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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15th October 2026



ASHDALE CRESCENT, PENWORTHAM, PRESTON, PR1

Roberts & Co

Roberts & Co, 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

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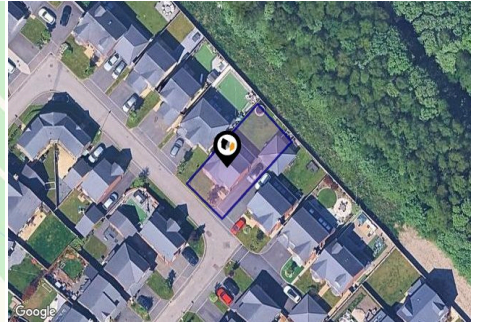
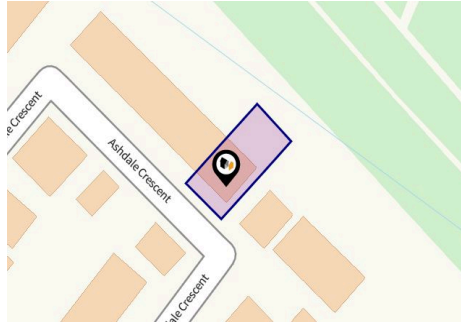
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www.roberts-estates.co.uk



* Four Double Bedrooms * Impressive Open-Plan Family Dining Kitchen * Generous Plot Backing onto Woodland

Occupying a superb position on the highly sought-after Ashdale Crescent in Penwortham, just off The Cawsey, this impressive four-bedroom detached family home combines spacious, versatile accommodation with a desirable setting. Located within an established and popular residential area, the property is ideally placed for a selection of well-regarded schools, local amenities, excellent transport links, motorway connections and easy access to Preston city centre. Set on a generous and private plot, with woodland to the rear, the property enjoys a lovely sense of space and privacy, with no direct overlooking to the rear. Externally, there is ample driveway parking, a detached garage and an electric vehicle charging point. Internally, the home is beautifully presented and decorated to a high standard throughout, offering well-proportioned accommodation ideally suited to modern family living. The welcoming entrance hallway provides access to a convenient ground-floor WC and leads through to a spacious, light-filled living room positioned at the front of the property, providing a comfortable setting for relaxing with family or entertaining guests. Undoubtedly the heart of the home is the impressive open-plan family dining kitchen, thoughtfully designed to create a sociable and contemporary living space. Fitted with shaker style cabinetry and complemented by high-quality quartz work surfaces, the kitchen boasts an excellent range of integrated appliances, including Neff ovens, a Neff 5 ring induction hob, fridge freezer and dishwasher. A central island provides additional preparation space and an ideal spot for casual dining and gathering with family and friends. The space is further enhanced by bi-fold doors, which open up the room and create a wonderful connection with the outside, while Velux roof windows allow natural light to flood into the kitchen and dining area. A separate utility room adds further practicality and keeps everyday household tasks neatly tucked away. To the first floor, there are four generously proportioned double bedrooms, offering excellent flexibility for growing families, guests or those requiring a home office. The particularly spacious principal bedroom benefits from fitted wardrobes and a private en-suite shower room. The remaining bedrooms are served by a modern three-piece family bathroom. Externally, the generous plot is a real highlight, with the rear garden backing onto woodland to provide a peaceful backdrop and a welcome degree of privacy. Combined with the detached garage, ample off-road parking and EV charging point, this is a fantastic opportunity to acquire a beautifully presented family home in one of Penwortham's desirable residential locations.



