

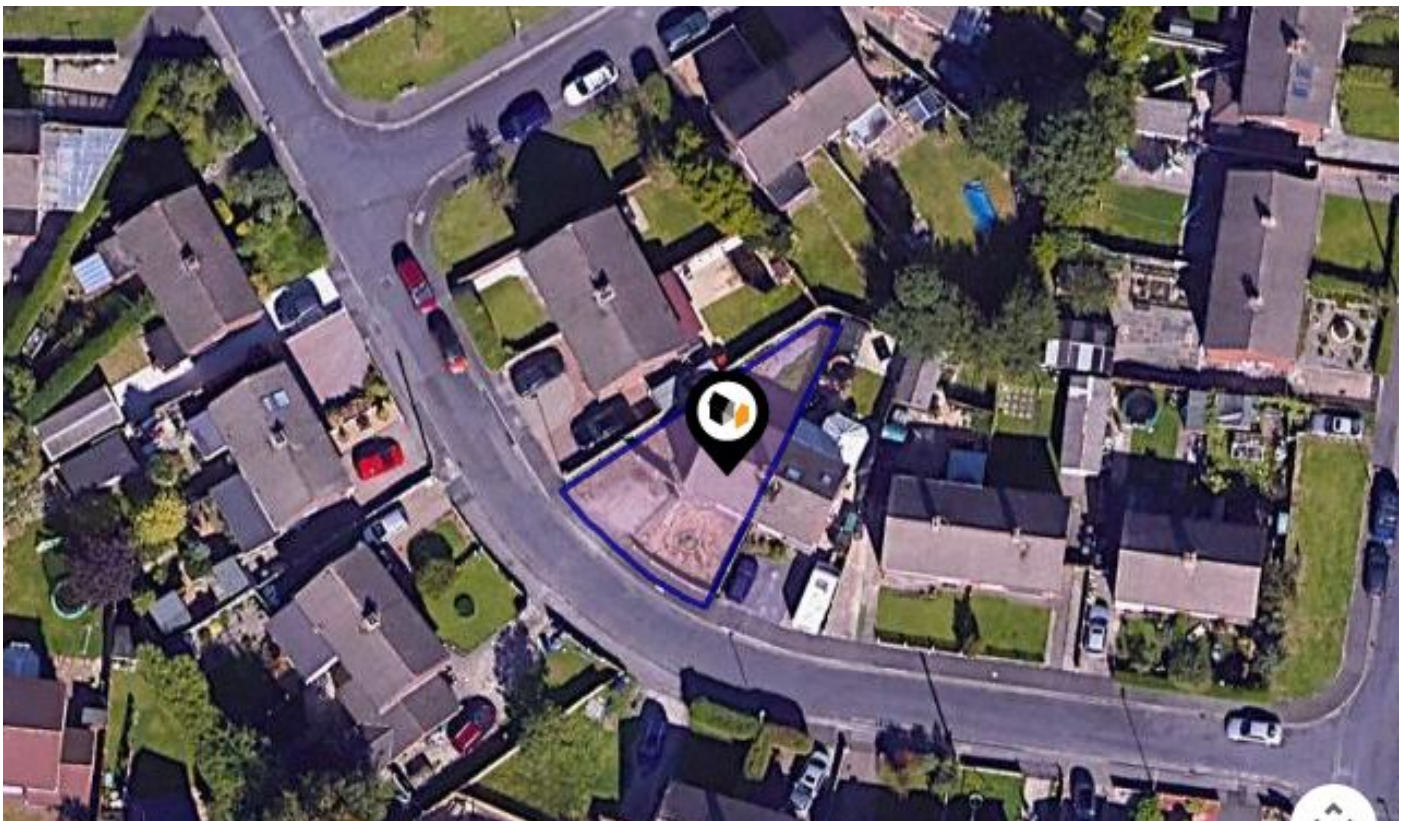


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 15th July 2025



BUSSEL 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



* Ideal First Home with Great Potential * No Chain Delay* 3 Bedrooms

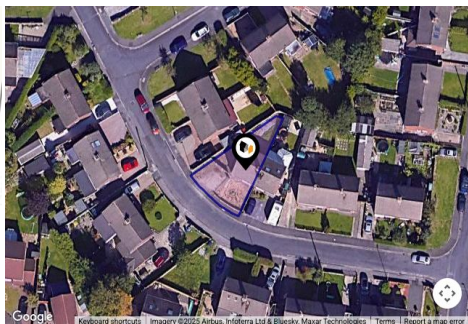
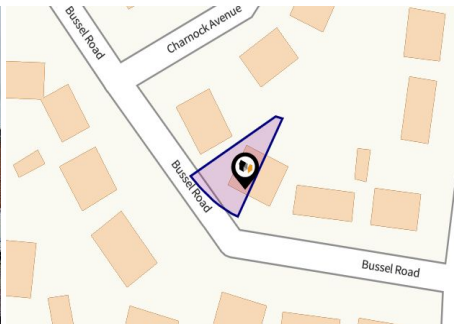
This well-proportioned property presents an excellent opportunity for first-time buyers or investors, offering fantastic potential for cosmetic upgrades to truly make it your own.

Upon entering the home, you're welcomed into a spacious L-shaped living and dining area-perfect for both everyday living and entertaining guests. This flexible open-plan layout allows for a variety of furniture arrangements and creates a sociable atmosphere ideal for modern lifestyles.

The kitchen is well-sized and functional, providing a solid base for refurbishment or reconfiguration to suit your needs. To the rear of the property, a second reception room offers direct access to the garden through patio doors-making it an ideal space for a family room, home office, or playroom.

