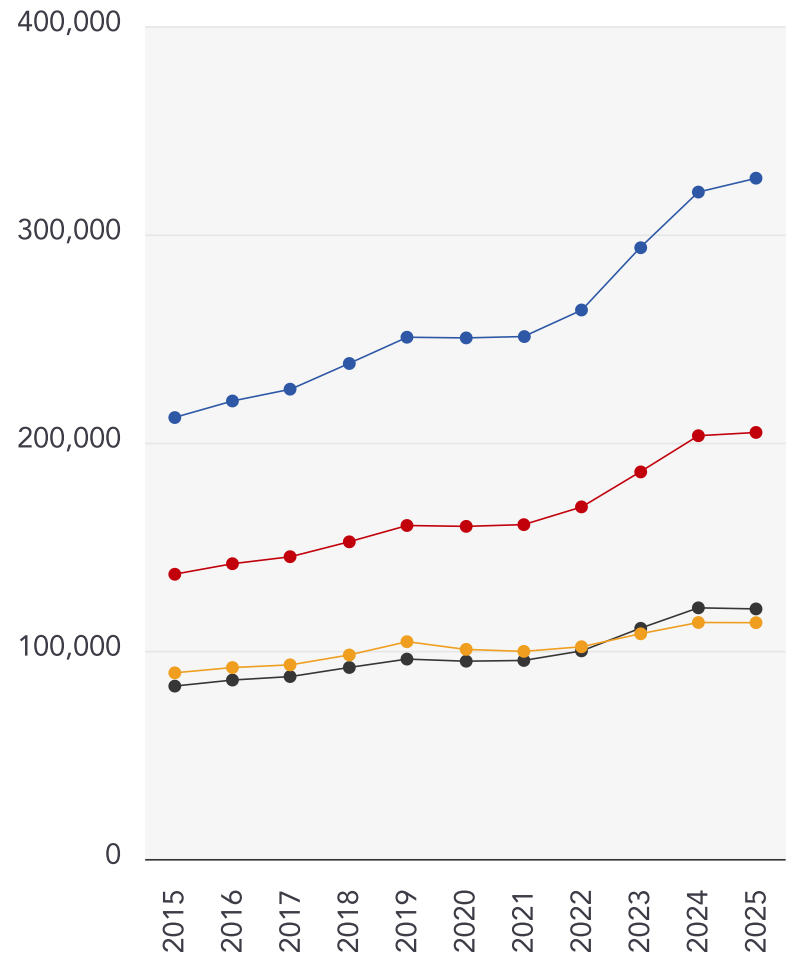
Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 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:	Suspended, no insulation (assumed)
Total Floor Area:	93 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