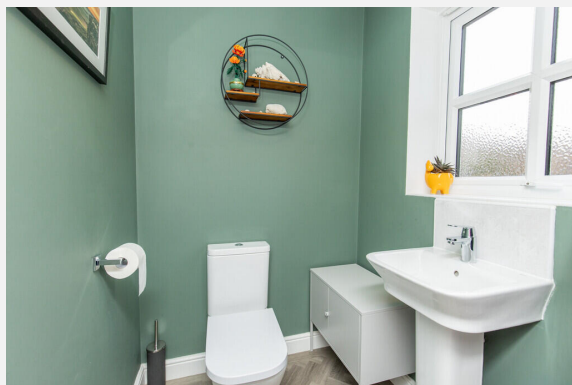
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,345 ft ² / 125 m ²		
Plot Area:	0.07 acres		
Year Built :	2021		
Council Tax :	Band E		
Annual Estimate:	£2,985		
Title Number:	LAN289571		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	3	80	10000
● Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				✓







ASHDALE CRESCENT, PENWORTHAM, PRESTON, PR1

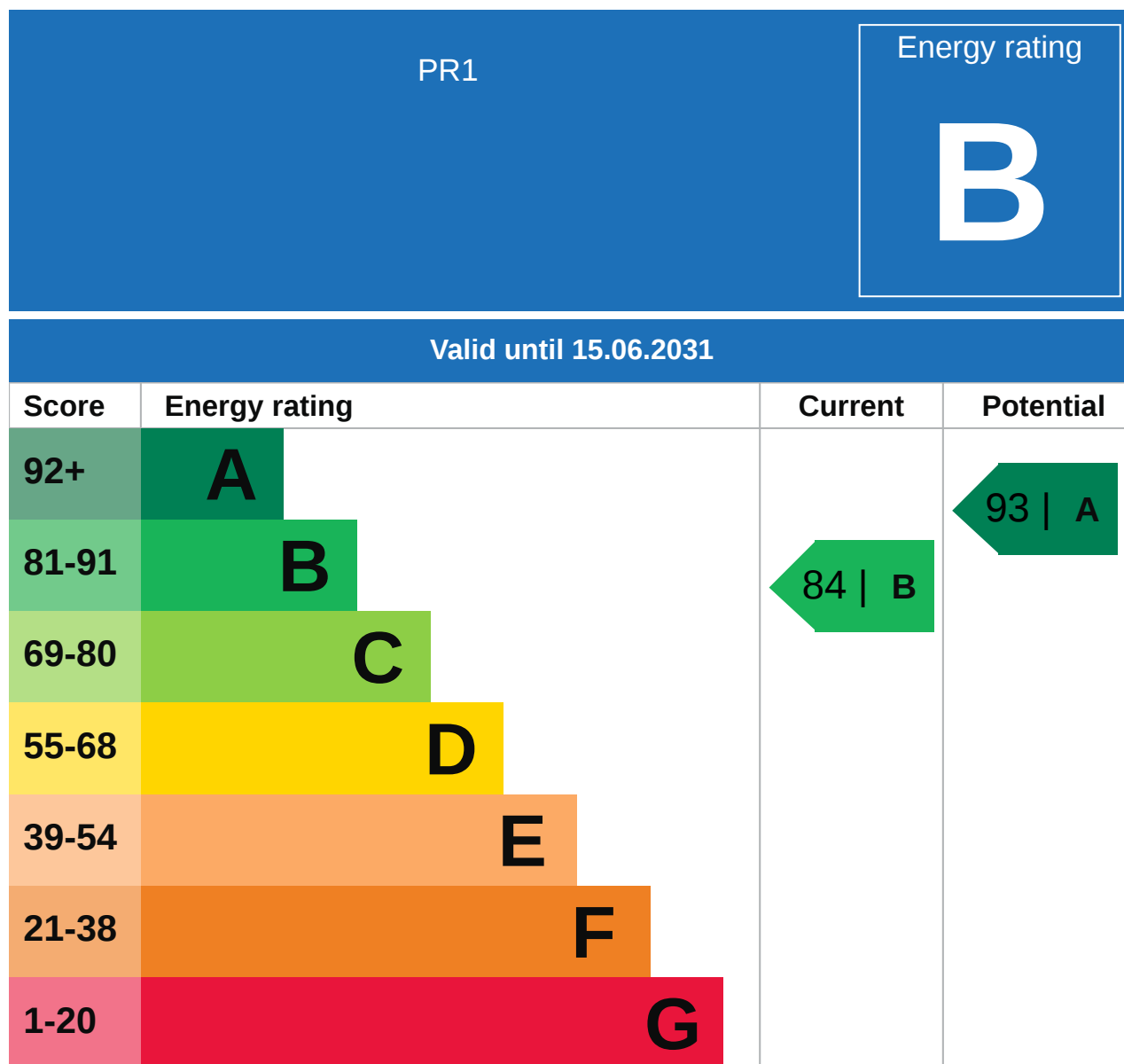


ASHDALE CRESCENT, PENWORTHAM, PRESTON, PR1



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Additional EPC Data

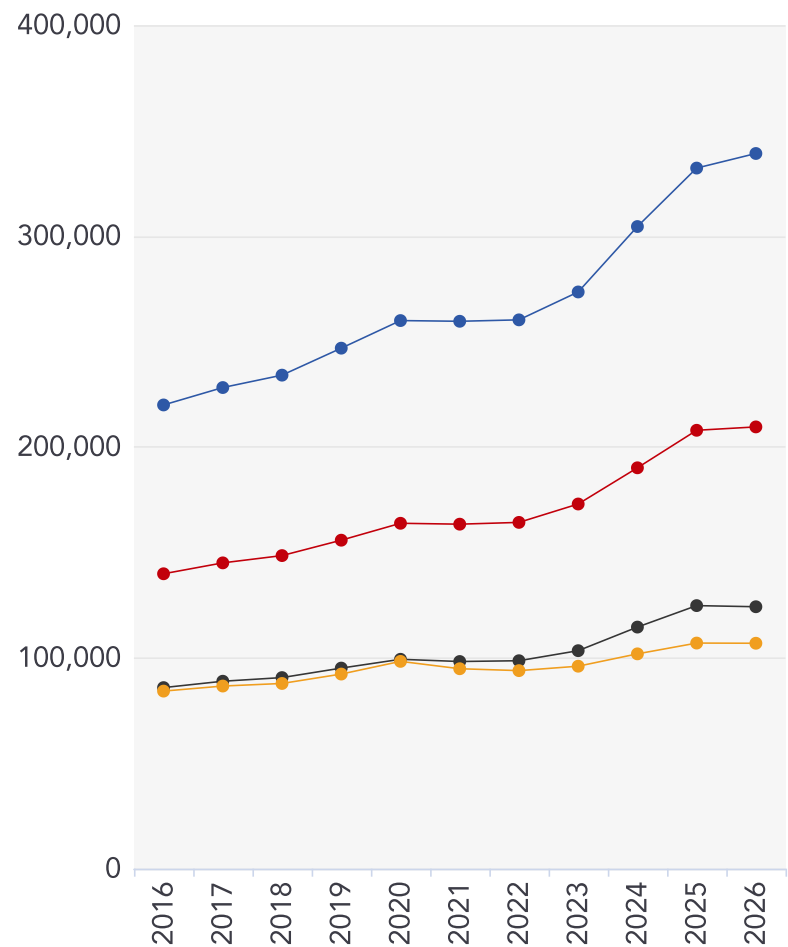
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.13 W/m ² K
Total Floor Area:	125 m ²

