

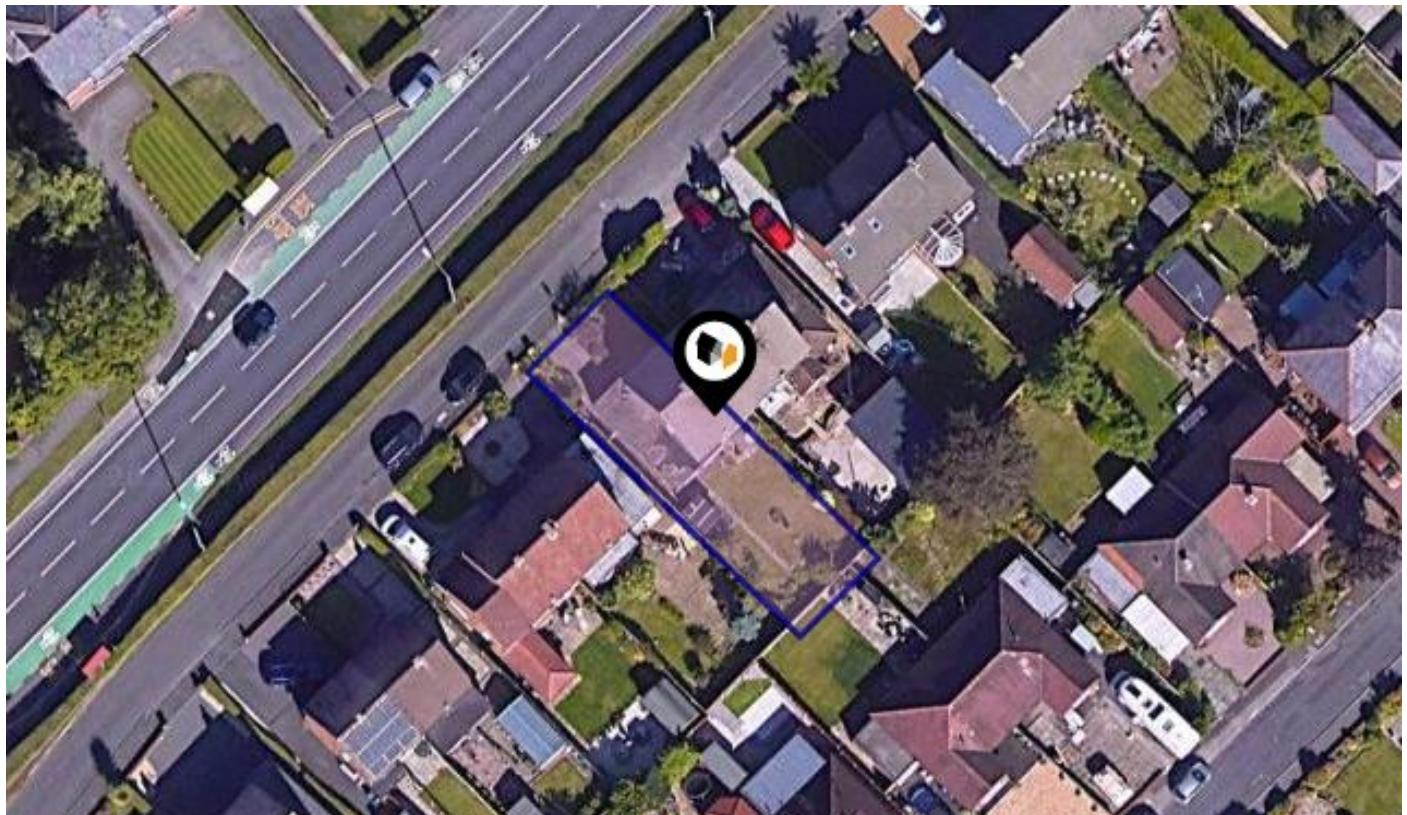


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06th January 2026



LIVERPOOL 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



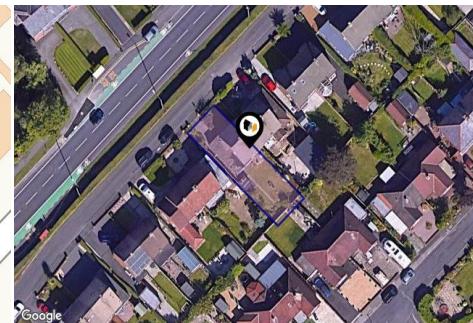
Introduction

Our Comments

* Well-Presented, 3-Double Bedroom Family Home * Situated on a Quiet Side Road just off Liverpool Road * In the Highly Desirable Area of Penwortham.