Upstairs, the property offers three comfortable bedrooms, each with natural light and scope for personalization. The family bathroom features a classic three-piece suite and could easily be modernized to enhance the home's value and comfort.




Externally, the home benefits from off-road parking at the front, ensuring convenience for residents and guests alike. The rear garden offers a private outdoor retreat with plenty of space for relaxation, gardening, or family activities.










Property

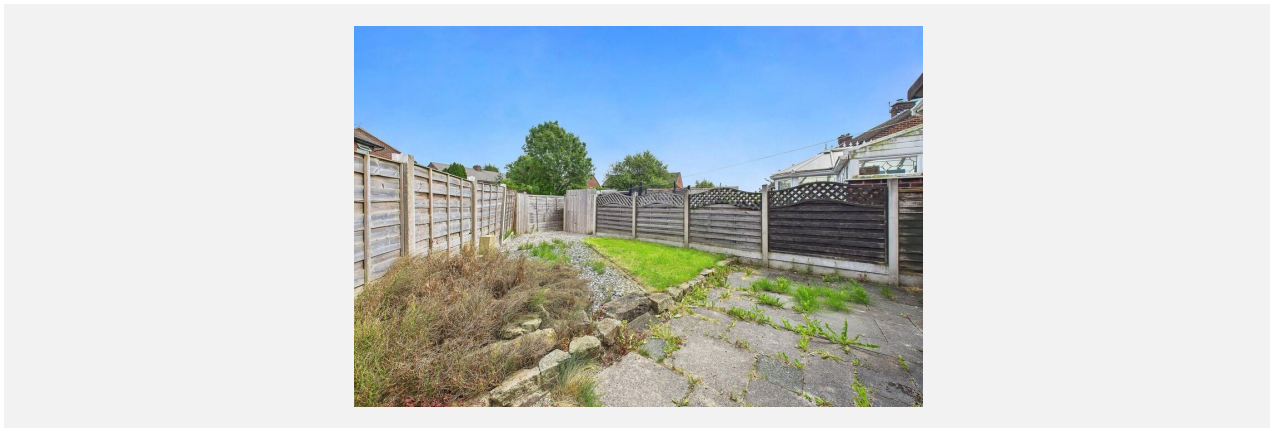
| | | | |
|------------------|---|---------|----------|
| Type: | Semi-Detached | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 398 ft ² / 37 m ² | | |
| Plot Area: | 0.05 acres | | |
| Year Built : | 1950-1966 | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,829 | | |
| Title Number: | LA745523 | | |