Market

House Price Statistics



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



Detached

+54.23%

Semi-Detached

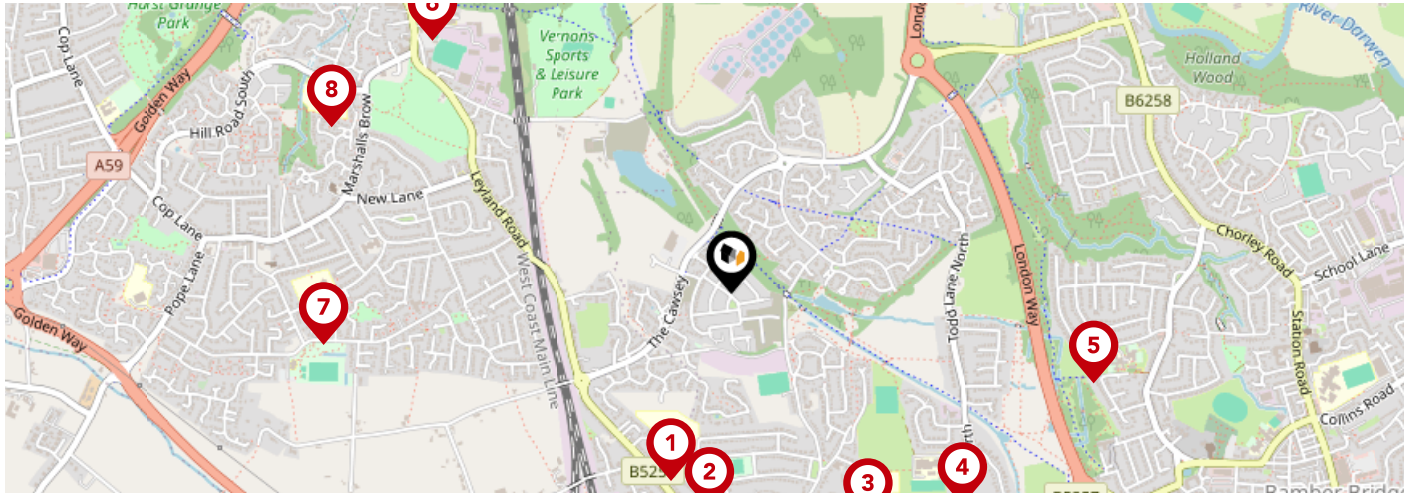
+49.8%

Terraced

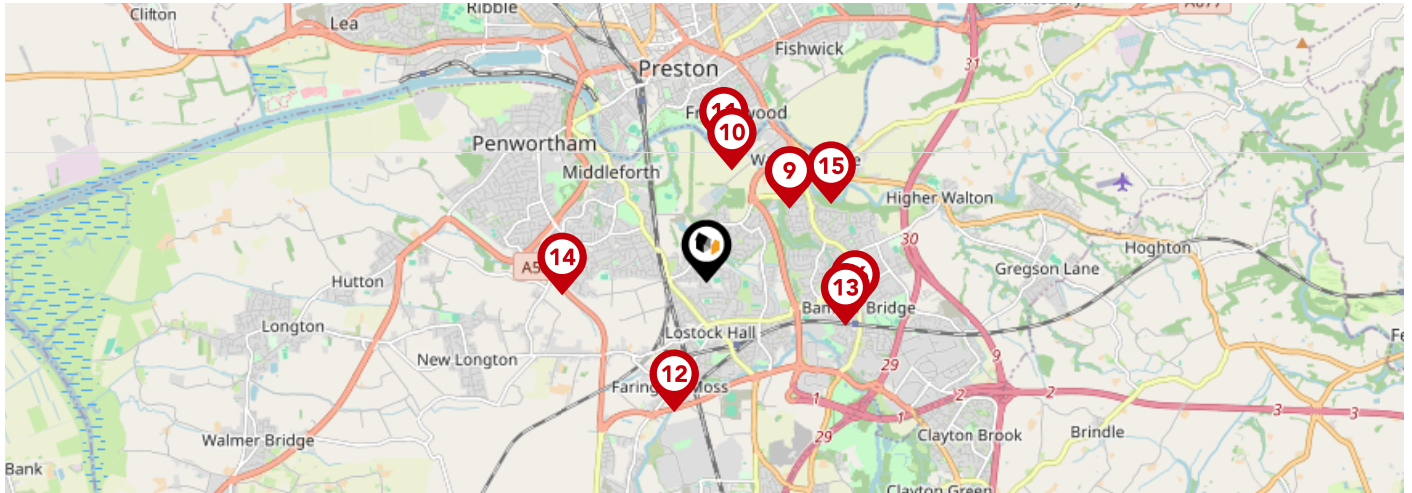
+44.66%

Flat

+26.94%



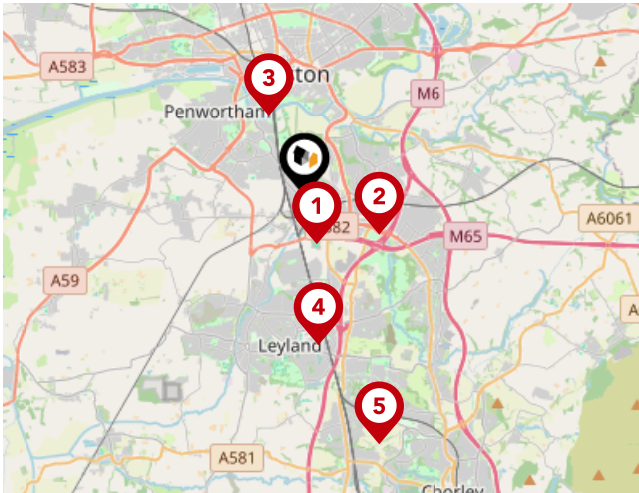
		Nursery	Primary	Secondary	College	Private
1	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.43	☐	☐	☒	☐	☐
2	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.48	☐	☒	☐	☐	☐
3	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.58	☐	☒	☐	☐	☐
4	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.68	☐	☐	☒	☐	☐
5	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.82	☐	☒	☐	☐	☐
6	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.86	☐	☒	☐	☐	☐
7	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.9	☐	☒	☐	☐	☐
8	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.95	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:0.97	☐	☒	☐	☐	☐
