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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 05th October 2026



WEST END, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

01772 746100

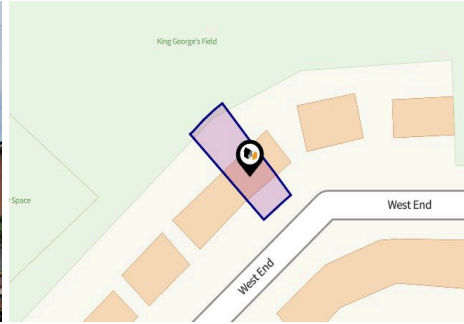
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Driveway Parking | Four Bedrooms * Open-Plan Family Kitchen & Dining Room * Views Towards Penwortham Golf Course | Central Penwortham Location

Situated in a highly sought-after central Penwortham location, this spacious family home offers generous and versatile accommodation arranged over two floors, together with driveway parking, a private rear garden and lovely views towards Penwortham Golf Course. The property is ideally positioned for enjoying everything Penwortham has to offer, with the River Ribble and riverside walks close by, along with the town centre's popular cafés, bars, restaurants and everyday amenities. There are also excellent bus connections and a fantastic choice of well-regarded primary and secondary schools nearby. On entering the property, the entrance hall provides a welcoming introduction to the home, with a useful ground floor WC conveniently positioned off the hallway. The dual-aspect living room is a bright and spacious reception room, with a feature bay window overlooking the front and patio doors to the rear, creating a wonderful connection with the garden. Feature column radiators add an attractive finishing touch to this comfortable and inviting space. The real heart of the home is the impressive open-plan family kitchen and dining room, designed to provide a sociable space for both everyday family life and entertaining. The modern kitchen is fitted with contemporary white cabinets and complementary white worktops, with a central island creating additional preparation and seating space. There is an integrated dishwasher, integrated washing machine, gas cooker and space for an American-style fridge freezer. The generous layout provides plenty of room for a dining table and chairs, together with additional seating - the perfect spot to relax with a coffee or curl up with a good book. To the first floor are four bedrooms, comprising three generous double bedrooms and a well-proportioned single bedroom, making this an excellent home for a growing family or those looking for flexible accommodation. The modern three-piece family bathroom completes the first-floor accommodation. Externally, the property benefits from driveway parking to the front, while the private rear garden provides a pleasant outdoor space to enjoy, with the added benefit of attractive views towards Penwortham Golf Course. The combination of its generous accommodation, sociable open-plan kitchen, four bedrooms, private garden and highly convenient Penwortham location makes this an excellent family home, particularly for those wanting to be close to local amenities, schools and riverside walks.



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,356 ft ² / 126 m ²
Plot Area:	0.06 acres
Council Tax :	Band C
Annual Estimate:	£2,171
Title Number:	LA661893

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	66 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



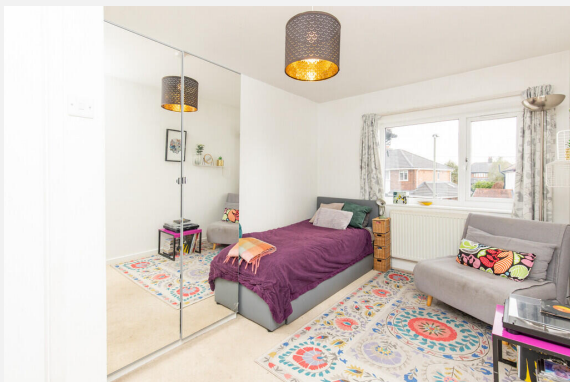
Planning History

This Address

Planning records for: **West End, Penwortham, Preston, PR1**

Reference - SouthRibble/07/2013/0709/HOH	
Decision:	Decided
Date:	01st October 2013
Description:	First floor extension to side and rear

