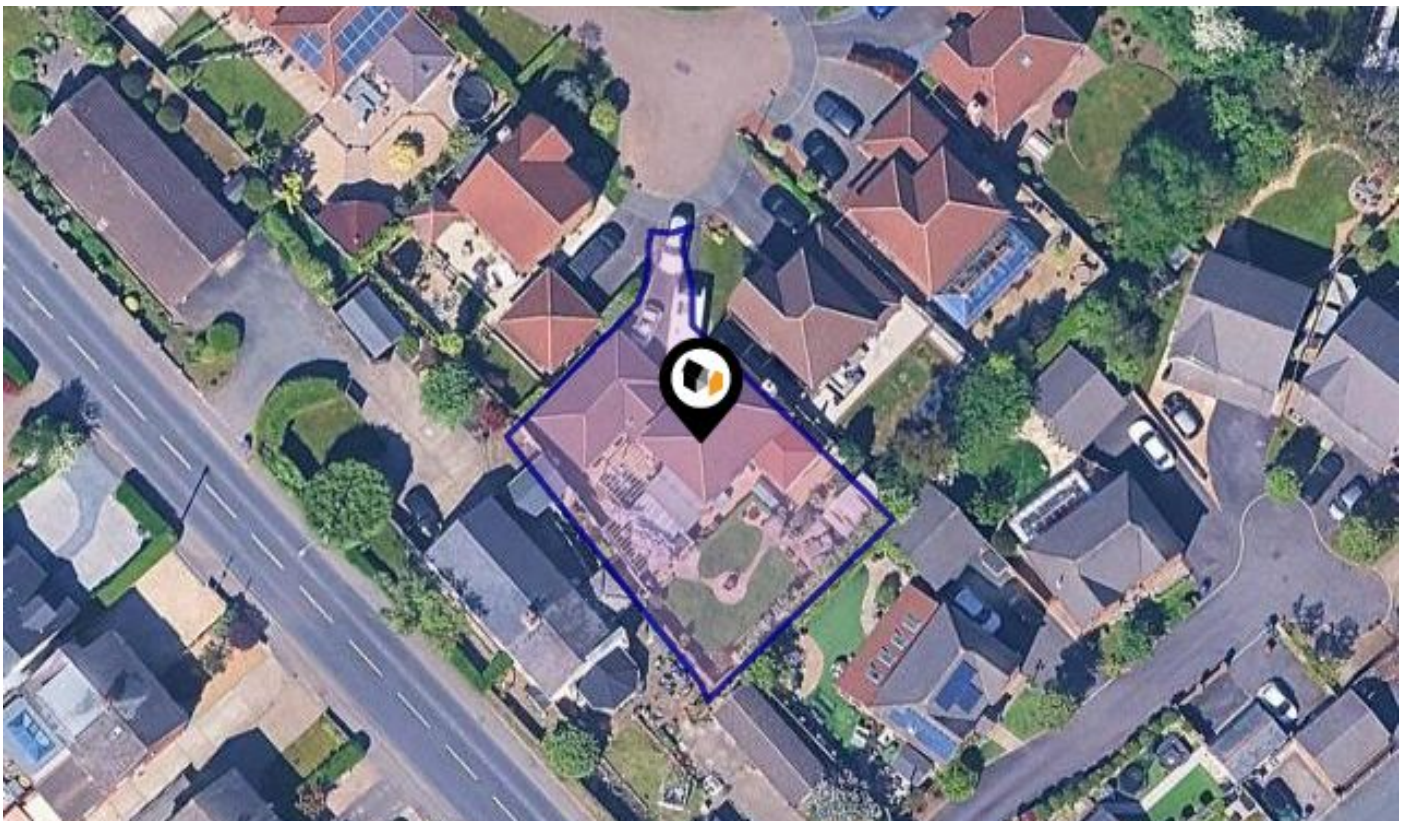




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 17th April 2026



CROMWELL WAY, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

01772 746100

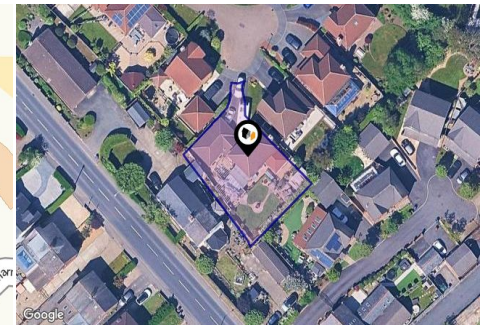
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Extended 4 Bedroom Detached Home * Prime Corner Plot

This impressive, highly adaptable home is a 4 bedroom detached property which has been thoughtfully extended on the ground floor to gain two additional versatile rooms, alongside a shower room. These rooms can be adapted to suit a variety of needs, whether as further reception rooms, guest accommodation, or as part of a self-contained annexe, thus making this property an ideal choice for larger families or for those seeking flexible living arrangements. Occupying a desirable corner plot in a quiet cul-de-sac, this property boasts beautifully landscaped gardens which wrap around the rear of the home. Designed for both relaxation and entertaining, an exceptional, high-specification outdoor kitchen, which includes a built-in wood-fired pizza oven, is perfect for hosting gatherings. At the other end of the garden, there is a superbly constructed integrated hot tub area, creating a private and luxurious outdoor retreat. This is truly a unique family home, offering excellent potential for multi-generational living, with the possibility of creating a self-contained teenage suite or granny annexe. Upon entering, the welcoming entrance hall leads to a front reception room, currently used as a home office, providing a quiet and practical workspace. The main living room is bright and spacious, with doors opening into an air-conditioned garden room that seamlessly connects to the outdoor space, enhancing the sense of indoor/outdoor living. The modern fitted kitchen features stylish cashmere cabinetry, complemented by quality worktops, underfloor heating and a full range of appliances. A separate utility room provides additional convenience with space and plumbing for both a washing machine and tumble dryer. The dining room enjoys direct access to the rear garden via French doors, making it ideal for entertaining and family meals. Upstairs, the property offers four generously sized double bedrooms. The primary bedroom benefits from its own en-suite and fitted wardrobes, whilst a contemporary shower room serves the remaining bedrooms. At the front of the property, there is a substantial driveway which can accommodate several vehicles alongside a garage. Set on a generous corner plot, this home combines space, flexibility and high-end features both inside and out making this a rare and desirable opportunity.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,560 ft ² / 145 m ²		
Plot Area:	0.13 acres		
Year Built :	2005		
Council Tax :	Band E		
Annual Estimate:	£2,985		
Title Number:	LAN15999		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