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.01	☐	☐	☒	☐	☐
	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:1.16	☐	☒	☐	☐	☐
	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:1.17	☐	☒	☐	☐	☐
	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:1.27	☐	☒	☐	☐	☐
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.27	☐	☒	☐	☐	☐
	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:1.28	☐	☒	☐	☐	☐
	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:1.33	☐	☐	☒	☐	☐

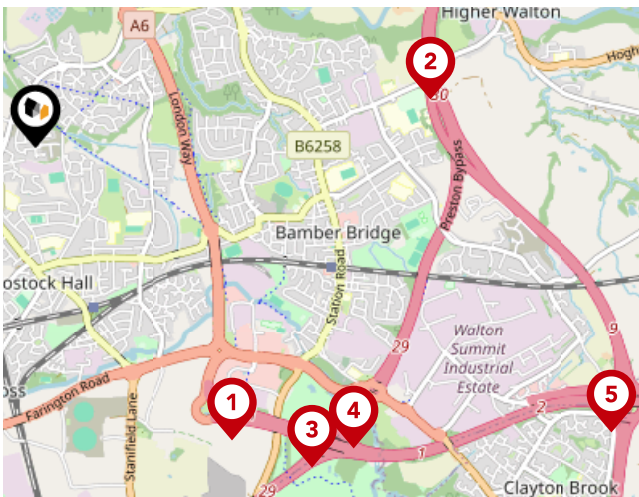
Area

Transport (National)



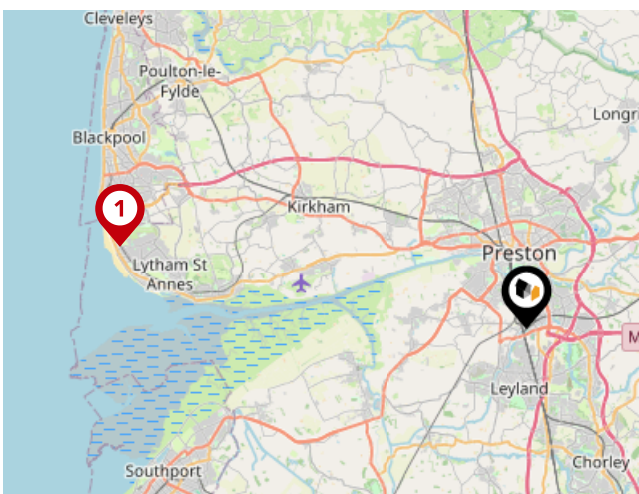
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.87 miles
2	Bamber Bridge Rail Station	1.48 miles
3	Preston Rail Station	1.53 miles
4	Leyland Rail Station	2.6 miles
5	Buckshaw Parkway Rail Station	4.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.54 miles
2	M6 J30	1.74 miles
3	M65 J1	1.85 miles
4	M6 J29	1.92 miles
5	M65 J2	2.81 miles

