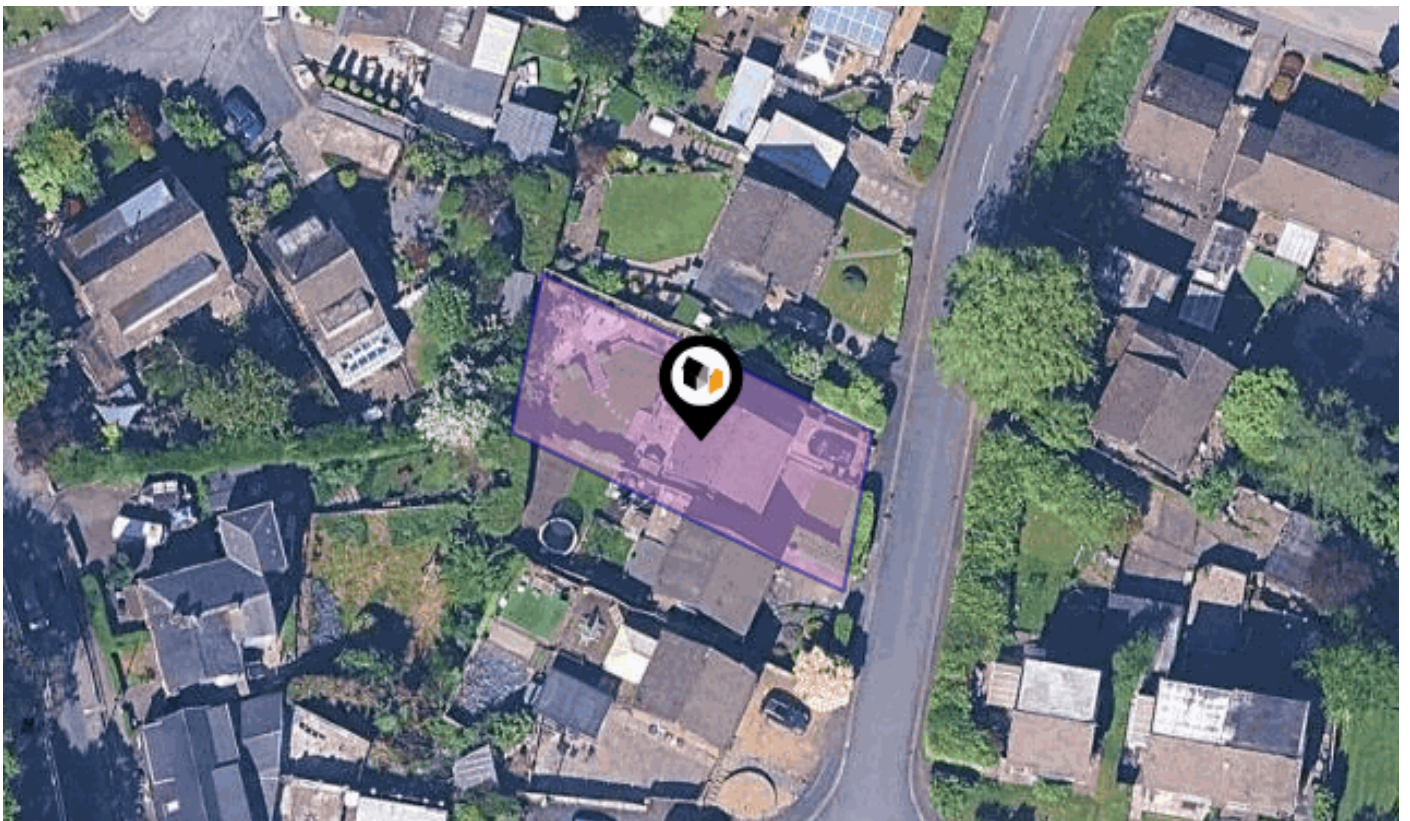




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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Friday 15th May 2026**