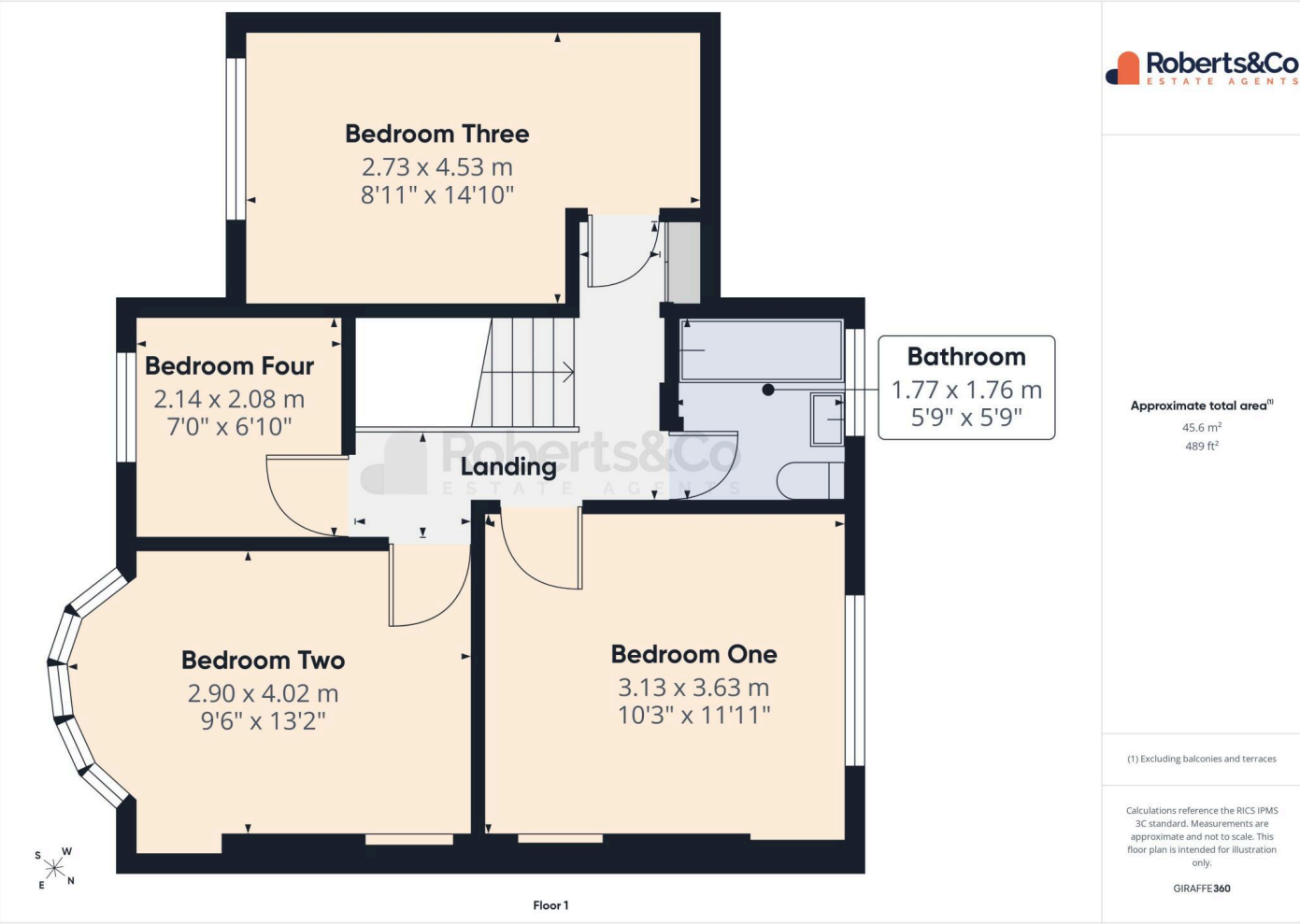
Reference - SouthRibble/07/2013/0847/HOH	
Decision:	Decided
Date:	13th November 2013
Description:	First floor extension over existing side extension.