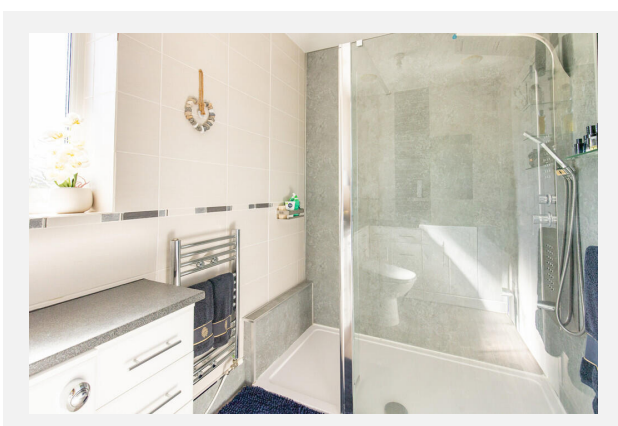
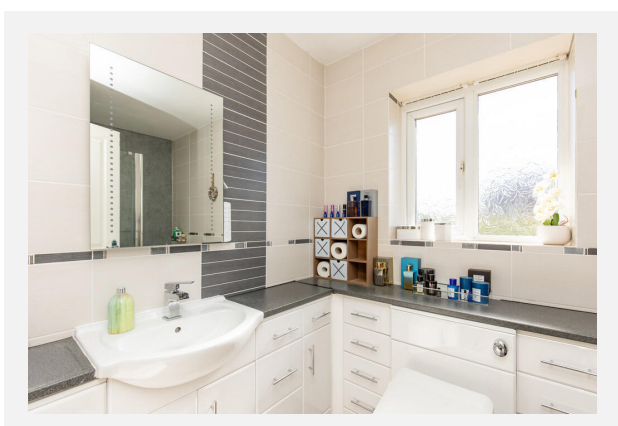
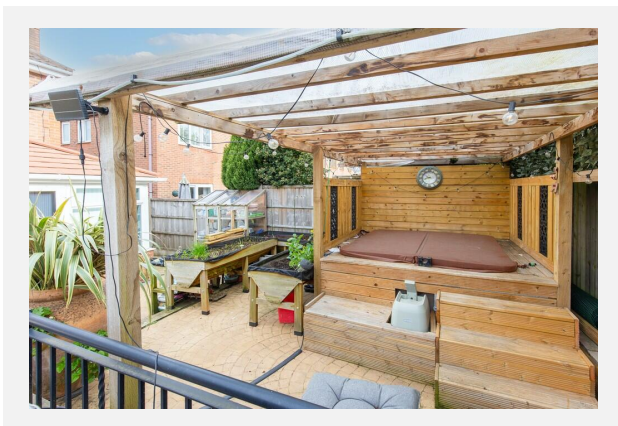
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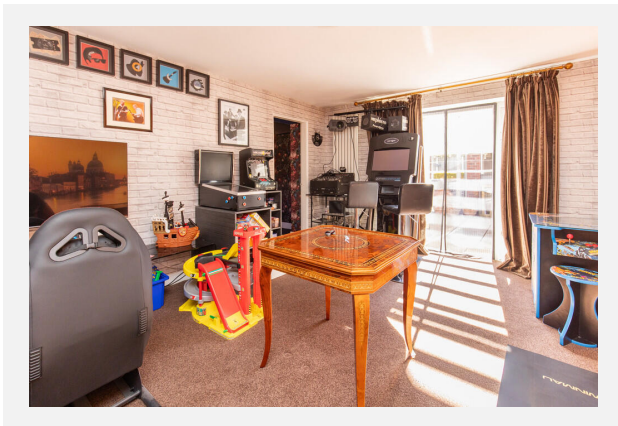
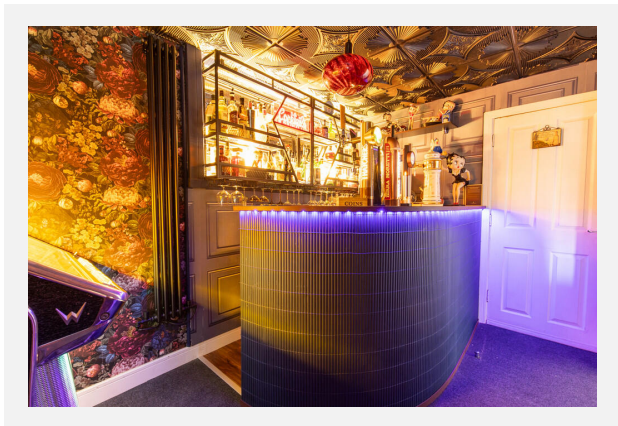
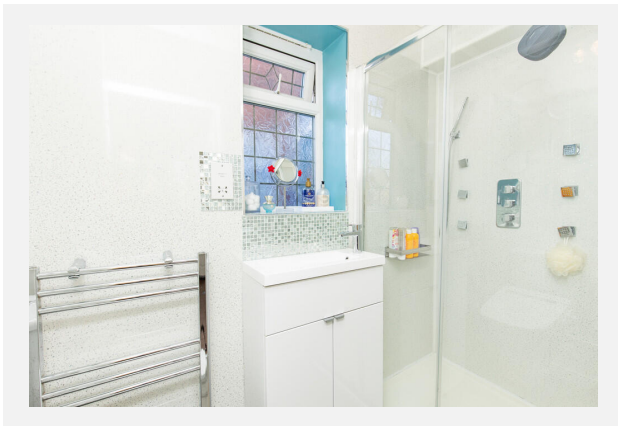
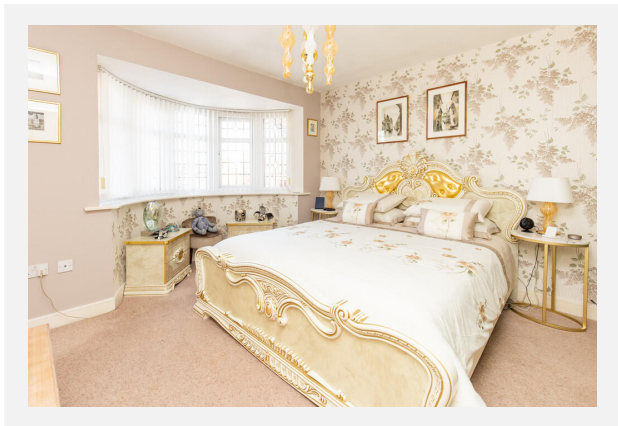
Mobile Coverage: (based on calls indoors)