## SMALLEY CROFT, PENWORTHAM, PRESTON, PR1

### Roberts & Co

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

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www.roberts-estates.co.uk



# Introduction

## Our Comments

\* 3 Bedroom Semi Detached \* Great Outlook to the Front and Back \* Spacious Living Areas

This spacious property enjoys lovely open views to both the front and rear, creating a bright and airy feel throughout. Ideally located, it is within easy reach of Avenham and Miller Parks, as well as the River Ribble, offering a variety of scenic walks and outdoor spaces to enjoy. The property also benefits from excellent transport links, making it convenient for commuting and local travel. The accommodation briefly comprises a welcoming entrance hall leading into a dual-aspect living and dining room. This generous space features a window to the front, a gas fire, and patio doors to the rear that open out onto the garden, allowing plenty of natural light to flow through. The fitted kitchen offers a range of units along with space and plumbing for a washing machine and a tall fridge freezer. There are also integrated appliances, including an electric oven, microwave, and hob. Upstairs, the property offers two well-proportioned double bedrooms and a comfortable single bedroom, along with a three-piece family bathroom. Externally, to the front, there is a driveway providing off-road parking for two vehicles, along with a garage and a front garden. To the rear, the enclosed garden is arranged over three levels, featuring a variety of seating areas and enjoying a pleasant outlook-ideal for relaxing or entertaining.



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	925 ft <sup>2</sup> / 86 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,443		
<b>Title Number:</b>	LAN65143		

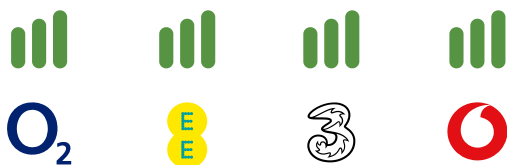
## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>9</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:







Energy rating

D

Valid until 16.04.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

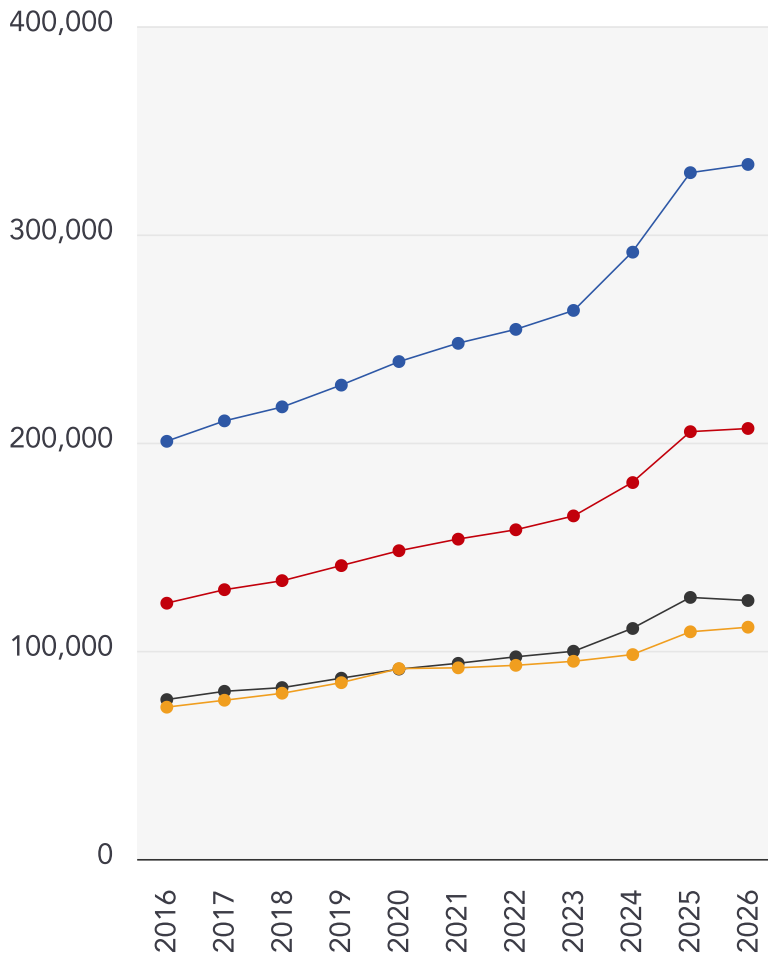
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<b>Property Type:</b>	Detached house
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Pitched, 100 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	86 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+66.29%**