WEST END, PENWORTHAM, PRESTON, PR1

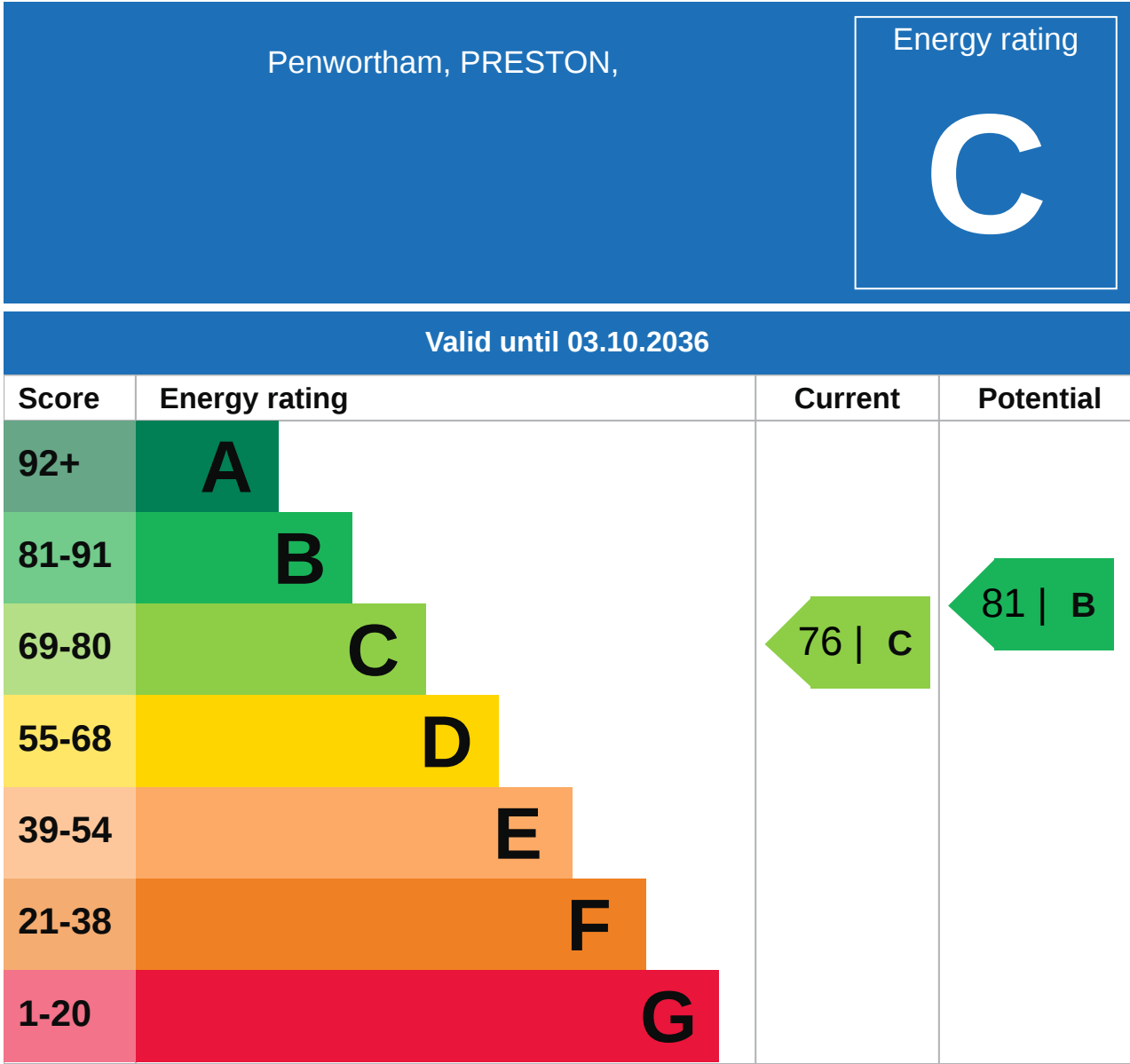


WEST END, PENWORTHAM, PRESTON, PR1



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Additional EPC Data

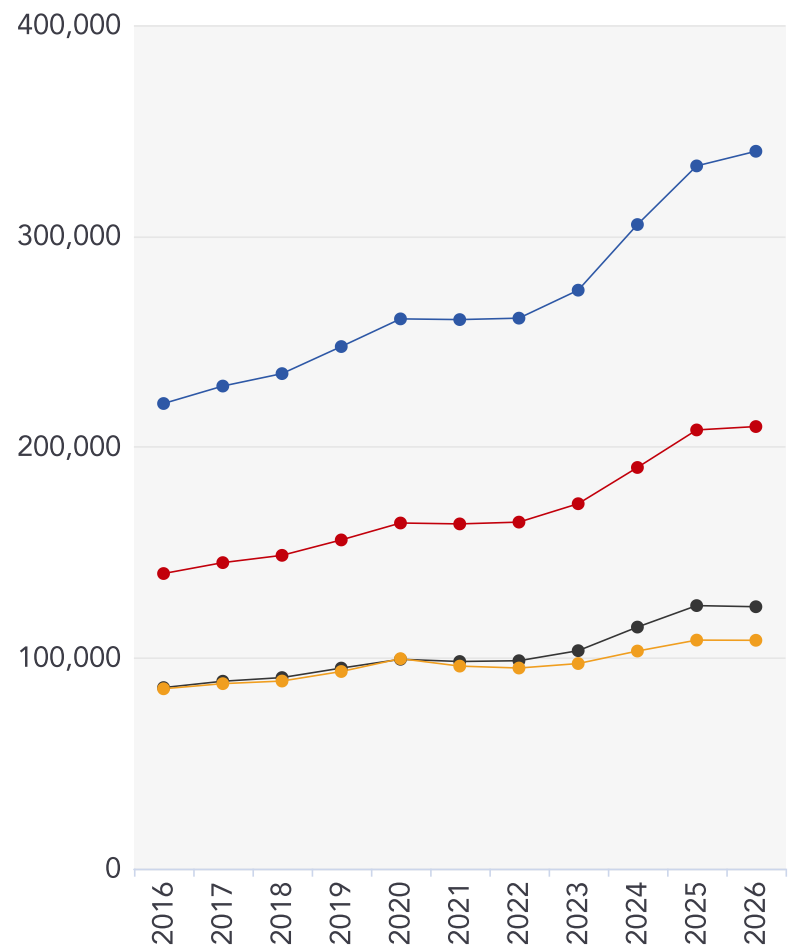
Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	126 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