The ground floor accommodation begins with a welcoming porch and entrance hallway, leading through to a bright and comfortable living room positioned at the front of the property, featuring an attractive electric stove that creates a warm focal point. To the rear, the spacious dining kitchen spans the width of the house and is well-equipped with an integrated oven and grill, and gas hob. A breakfast bar provides additional seating and functionality, making the space ideal for both everyday living and entertaining. The dining area benefits from large patio doors that open directly onto the rear garden, allowing plenty of natural light and seamless indoor-outdoor living. Further ground floor features include a useful utility room with an additional sink, a convenient WC, and internal access to the single garage. The garage has been converted by the current owners for use as a home gym, offering flexible space to suit a variety of needs. To the first floor, the property offers three well-proportioned double bedrooms, all providing comfortable accommodation, along with a spacious family bathroom. Externally, the property benefits from driveway parking for two vehicles, along with well-maintained gardens to both the front and rear. The rear garden is particularly well suited for entertaining, featuring an outdoor bar area, additional seating space, and a storage shed, making it ideal for social gatherings and summer enjoyment.

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,065 ft ² / 99 m ²		
Plot Area:	0.07 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,091		
Title Number:	LAN245394		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16
mb/s



70
mb/s



1000
mb/s



Mobile Coverage:

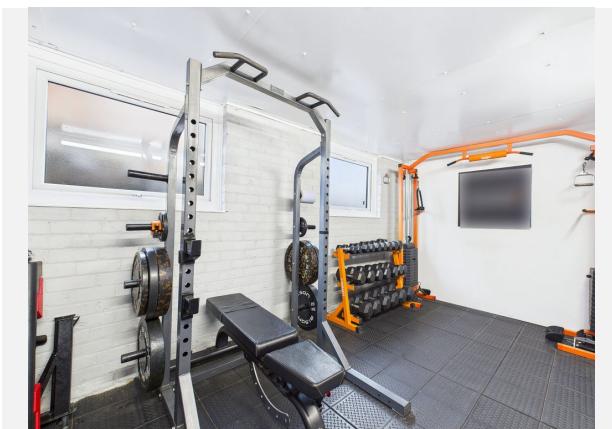
(based on calls indoors)



Satellite/Fibre TV Availability:



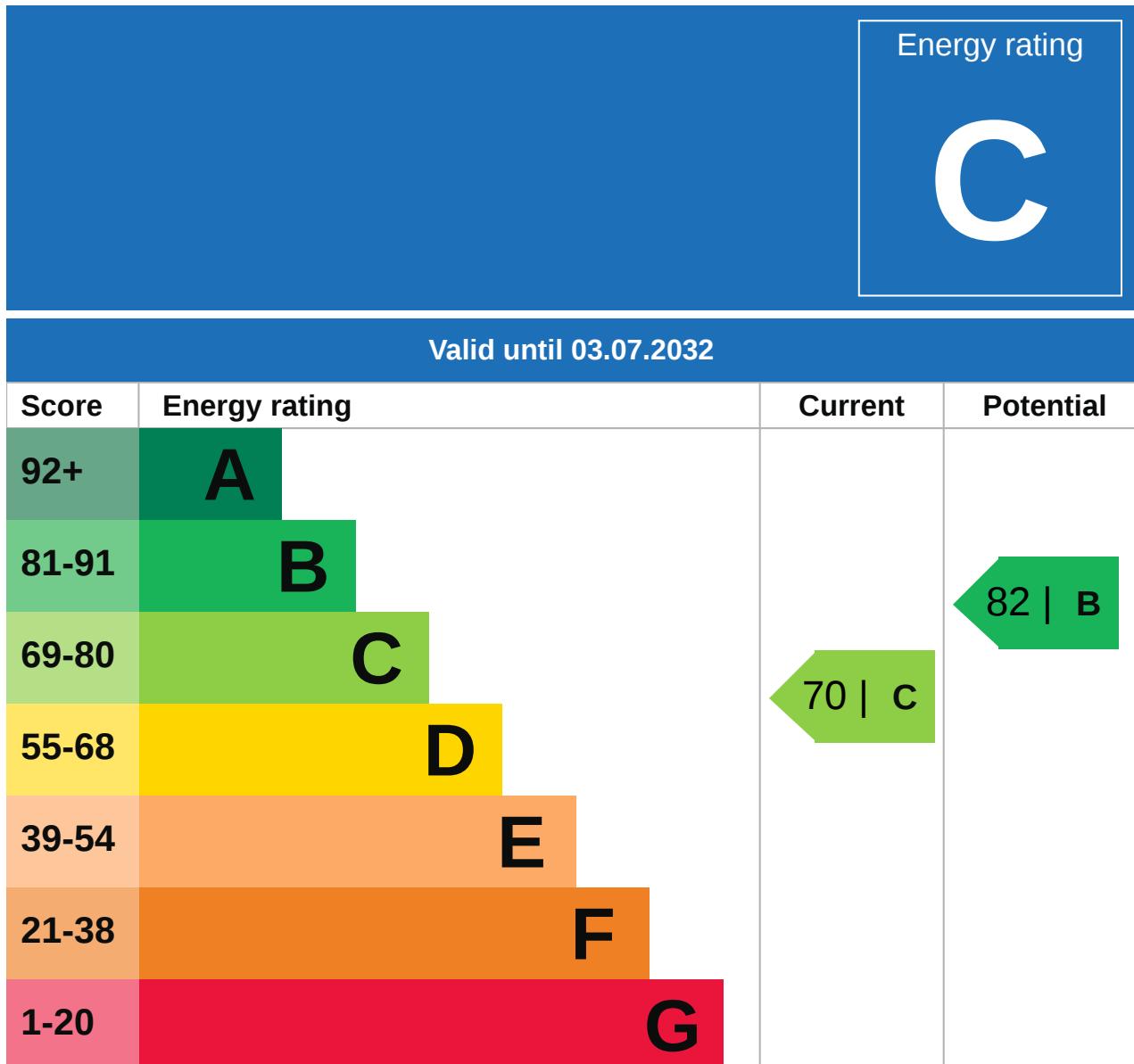
Gallery Photos



Gallery Photos

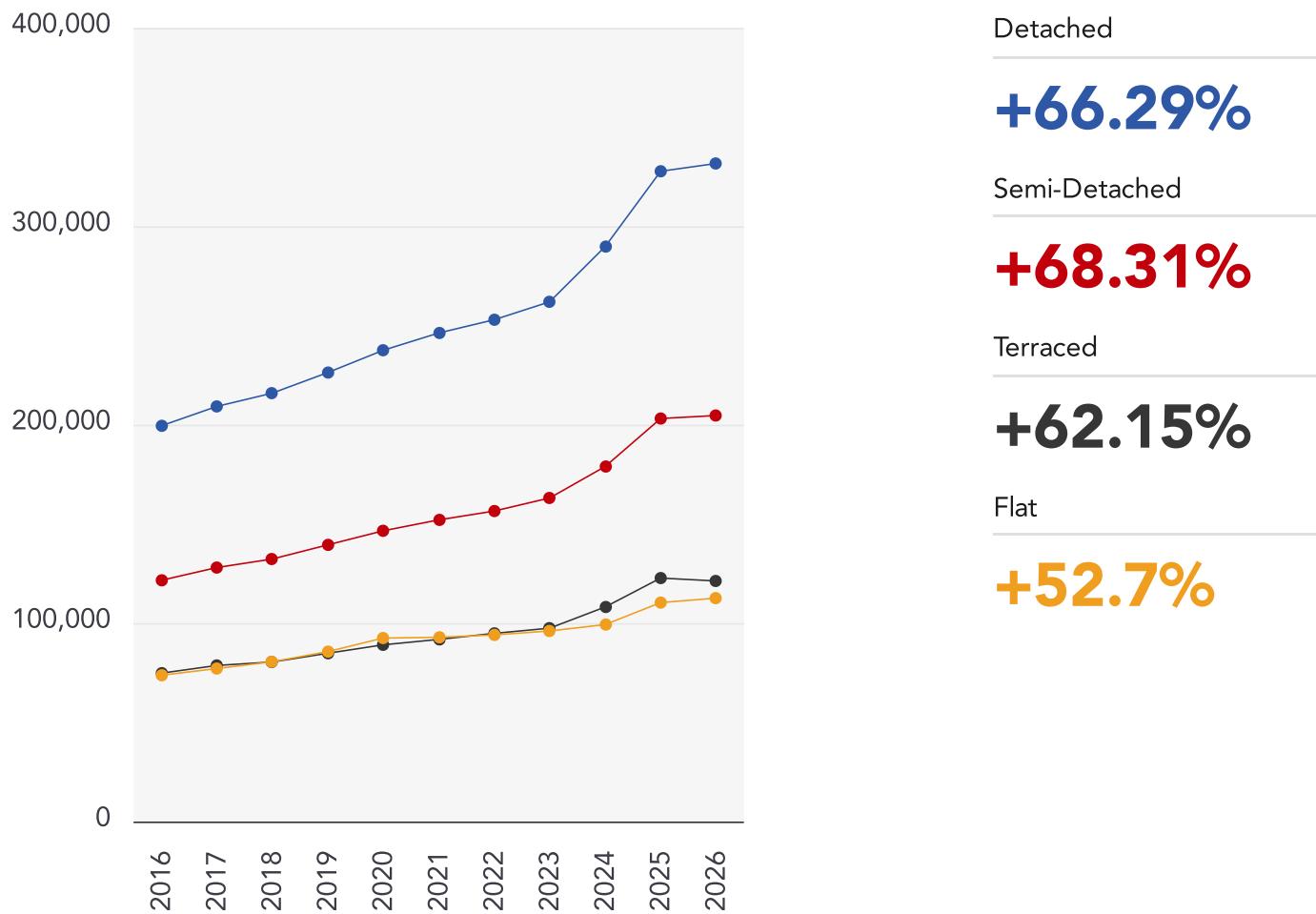


Property EPC - Certificate

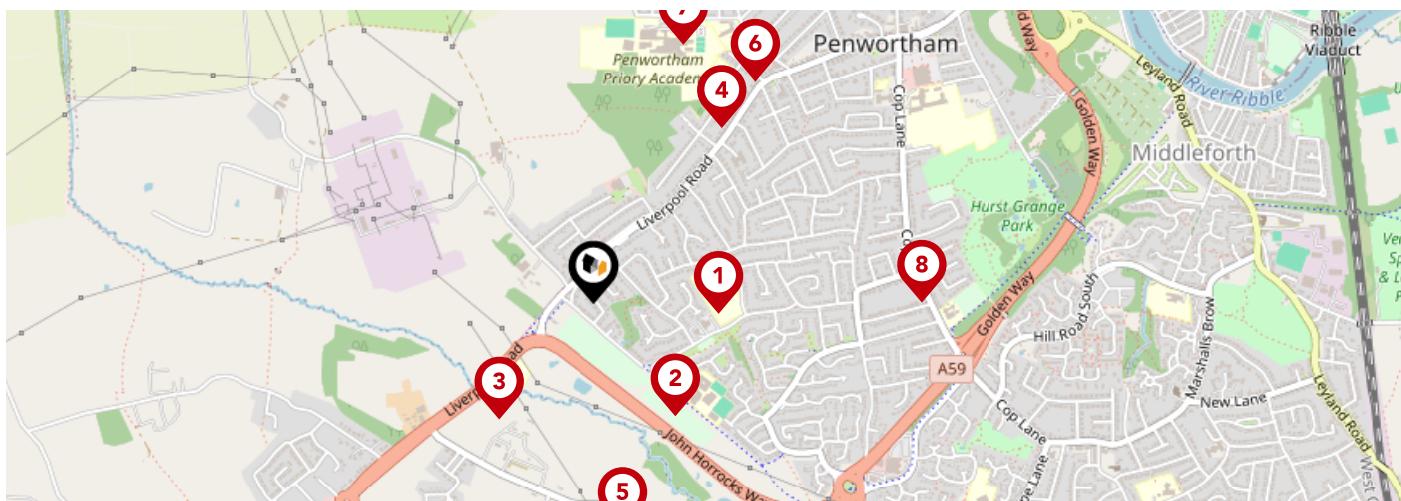