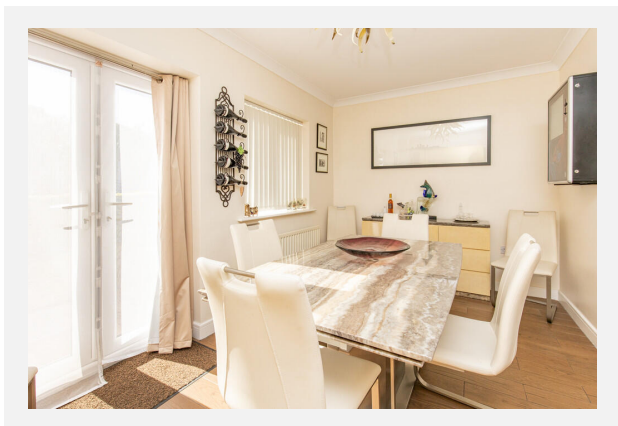
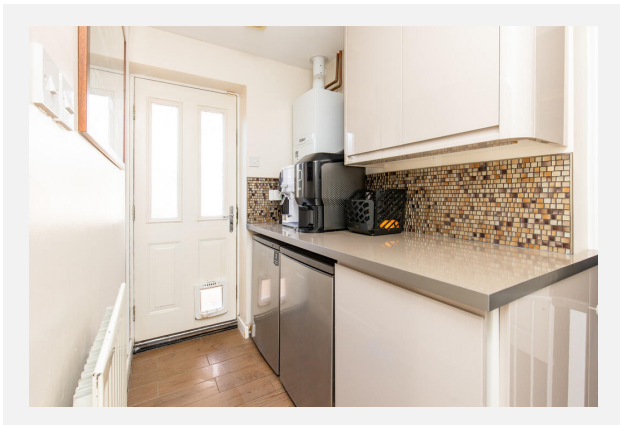
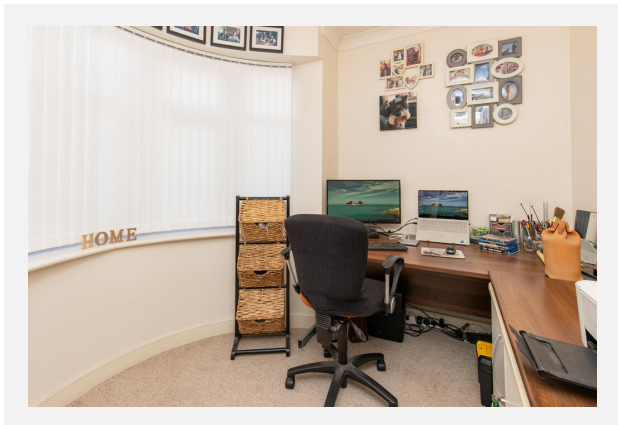