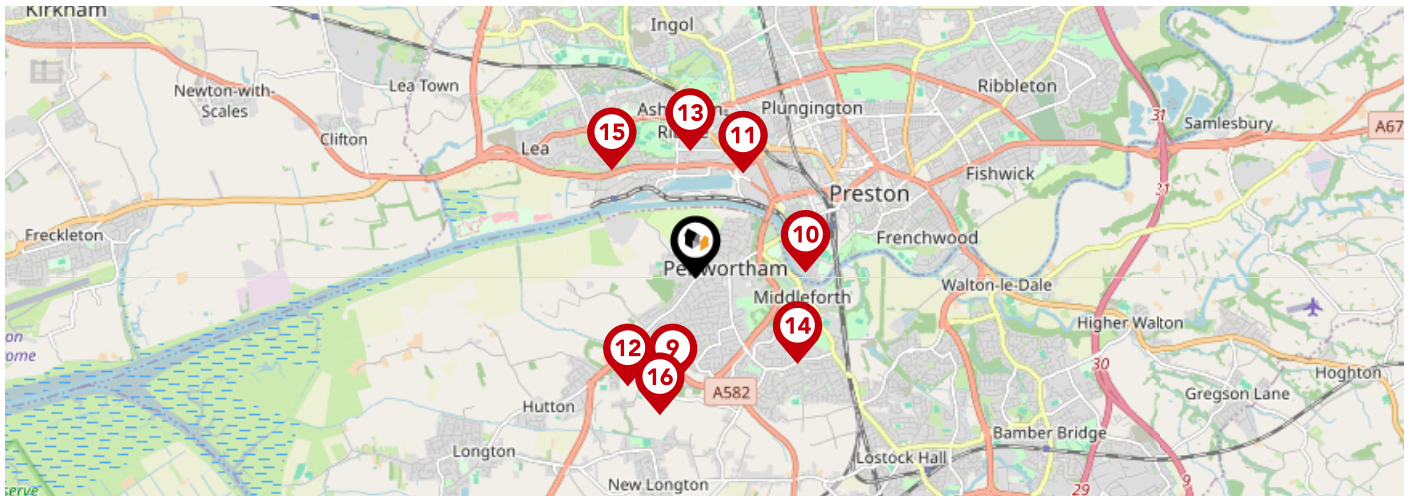
+44.66%

Flat

+26.94%



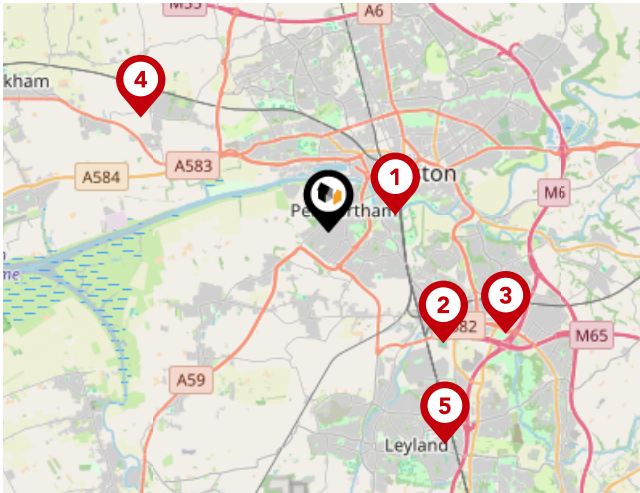
		Nursery	Primary	Secondary	College	Private
1	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.21	☐	☒	☐	☐	☐
2	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.21	☐	☐	☒	☐	☐
3	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.32	☐	☒	☐	☐	☐
4	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.46	☐	☐	☒	☐	☐
5	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.63	☐	☐	☒	☐	☐
6	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.67	☐	☐	☒	☐	☐
7	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.72	☐	☒	☐	☐	☐
8	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.77	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.96	☐	☐	☒	☐	☐
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.98	☐	☒	☐	☐	☐