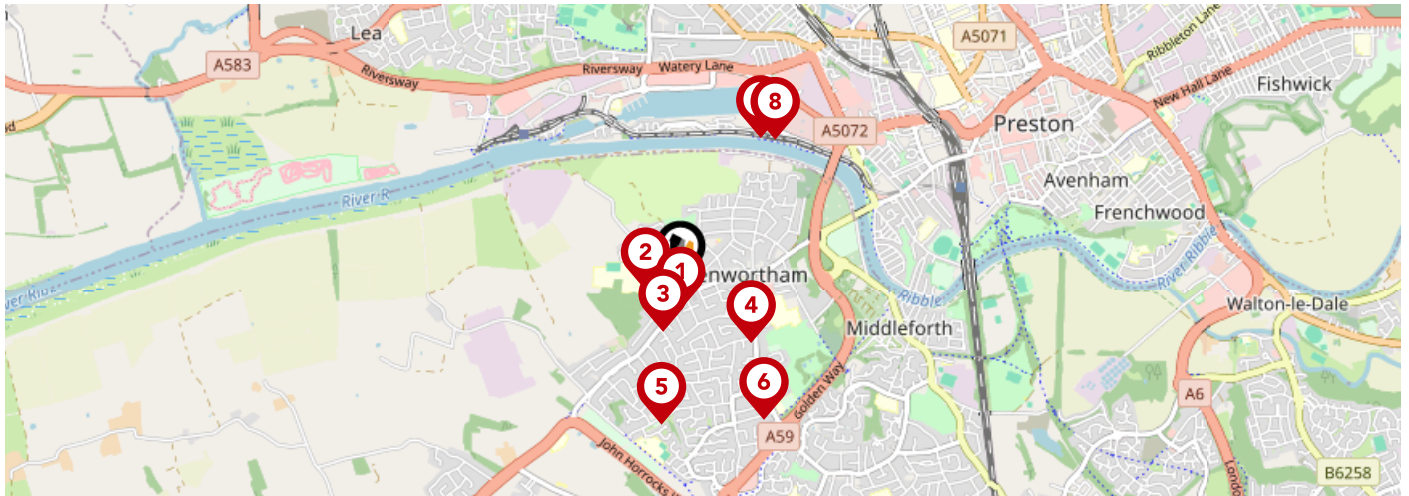
+49.8%

Flat

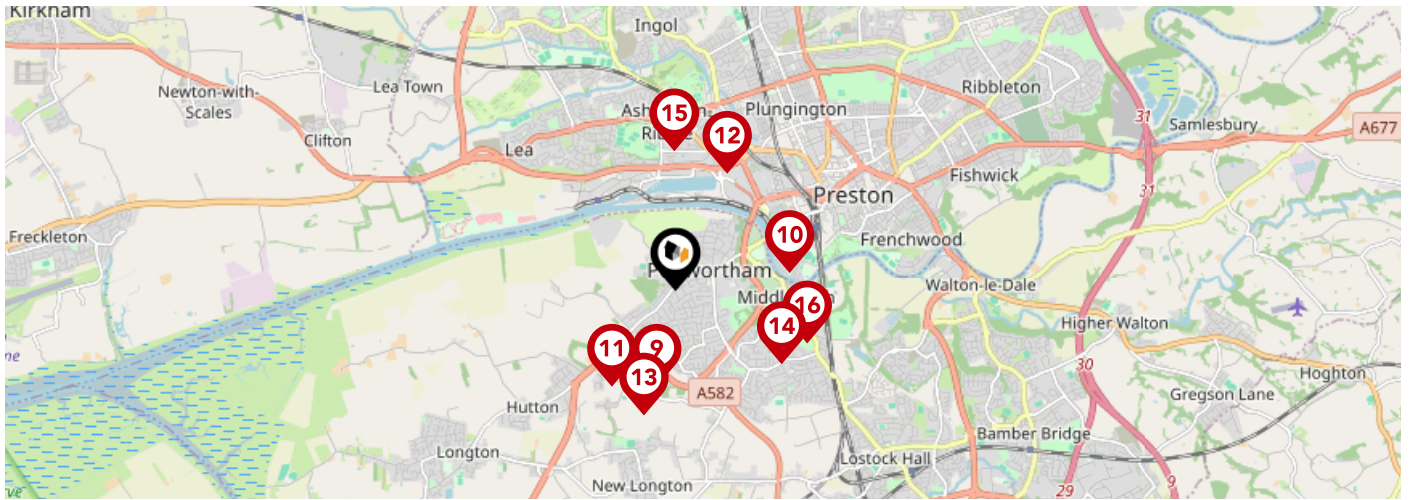
+26.94%









Terraced

+44.66%



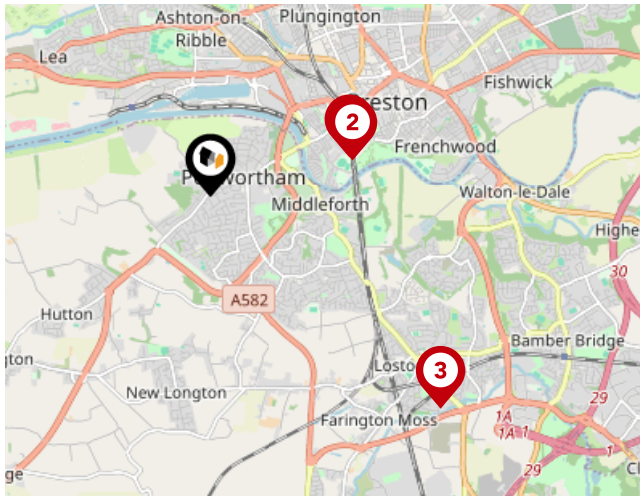
		Nursery	Primary	Secondary	College	Private
1	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.86	<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:1.01	<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:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:1.12	<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:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Middlefirth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