Satellite/Fibre TV Availability:









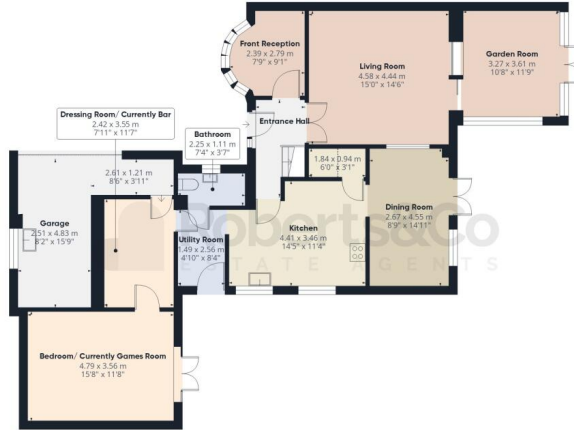
CROMWELL WAY, PENWORTHAM, PRESTON, PR1



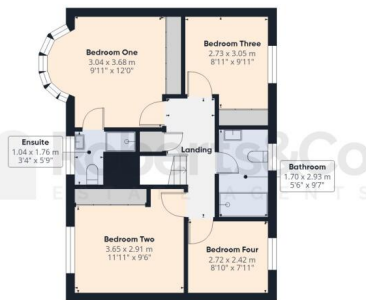
CROMWELL WAY, PENWORTHAM, PRESTON, PR1



CROMWELL WAY, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area⁽¹⁾

174.8 m²
1883 ft²

Reduced headroom

0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

GIRAFFE360

Property EPC - Certificate

Energy rating

C

Valid until 09.06.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

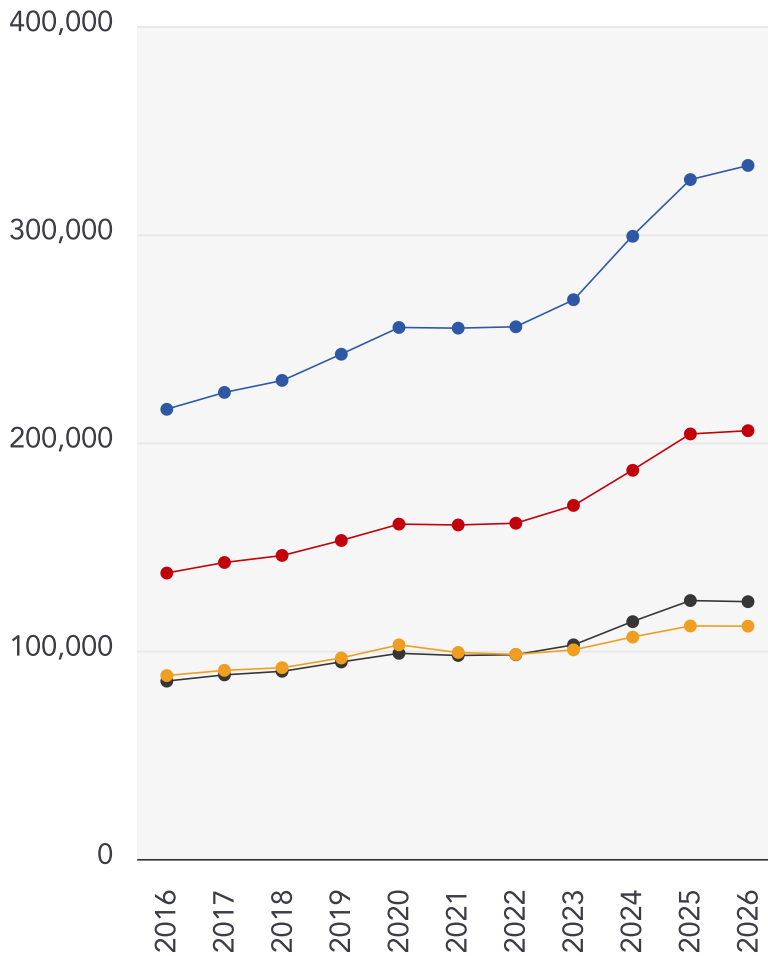
Additional EPC Data

Property Type:	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, 270 mm loft insulation
Roof Energy:	Pitched, 270 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:	Low energy lighting in 90% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	145 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