	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:1.02	☐	☒	☐	☐	☐
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:1.11	☐	☒	☐	☐	☐
	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.12	☐	☒	☐	☐	☐
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.17	☐	☒	☐	☐	☐
	Royal Cross Primary School Ofsted Rating: Outstanding Pupils: 26 Distance:1.2	☐	☒	☐	☐	☐
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:1.23	☐	☒	☐	☐	☐

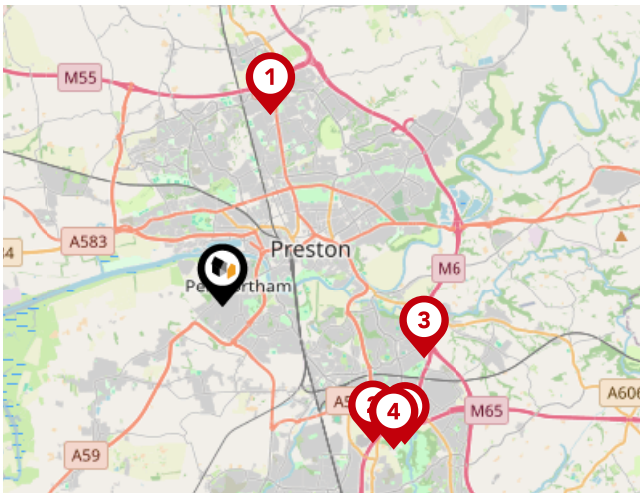
Area

Transport (National)



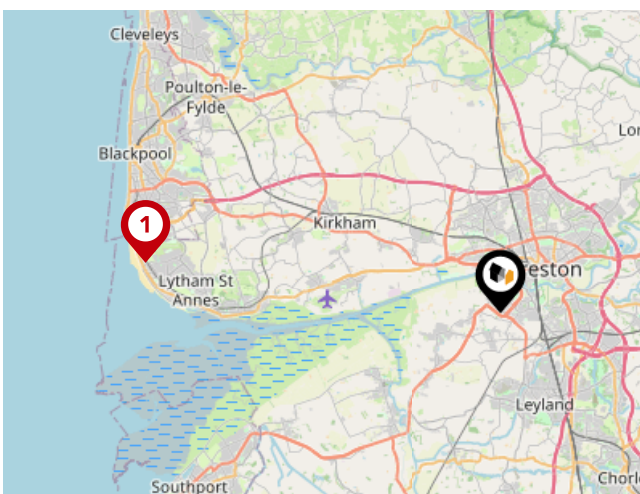
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.2 miles
2	Lostock Hall Rail Station	2.8 miles
3	Bamber Bridge Rail Station	3.57 miles
4	Salwick Rail Station	3.84 miles
5	Leyland Rail Station	4.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.44 miles
2	M65 J1A	3.56 miles
3	M6 J30	3.62 miles
4	M65 J1	3.91 miles
5	M6 J29	4 miles