Local Area

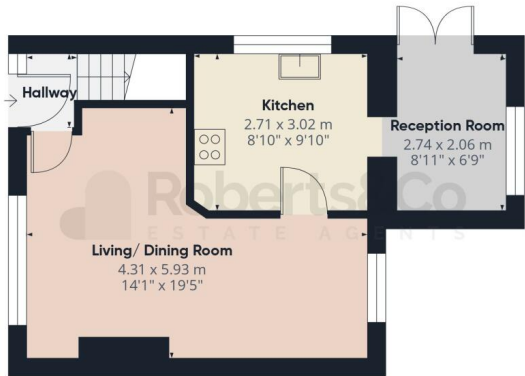
| | | | | |
|--------------------|------------|---|---|---|
| Local Authority: | Lancashire | Estimated Broadband Speeds (Standard - Superfast - Ultrafast) | | |
| Conservation Area: | No | | | |
| Flood Risk: | | | | |
| • Rivers & Seas | Very low | 6 mb/s | 77 mb/s | 1000 mb/s |
| • Surface Water | Very low |  |  |  |

| Mobile Coverage: | | | | Satellite/Fibre TV Availability: | | |
|---|---|---|---|---|---|---|
| (based on calls indoors) | | | | | | |
|  |  |  |  |  |  |  |
| O ₂ | EE | 3 | O | BT | sky | Virgin media |

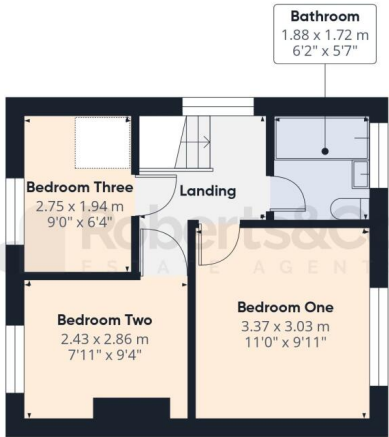




BUSSEL ROAD, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1

Approximate total area^m
63.9 m²
687 ft²

(1) Excluding balconies and terraces

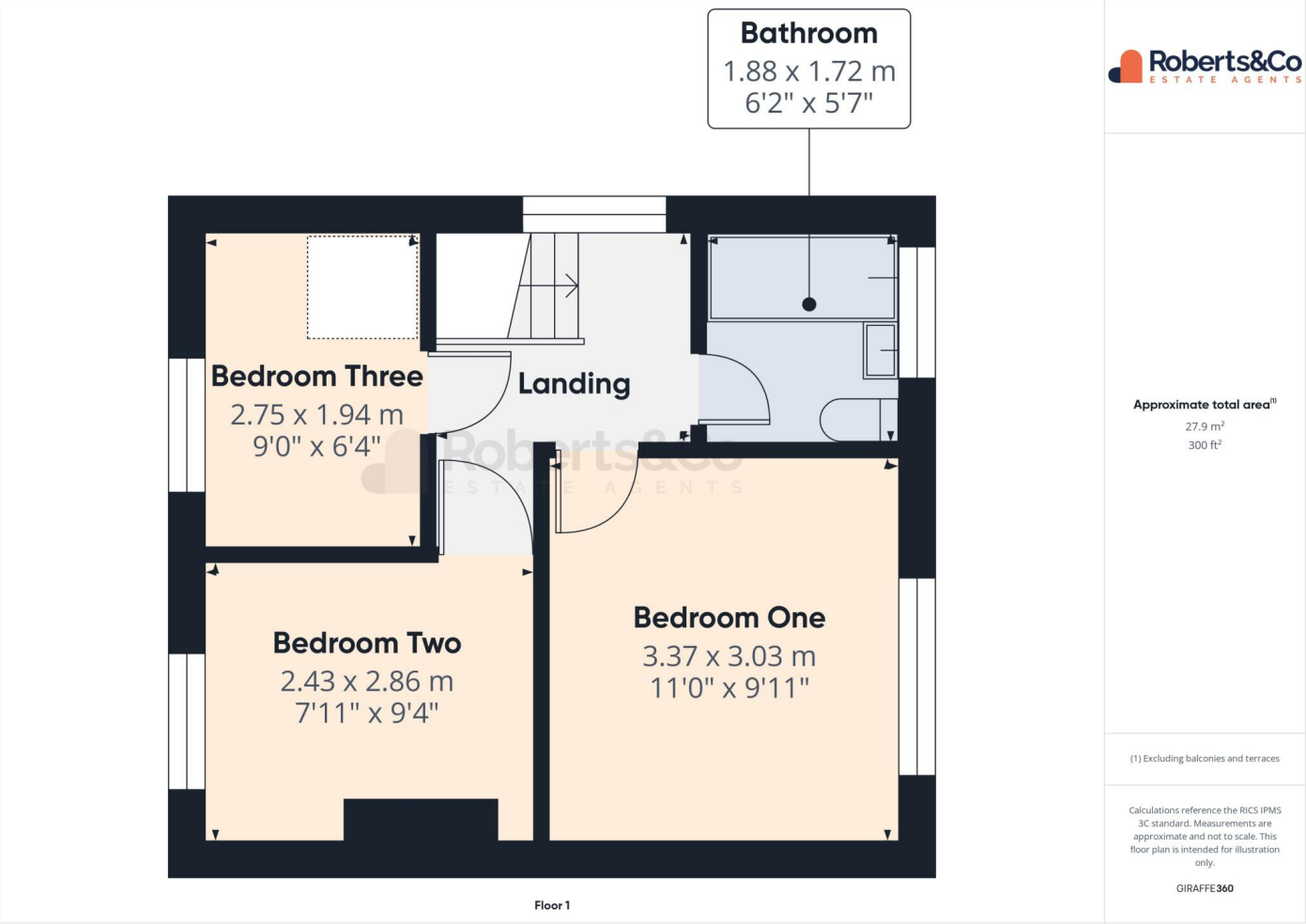
Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

