

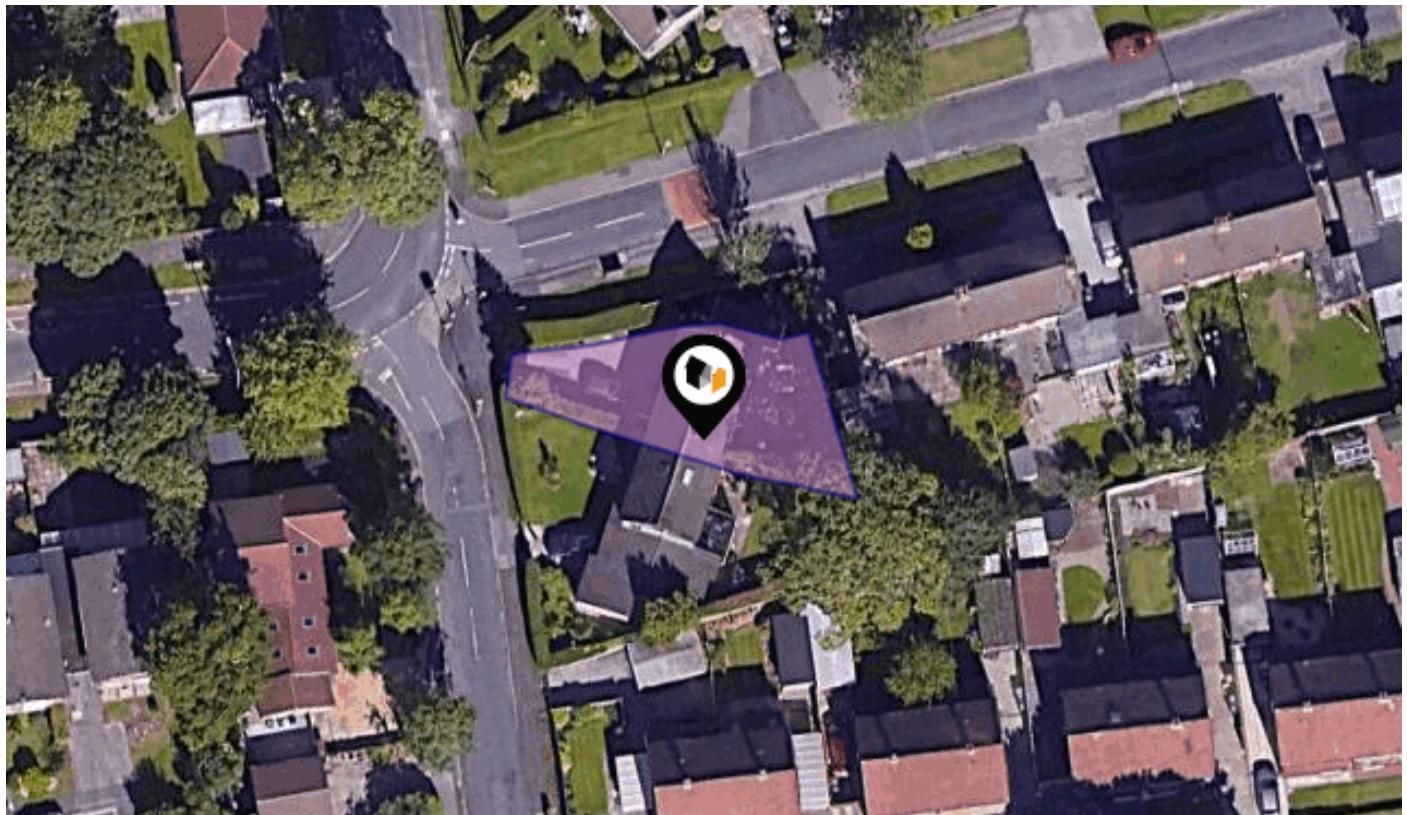


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd December 2025



BROAD OAK LANE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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www.roberts-estates.co.uk