Semi-Detached

**+68.31%**

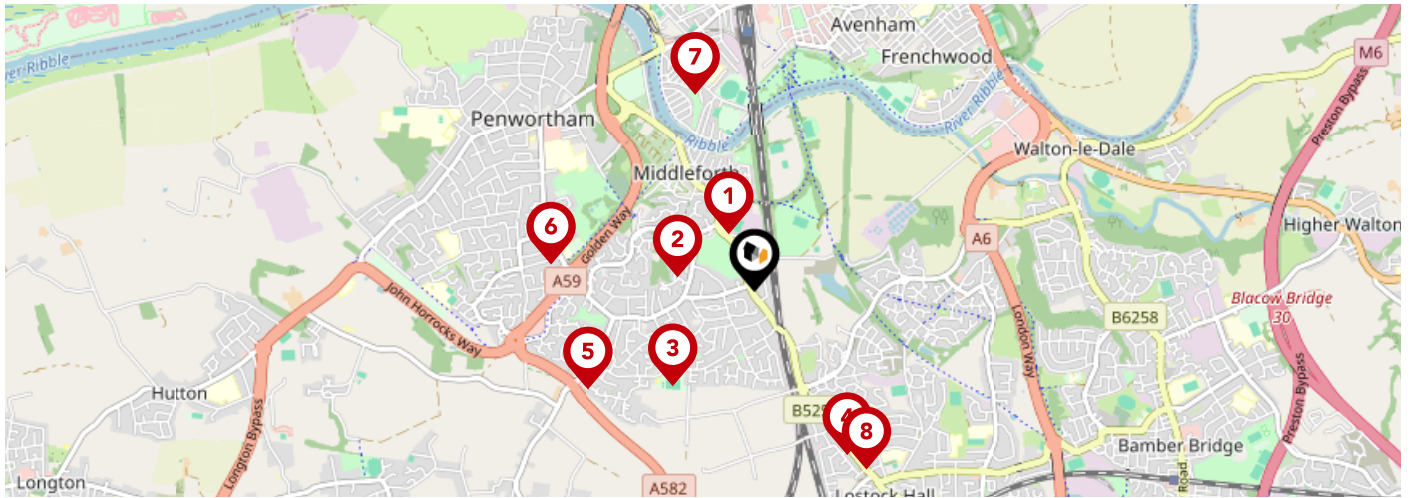
Terraced

**+62.15%**

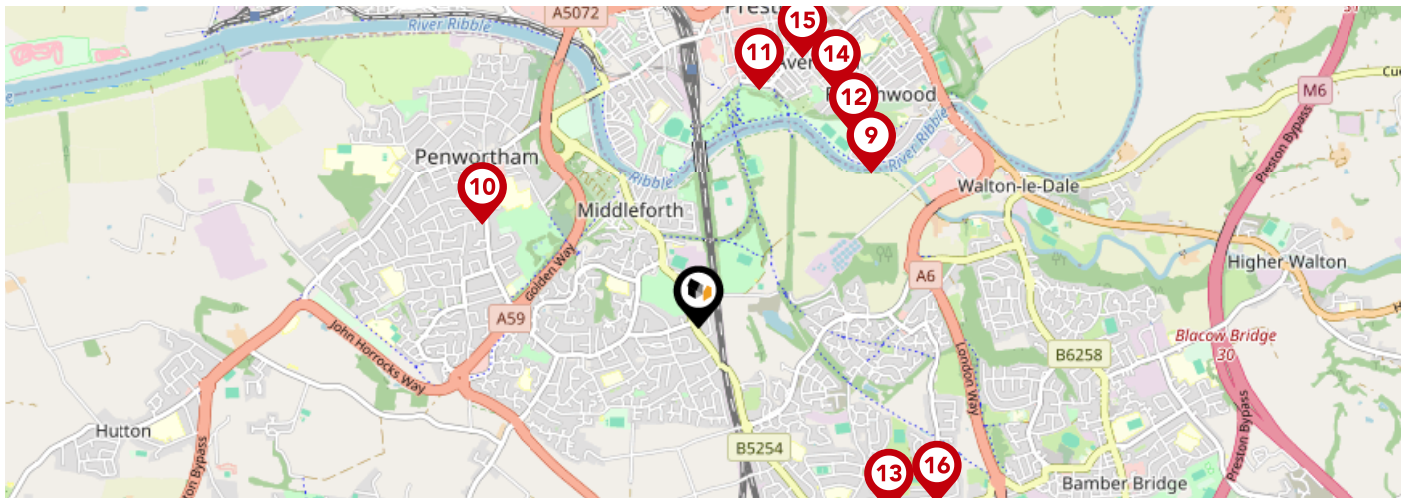
Flat

**+52.7%**

# Area Schools



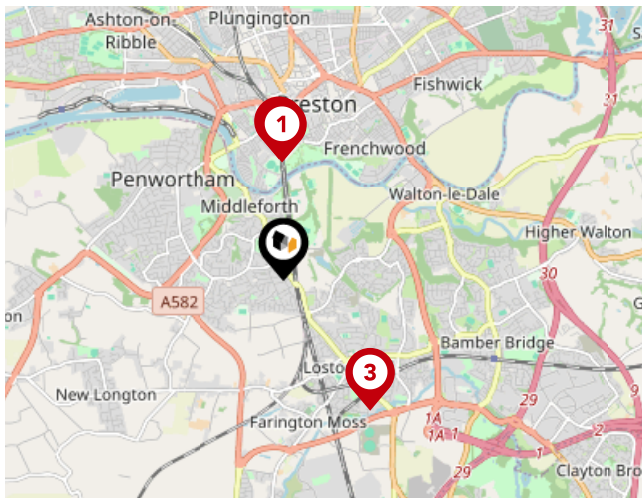
		Nursery	Primary	Secondary	College	Private
	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 190   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Middleforth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Applebee Wood Community Specialist School</b> Ofsted Rating: Good   Pupils: 161   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Stephen's CofE School</b> Ofsted Rating: Good   Pupils: 351   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b> Ofsted Rating: Requires improvement   Pupils: 360   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Christ The King Catholic High School</b> Ofsted Rating: Not Rated   Pupils: 395   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Girls' High School</b> Ofsted Rating: Outstanding   Pupils: 801   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Imam Muhammad Zakariya School</b> Ofsted Rating: Good   Pupils: 103   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Frenchwood Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 330   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lostock Hall Community Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Augustine's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 278   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stoneygate Nursery School</b> Ofsted Rating: Good   Pupils: 63   Distance:1.27	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lostock Hall Academy</b> Ofsted Rating: Good   Pupils: 778   Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