BUSSEL ROAD, PENWORTHAM, PRESTON, PR1

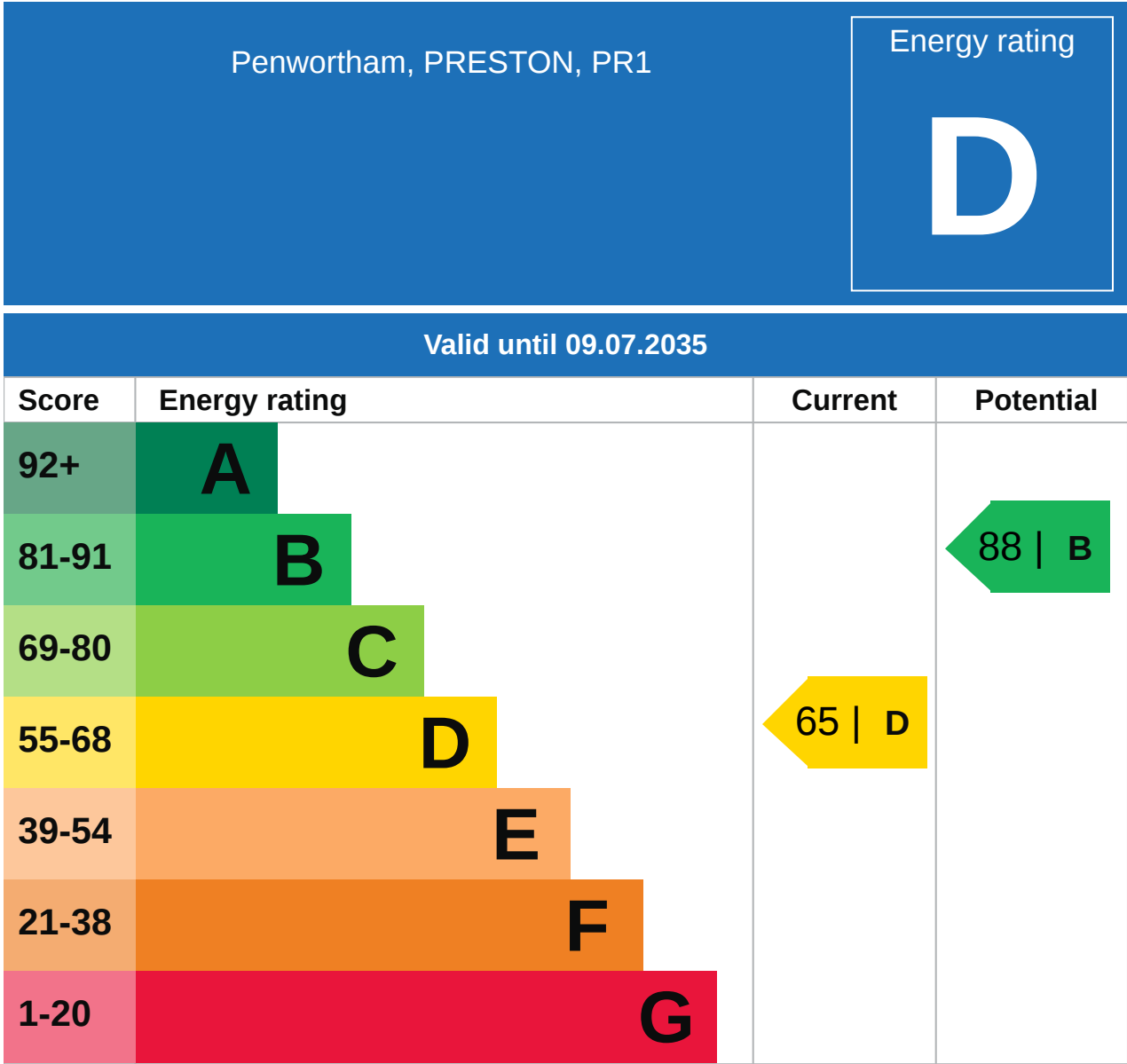


BUSSEL ROAD, PENWORTHAM, PRESTON, PR1



Property

EPC - Certificate



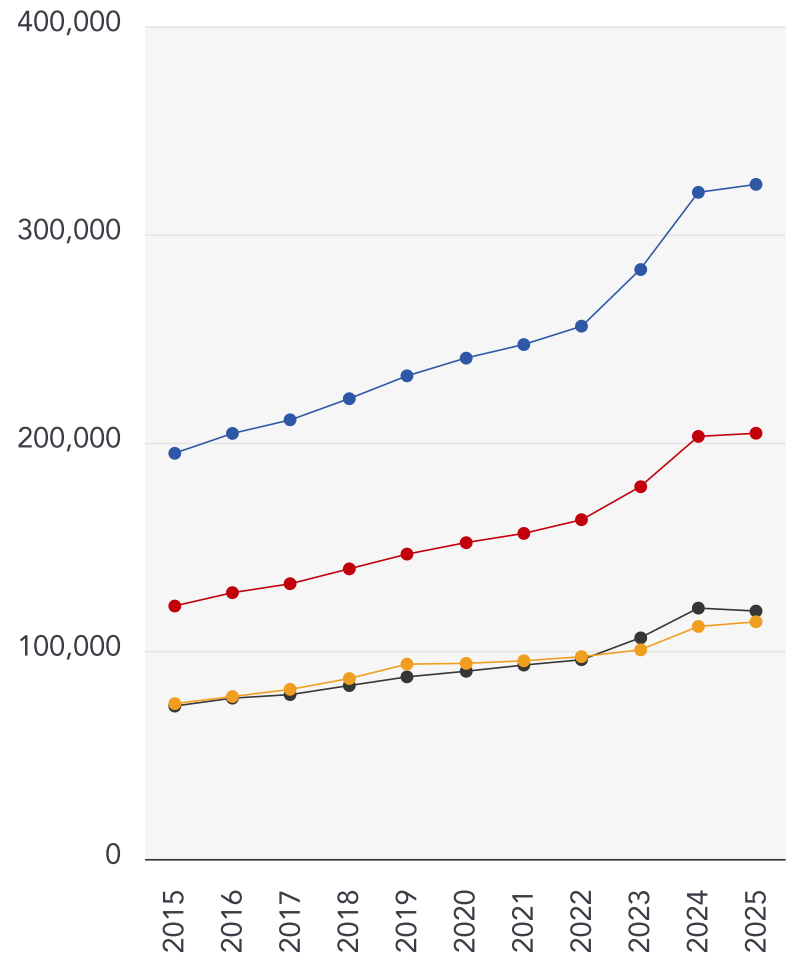
Additional EPC Data

| | |
|--------------------------------------|--------------------------------------|
| Property Type: | Semi-detached house |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Good |
| Roof: | Pitched, 150 mm loft insulation |
| Roof Energy: | Good |
| Window: | Fully double glazed |
| Window Energy: | Poor |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Main Heating Controls Energy: | Good |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Below average lighting efficiency |
| Lighting Energy: | Poor |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | None |
| Air Tightness: | (not tested) |
| Total Floor Area: | 37 m ² |