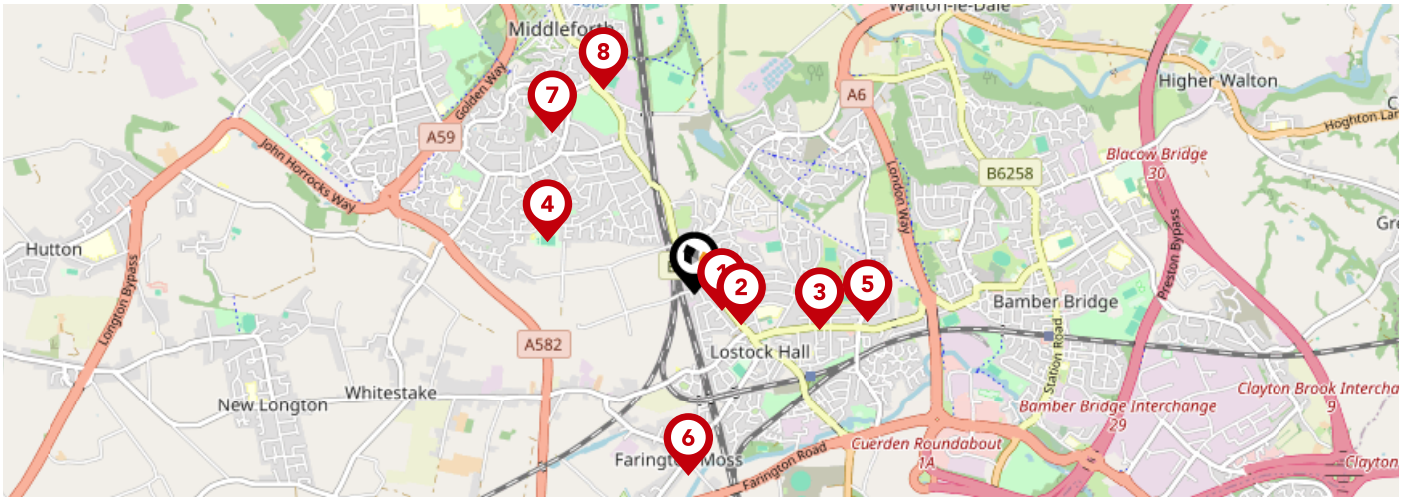
+49.8%

Terraced

+44.66%

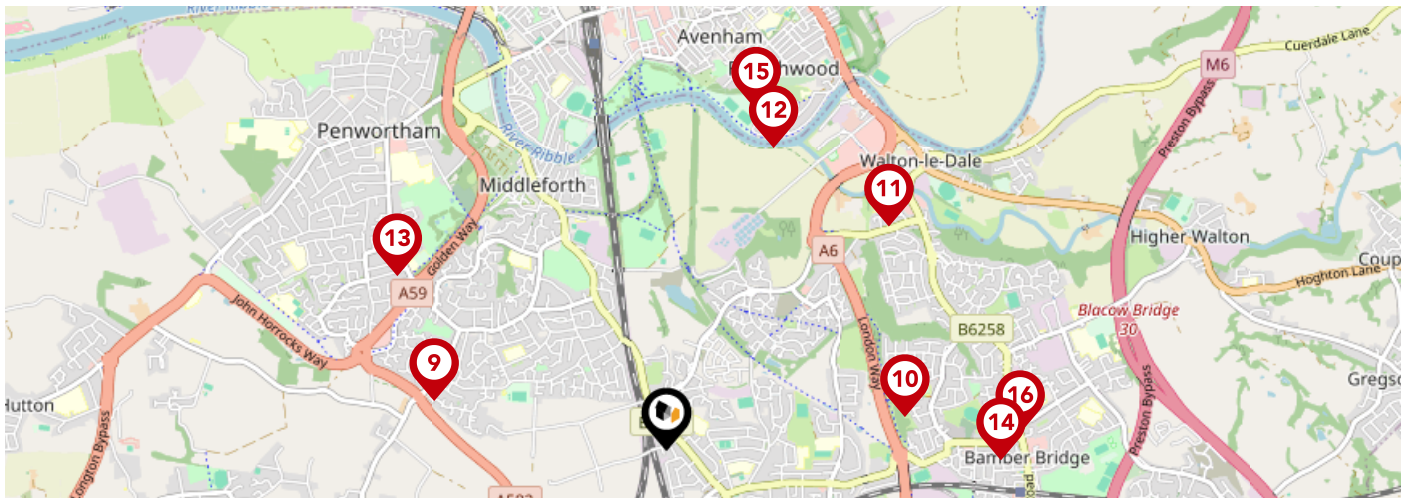
Flat

+26.94%



		Nursery	Primary	Secondary	College	Private
1	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

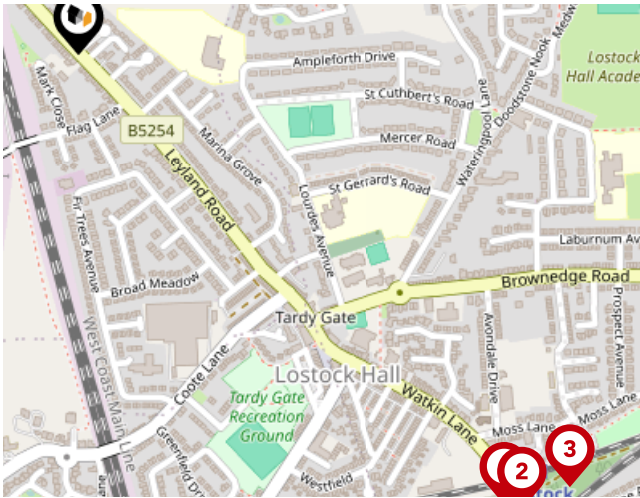
Area Schools



		Nursery	Primary	Secondary	College	Private
	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"/>
	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.41	<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:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

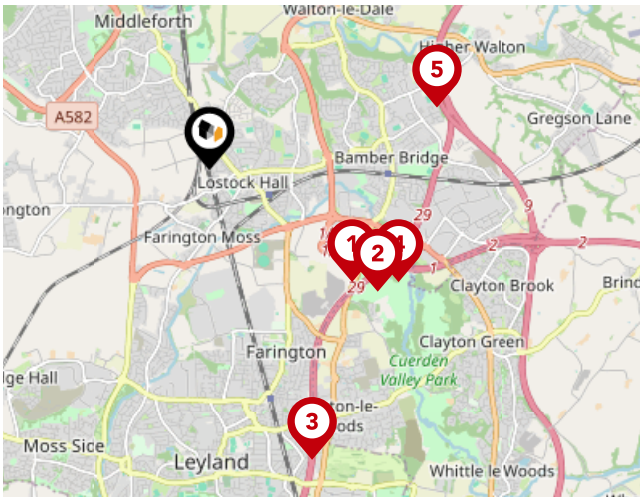
Area

Transport (National)