Market House Price Statistics

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



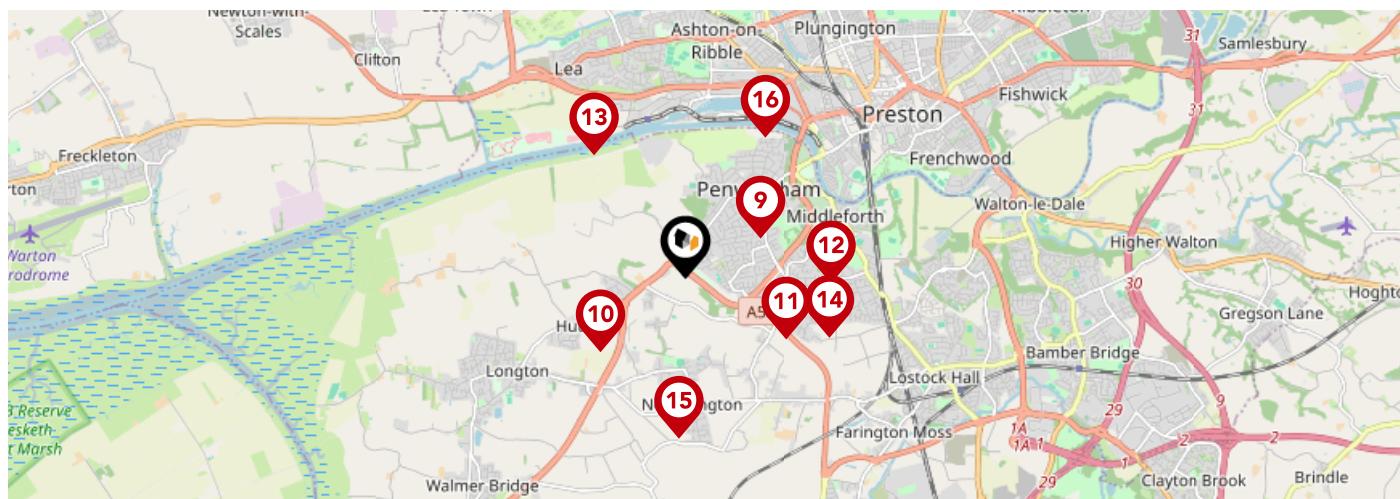
Area Schools



Nursery Primary Secondary College Private

 Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.48	<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:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