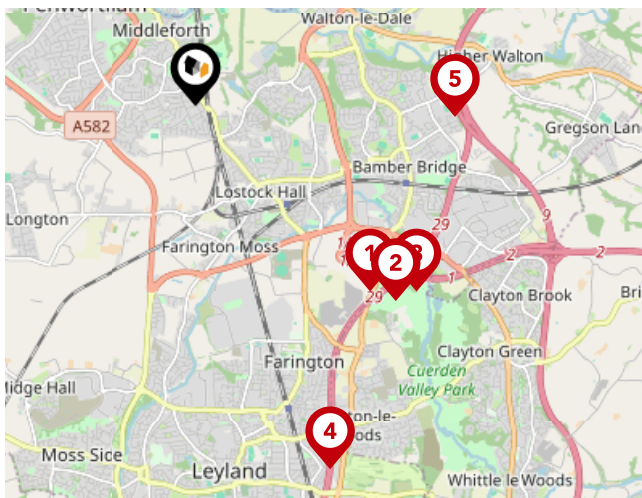
# Area

## Transport (National)



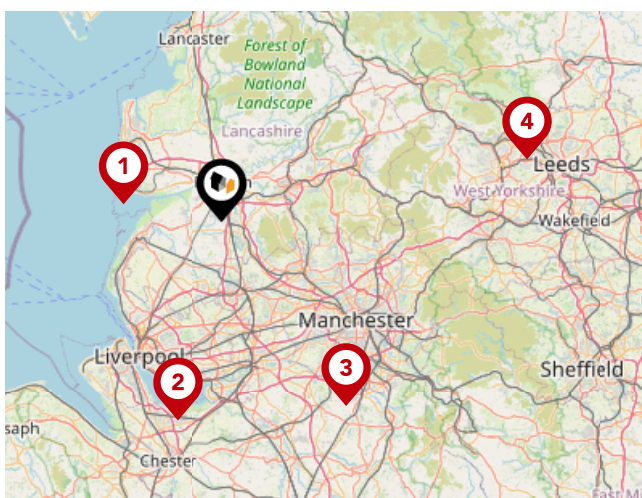
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.05 miles
2	Preston Rail Station	1.07 miles
3	Lostock Hall Rail Station	1.37 miles



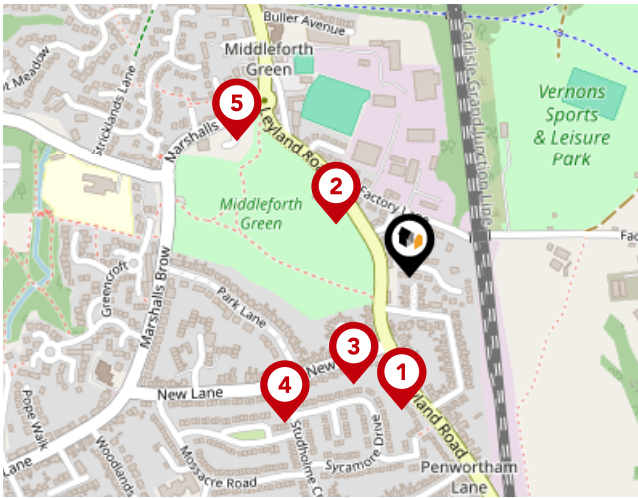
### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.23 miles
2	M65 J1	2.45 miles
3	M6 J29	2.53 miles
4	M6 J28	3.4 miles
5	M6 J30	2.28 miles



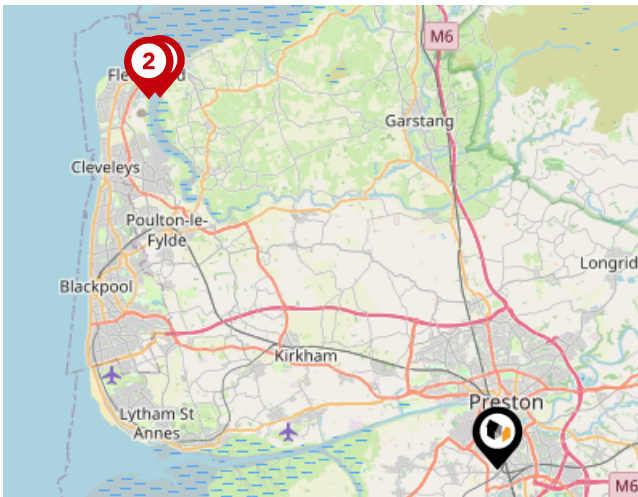
### Airports/Helipads

Pin	Name	Distance
1	Highfield	13.95 miles
2	Speke	28.54 miles
3	Manchester Airport	31.21 miles
4	Leeds Bradford Airport	43.65 miles



### Bus Stops/Stations

Pin	Name	Distance
1	New Lane	0.15 miles
2	Factory Lane	0.1 miles
3	New Lane School Stop	0.13 miles
4	Studholme Crescent	0.21 miles
5	Prospect Place	0.24 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.59 miles
2	Fleetwood for Knott End Ferry Landing	17.79 miles



### Roberts & Co

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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

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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.



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