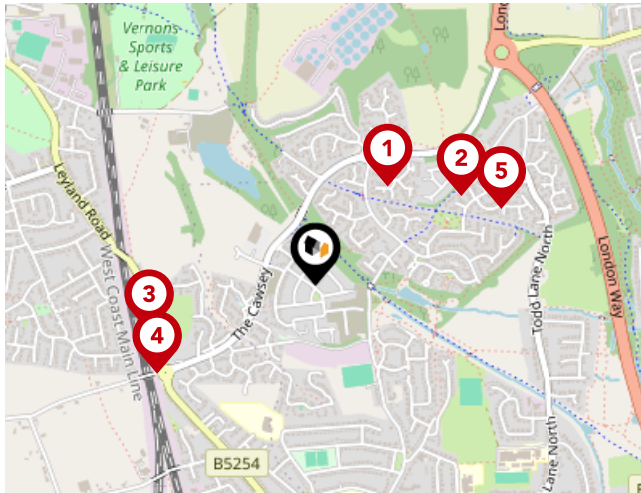


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.52 miles

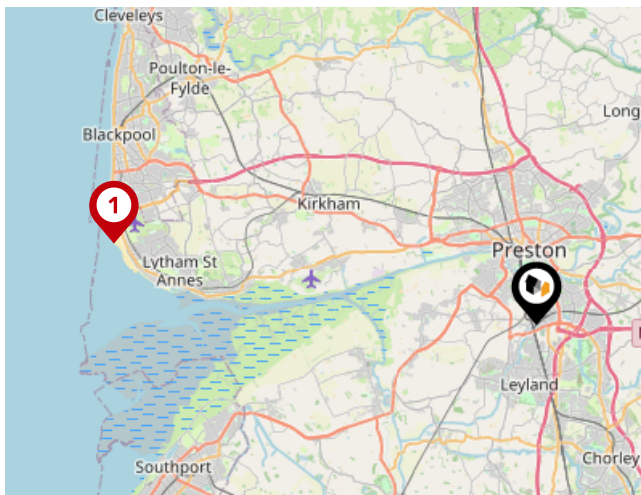
Area

Transport (Local)



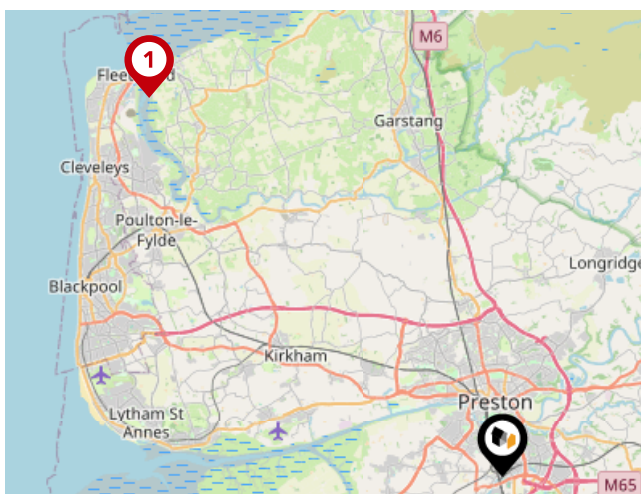
Bus Stops/Stations

Pin	Name	Distance
1	Carrwood Roundabout	0.27 miles
2	Hennel Lane	0.37 miles
3	Sumpter Horse	0.37 miles
4	Bee Lane	0.39 miles
5	Millwood Road	0.44 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	15.09 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.15 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

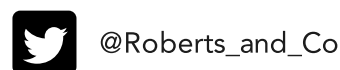
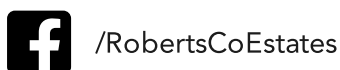


The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate 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.



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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