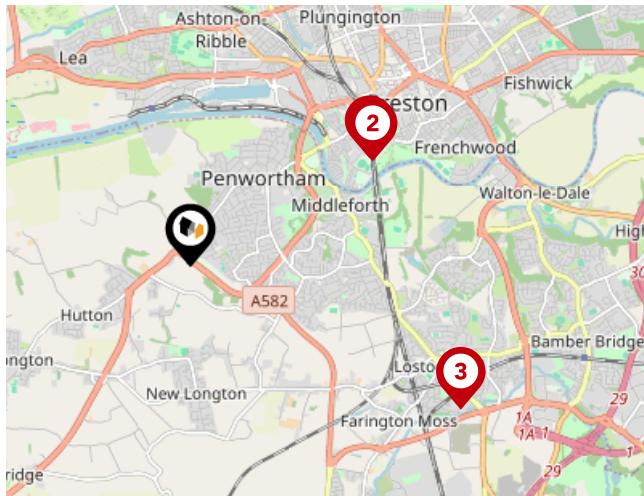
Area Schools



Nursery Primary Secondary College Private

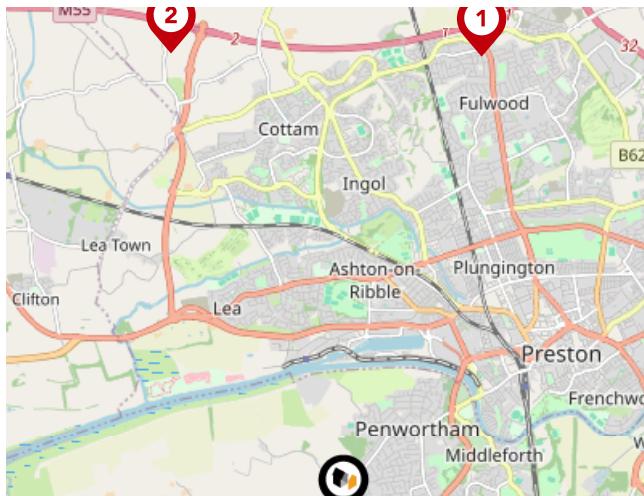
 Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance: 0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance: 0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance: 1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance: 1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Pioneer TEC Ofsted Rating: Requires improvement Pupils: 0 Distance: 1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance: 1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance: 1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Limes School Ofsted Rating: Good Pupils: 5 Distance: 1.42	<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	1.84 miles
2	Preston Rail Station	1.85 miles
3	Lostock Hall Rail Station	2.68 miles



Trunk Roads/Motorways

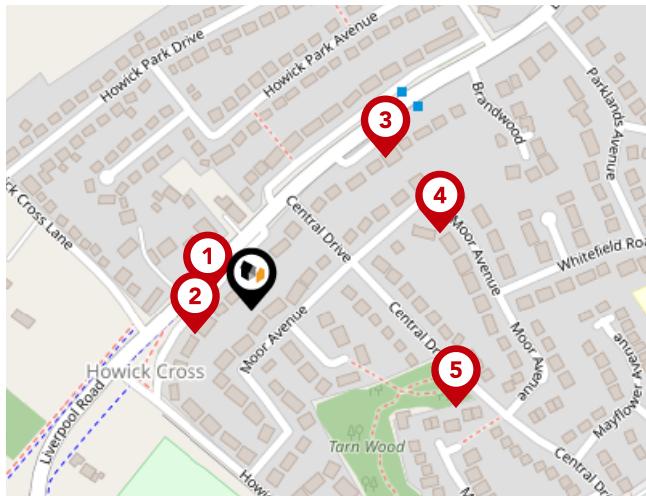
Pin	Name	Distance
1	M55 J1	4.22 miles
2	M55 J2	4.34 miles
3	M6 J32	4.95 miles
4	M65 J1A	3.6 miles
5	M6 J28	4.33 miles



Airports/Helpads

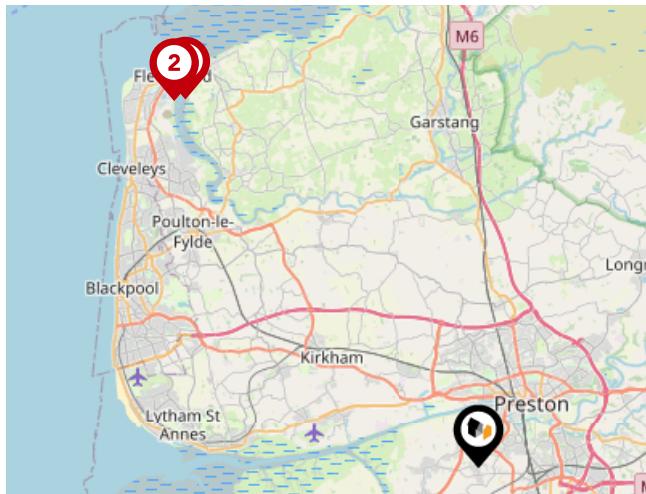
Pin	Name	Distance
1	Highfield	12.35 miles
2	Speke	28.36 miles
3	Manchester Airport	32.24 miles
4	Leeds Bradford Airport	45.2 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Howick Cross Lane	0.02 miles
2	Howick Cross Lane	0.03 miles
3	Howick Shops	0.11 miles
4	Moor Avenue	0.11 miles
5	Central Drive	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.45 miles
2	Fleetwood for Knott End Ferry Landing	16.63 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/



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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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Roberts & Co

Branch address 36E Liverpool Road,
Penwortham, Preston, PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