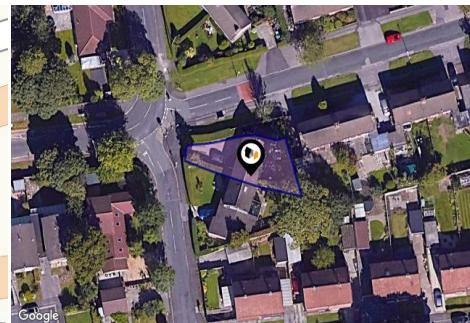
Introduction

Our Comments

* Three-Bedroom Semi-Detached House * Specialist Mortgage or Cash Buyers Only * Situated in Penwortham

This three-bedroom semi-detached home offers a bright and airy interior, constructed with a durable steel frame and pre-fabricated design. It is available exclusively to cash buyers or purchasers requiring specialist mortgage arrangements. The property has been well maintained, providing a solid and comfortable living environment, although it retains a traditional, dated interior, offering an excellent opportunity for modernisation or personalisation. On the ground floor, the home features two spacious reception rooms. The living room, complete with a gas fire, opens seamlessly into the dining room, creating an inviting space for both relaxation and entertaining. The fitted kitchen provides ample storage and preparation areas, with space and plumbing for a washing machine, and room for a freestanding cooker and tall fridge freezer. Upstairs, there are three generous bedrooms, including two double rooms and a good-sized single, along with a three-piece family bathroom. Externally, the property benefits from off-road parking for three vehicles at the front, and a fully enclosed rear garden, perfect for outdoor activities or gardening. This home presents a fantastic opportunity for buyers seeking a well-maintained property with potential to modernise, in a convenient and accessible location.

Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Plot Area: 0.06 acres
Council Tax : Band A
Annual Estimate: £1,568
Title Number: LA629583

Tenure: Freehold

Local Area

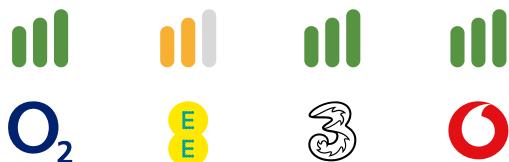
Local Authority: Lancashire
Conservation Area: No
Flood Risk:
• Rivers & Seas: Very low
• Surface Water: Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13 mb/s **55** mb/s **1000** mb/s



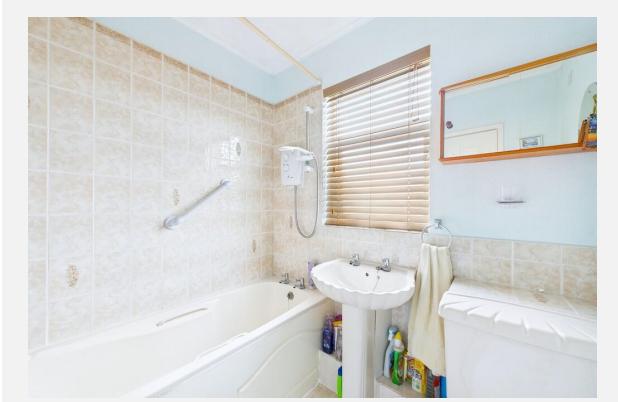
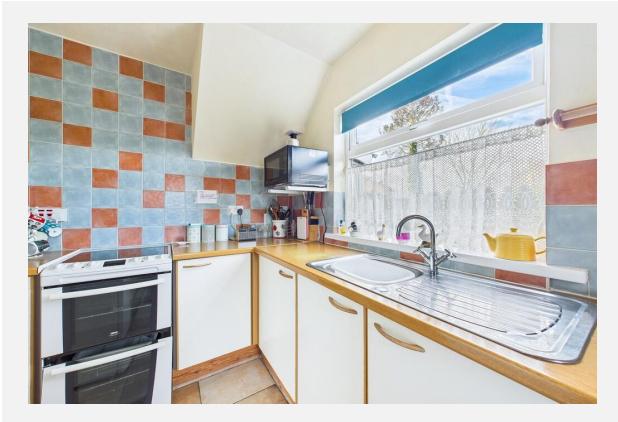
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