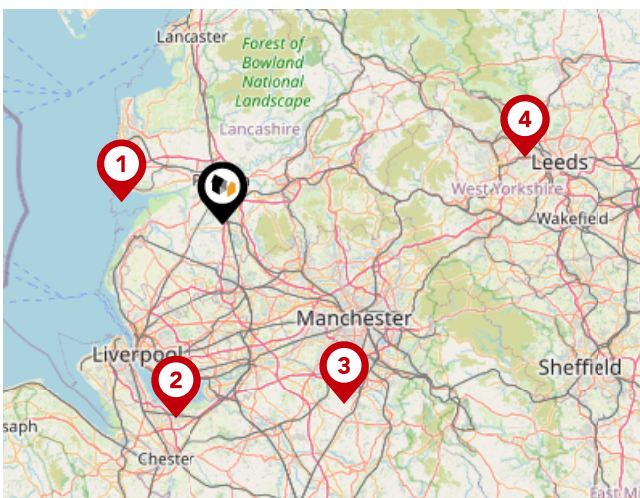
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.68 miles
2	Lostock Hall Rail Station	0.7 miles
3	Lostock Hall Rail Station	0.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.59 miles
2	M65 J1	1.81 miles
3	M6 J28	2.69 miles
4	M6 J29	1.92 miles
5	M6 J30	2.07 miles

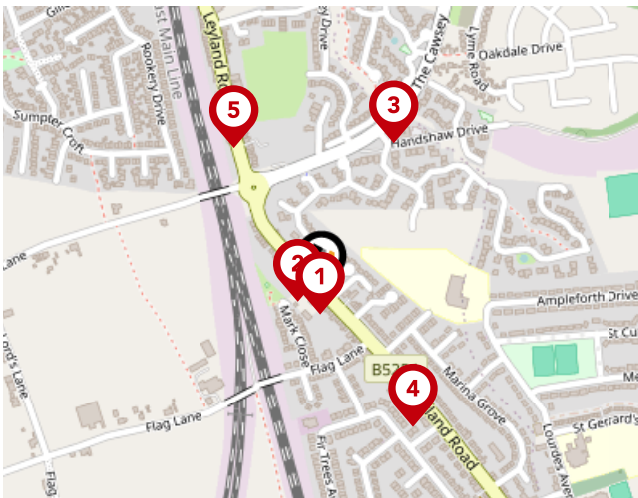


Airports/Helipads

Pin	Name	Distance
1	Highfield	14.37 miles
2	Speke	27.98 miles
3	Manchester Airport	30.51 miles
4	Leeds Bradford Airport	43.51 miles

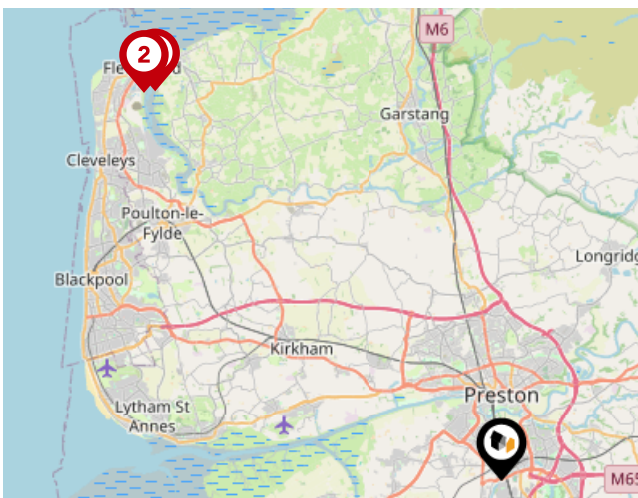
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Round Acre	0.02 miles
2	Flag Lane	0.03 miles
3	Handshaw Drive	0.18 miles
4	Fir Trees Road	0.18 miles
5	Sumpter Court	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.26 miles
2	Fleetwood for Knott End Ferry Landing	18.46 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



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/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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