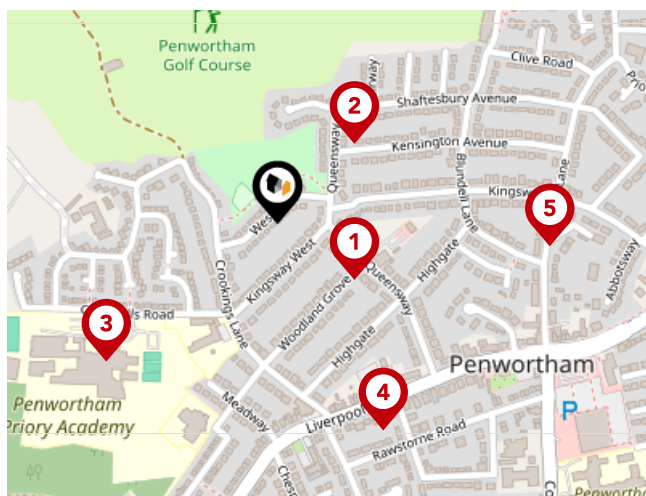


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.58 miles

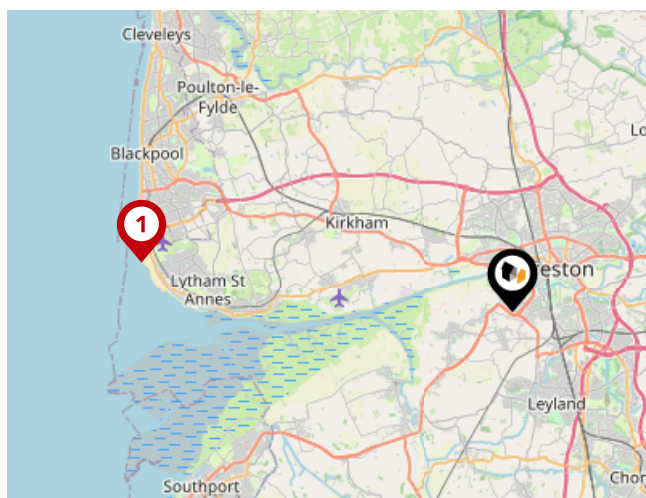
Area

Transport (Local)



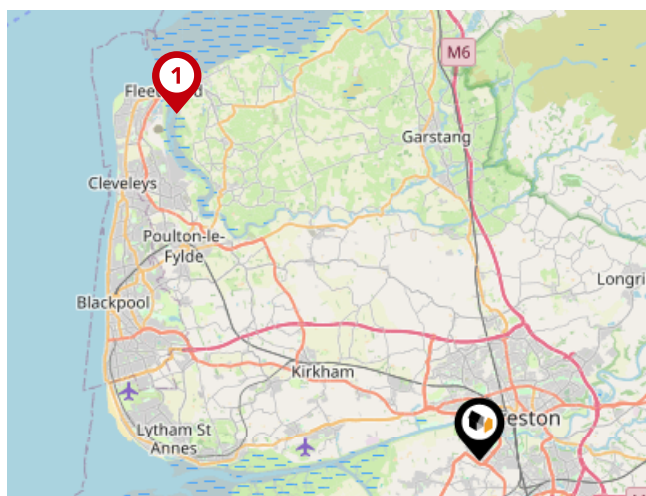
Bus Stops/Stations

Pin	Name	Distance
	St Teresa's Church	0.1 miles
	Shaftesbury Avenue	0.12 miles
	Priory Tech College	0.24 miles
	Crookings Lane	0.25 miles
	Priory Lane	0.29 miles



Local Connections

Pin	Name	Distance
	Starr Gate (Blackpool Tramway)	13.15 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	16.13 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

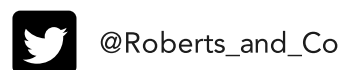
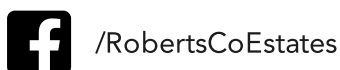


The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate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