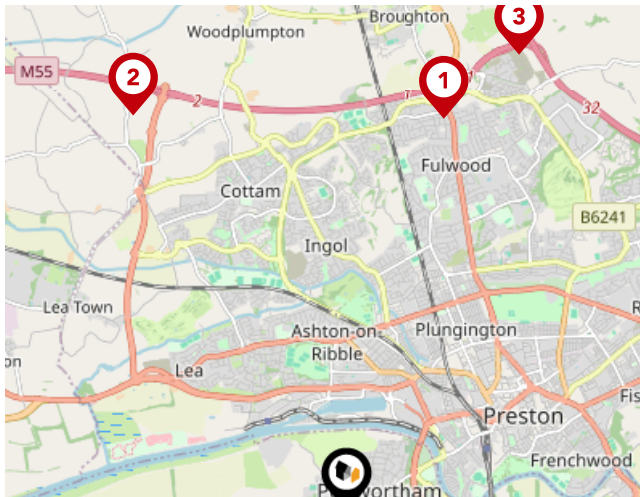
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.27 miles
2	Preston Rail Station	1.29 miles
3	Lostock Hall Rail Station	2.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.55 miles
2	M55 J2	3.94 miles
3	M6 J32	4.27 miles
4	M65 J1A	3.65 miles
5	M65 J1	3.87 miles

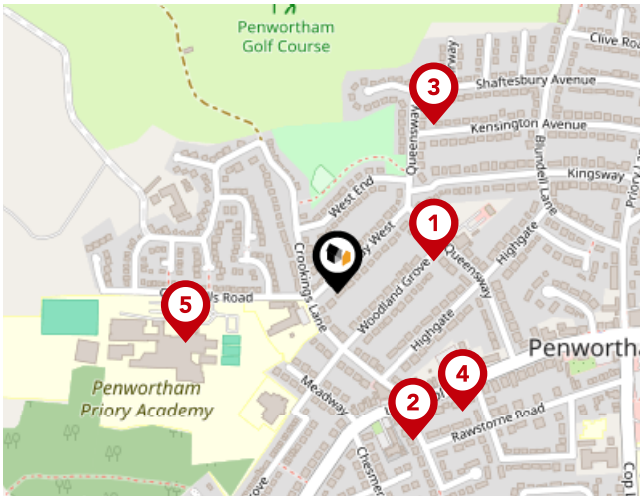


Airports/Helipads

Pin	Name	Distance
1	Highfield	12.59 miles
2	Speke	29.01 miles
3	Manchester Airport	32.52 miles
4	Leeds Bradford Airport	44.74 miles

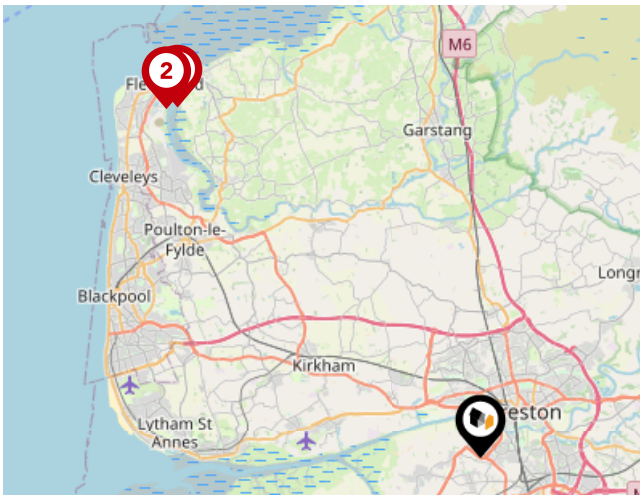
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Teresa's Church	0.11 miles
2	Crookings Lane	0.18 miles
3	Shaftesbury Avenue	0.21 miles
4	Crookings Lane	0.19 miles
5	Priory Tech College	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.21 miles
2	Fleetwood for Knott End Ferry Landing	16.41 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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