Gallery Floorplan

BROAD OAK LANE, PENWORTHAM, PRESTON, PR1



Gallery Floorplan

BROAD OAK LANE, PENWORTHAM, PRESTON, PR1



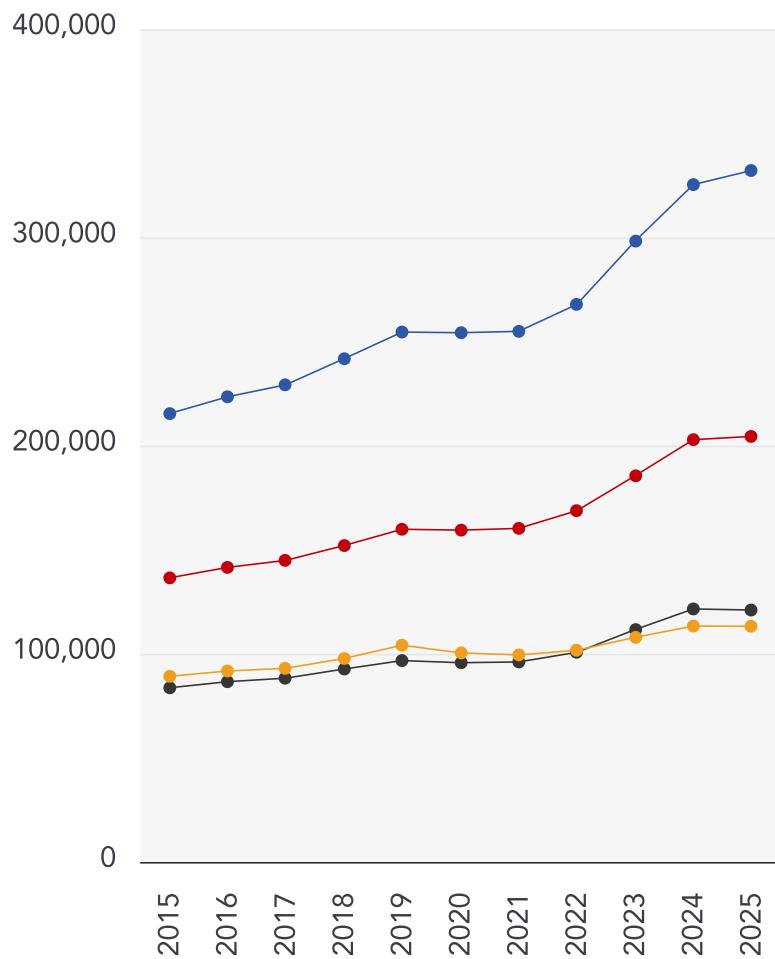
Gallery Floorplan

BROAD OAK LANE, PENWORTHAM, PRESTON, PR1



Market House Price Statistics

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



Detached

+54.23%

Semi-Detached

+49.8%

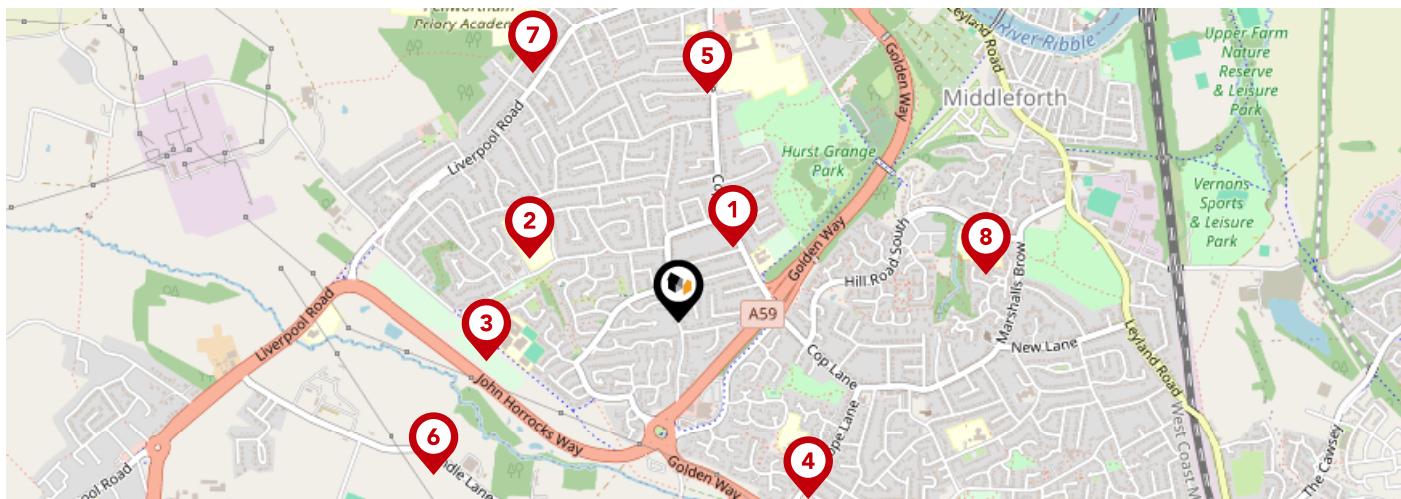
Flat

+26.94%

Terraced

+44.66%

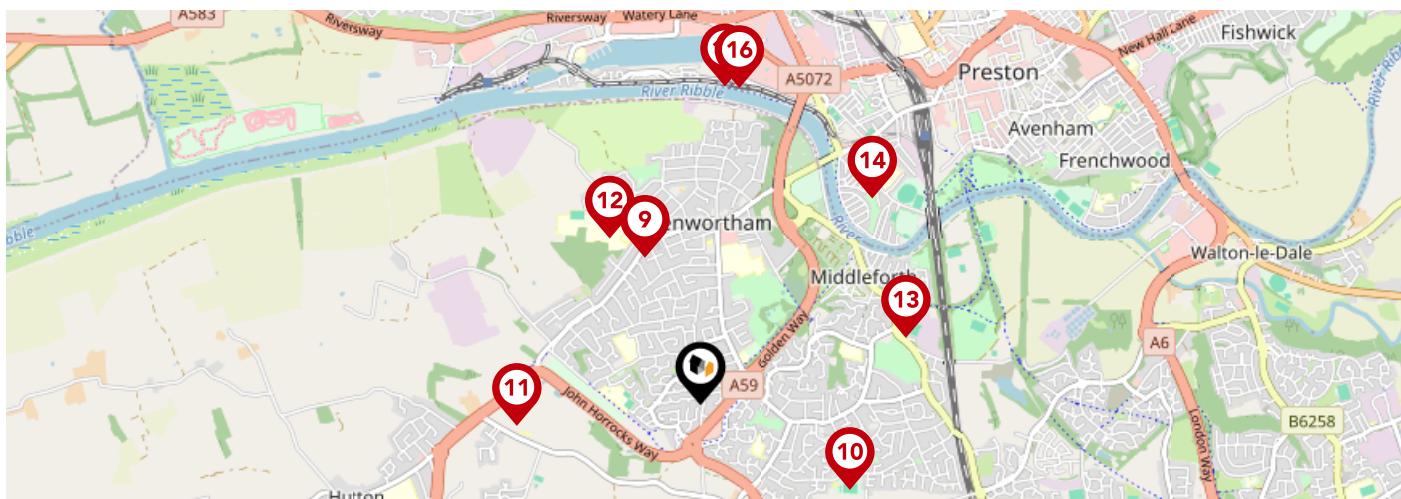
Area Schools



Nursery Primary Secondary College Private

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

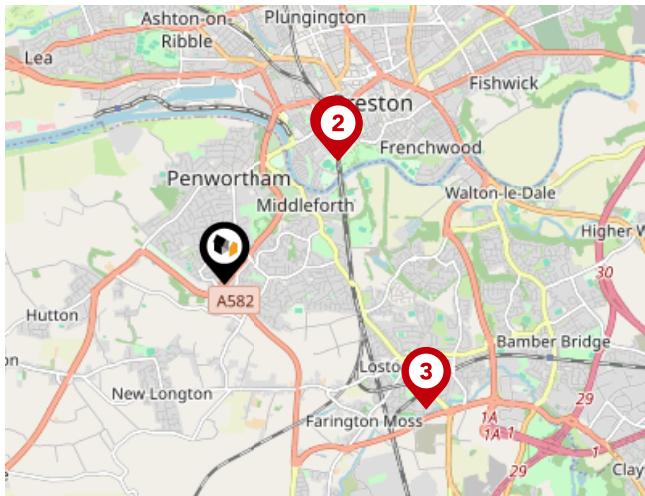
Area Schools



Nursery Primary Secondary College Private

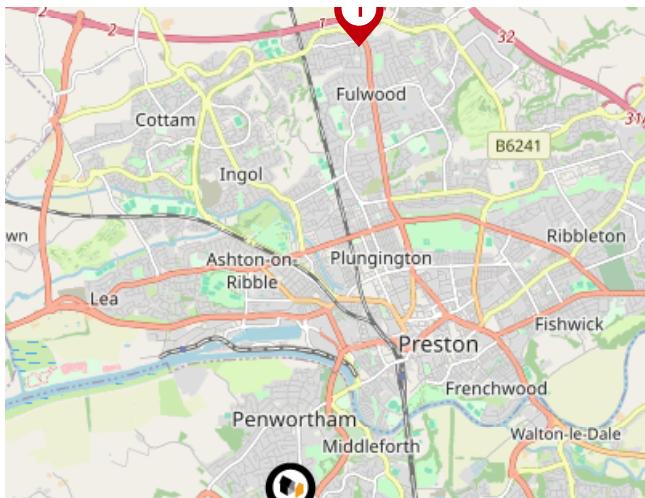
	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