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

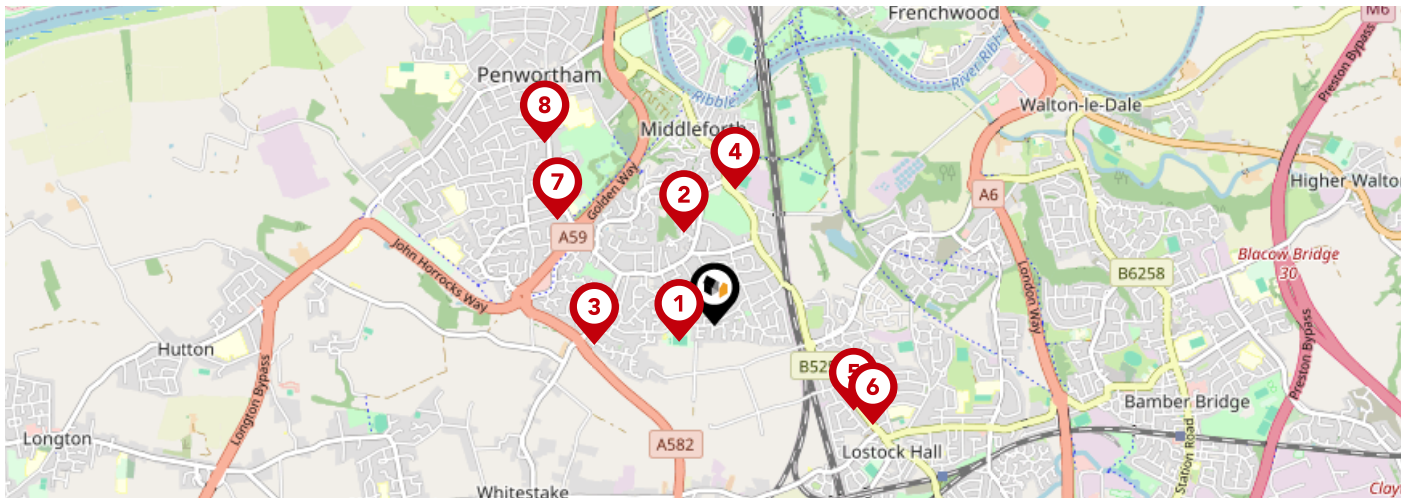
+68.31%

Flat

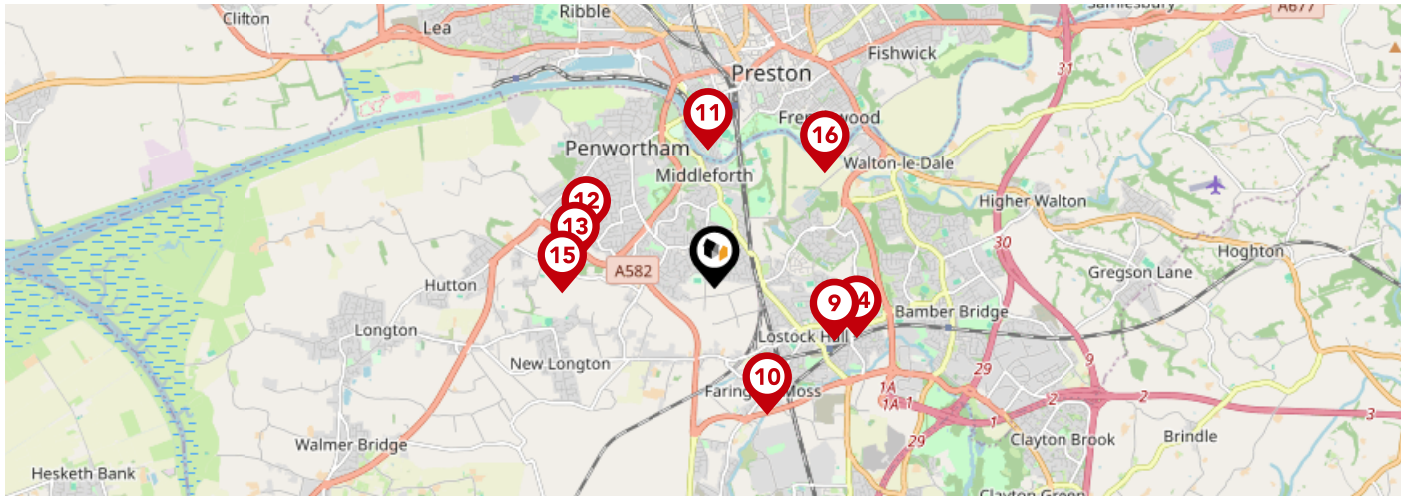
+52.7%








Terraced

+62.15%



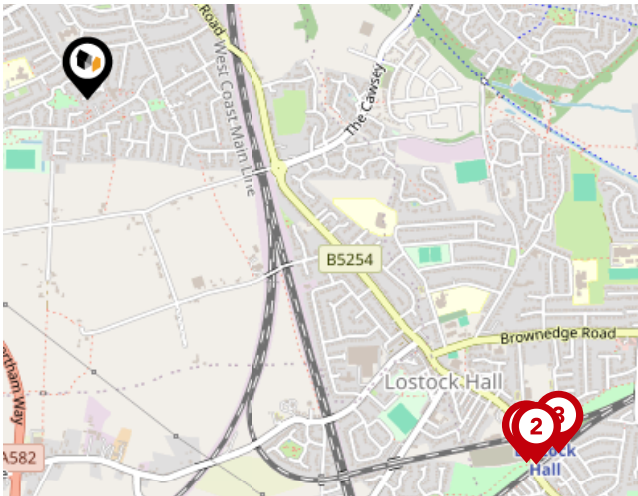
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.53 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.72 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.83 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:1.09 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance: 1.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance: 1.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance: 1.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance: 1.22 | <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: 1.25 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance: 1.32 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance: 1.34 | <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: 1.4 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

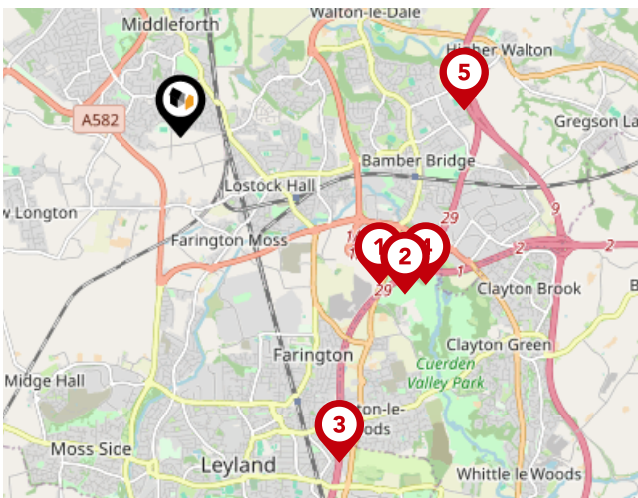
Area

Transport (National)