9	Penwortham Primary School	Good	201	0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Kingsfold Primary School	Good	112	0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Howick Church Endowed Primary School	Good	107	0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Penwortham Priory Academy	Good	762	0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Mary Magdalen's Catholic Primary School	Requires improvement	190	0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Stephen's CofE School	Good	351	1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	The Limes School	Good	5	1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Cedar Lodge School	Outstanding	2	1.4	<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	1.48 miles
2	Preston Rail Station	1.48 miles
3	Lostock Hall Rail Station	2.08 miles



Trunk Roads/Motorways

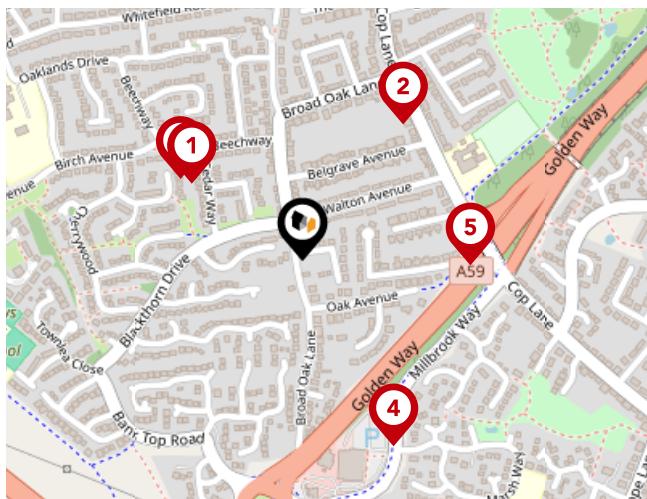
Pin	Name	Distance
1	M55 J1	4.25 miles
2	M65 J1A	3 miles
3	M6 J28	3.83 miles
4	M65 J1	3.23 miles
5	M6 J29	3.35 miles



Airports/Helipads

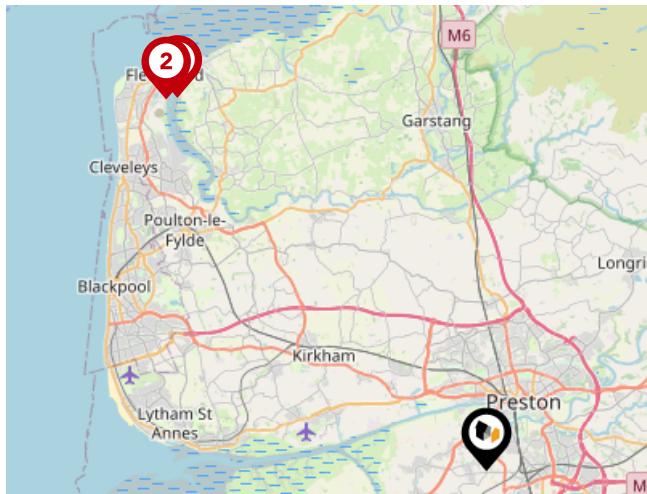
Pin	Name	Distance
1	Highfield	12.97 miles
2	Speke	28.3 miles
3	Manchester Airport	31.76 miles
4	Leeds Bradford Airport	44.65 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Birch Avenue	0.15 miles
2	Broad Oak Lane	0.19 miles
3	Birch Avenue	0.16 miles
4	Millbrook Way	0.23 miles
5	Cromwell Road	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.95 miles
2	Fleetwood for Knott End Ferry Landing	17.14 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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