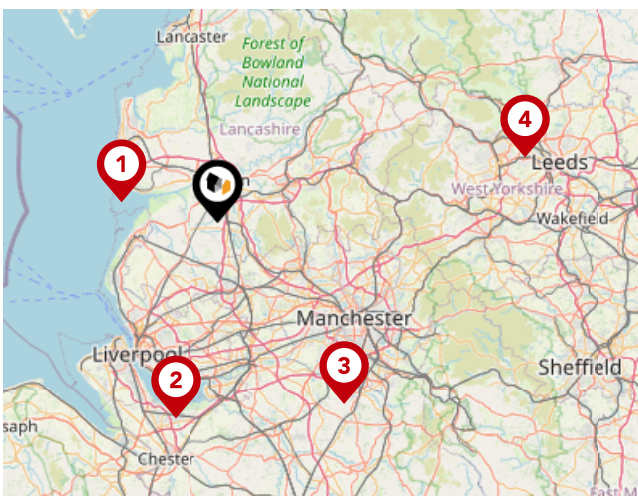
National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------|------------|
| 1 | Lostock Hall Rail Station | 1.25 miles |
| 2 | Lostock Hall Rail Station | 1.27 miles |
| 3 | Lostock Hall Rail Station | 1.29 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M65 J1A | 2.16 miles |
| 2 | M65 J1 | 2.39 miles |
| 3 | M6 J28 | 3.16 miles |
| 4 | M6 J29 | 2.5 miles |
| 5 | M6 J30 | 2.5 miles |

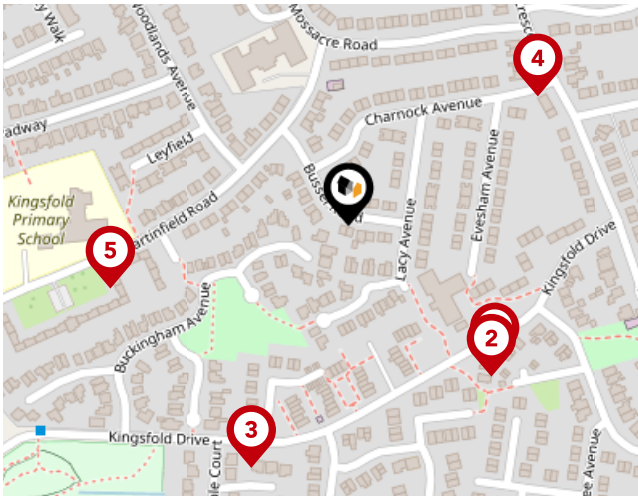


Airports/Helipads






| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Highfield | 13.82 miles |
| 2 | Speke | 28.17 miles |
| 3 | Manchester Airport | 31.04 miles |
| 4 | Leeds Bradford Airport | 43.92 miles |

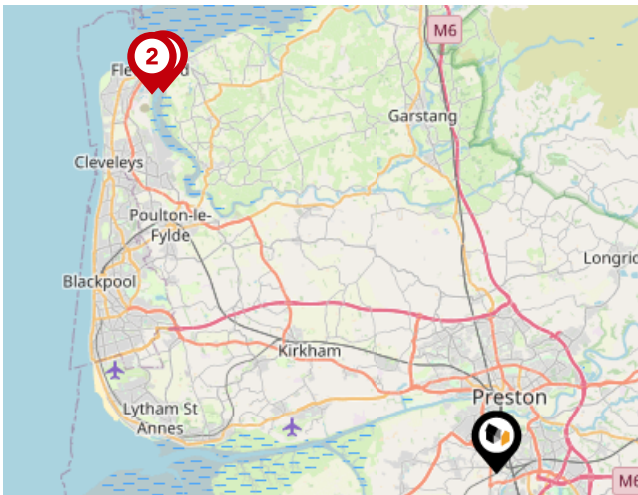
Area

Transport (Local)





Bus Stops/Stations

| Pin | Name | Distance |
|---|------------------|------------|
|  | Tuson House | 0.11 miles |
|  | School Stop | 0.11 miles |
|  | Meadowfield | 0.14 miles |
|  | Charnock Avenue | 0.13 miles |
|  | Martinfield Road | 0.14 miles |



Ferry Terminals

| Pin | Name | Distance |
|---|---------------------------------------|------------|
|  | Knott End-On-Sea Ferry Landing | 17.7 miles |
|  | Fleetwood for Knott End Ferry Landing | 17.9 miles |



Roberts & Co

Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

Our Team

Robert

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Roberts & Co

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

