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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 10th August 2026



MARSH WAY, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

01772 746100

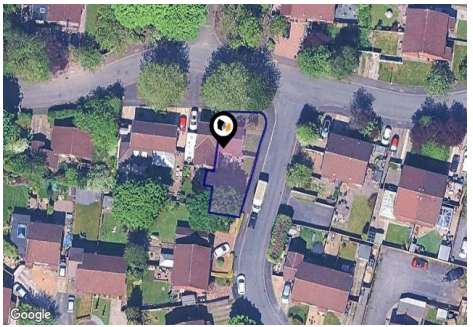
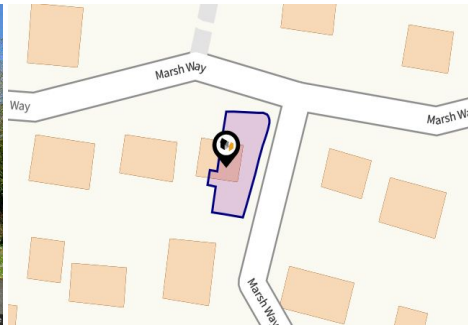
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Perfectly suited to first-time buyers, downsizers or investors * 2 Bedroom Semi Detached Home

This well-presented home offers comfortable accommodation, generous outdoor space and an excellent location close to a wealth of local amenities. Approached via a pathway through the front and side gardens, the property enjoys an attractive position with plenty of potential both inside and out. The entrance leads into a fitted kitchen featuring modern white high-gloss wall and base units, complemented by contrasting black worktops. The kitchen is equipped with an electric oven, gas hob, space and plumbing for a washing machine, and room for a tall fridge freezer, making it both practical and stylish. To the front of the property, the bright and spacious living room is centred around a feature gas fireplace, while a lovely bay window allows plenty of natural light to flood the room, creating a warm and inviting space to relax or entertain. Stairs rise to the first-floor landing where you will find two well-proportioned bedrooms. The principal bedroom is a generous double, while the second bedroom also offers excellent versatility and benefits from a useful built-in storage cupboard, ideal for keeping everyday essentials neatly tucked away. The accommodation is completed by a three-piece family bathroom comprising a bath with electric shower over, pedestal wash hand basin and low-level WC. Externally, the property has a fully enclosed rear garden that enjoys a good degree of privacy, as it is not directly overlooked. Offering a blank canvas, it presents the perfect opportunity to create a beautiful outdoor space tailored to your own style, whether that's a landscaped garden, entertaining area or family-friendly lawn. The location is a real highlight. Situated within easy walking distance of Booths supermarket, local shops, cafés and regular bus services, the property also benefits from excellent transport links into Preston city centre and the surrounding motorway network. Families will also appreciate the proximity to the highly regarded Broad Oak Primary School, making this a convenient setting for a variety of buyers. Whether you're taking your first step onto the property ladder, looking to expand your investment portfolio, or searching for a low-maintenance home in a well-connected location, this fantastic property offers an excellent opportunity and is one not to be missed. Early viewing is highly recommended.



Property

Type:	Semi-Detached
Bedrooms:	2
Plot Area:	0.06 acres
Year Built :	1991-1995
Council Tax :	Band B
Annual Estimate:	£1,900
Title Number:	LA490614

Tenure:	Freehold
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Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15
mb/s



76
mb/s



10000
mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



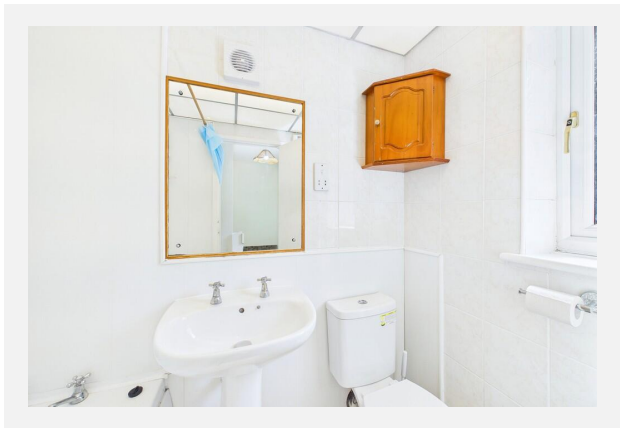
Planning History

This Address

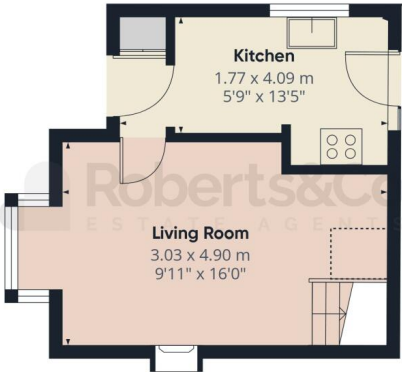
Planning records for: *Marsh Way, Penwortham, Preston, PR1*

Reference - SouthRibble/07/2009/0032/FUL	
Decision:	Decided
Date:	22nd January 2009
Description:	Two storey rear extension, single storey side extension

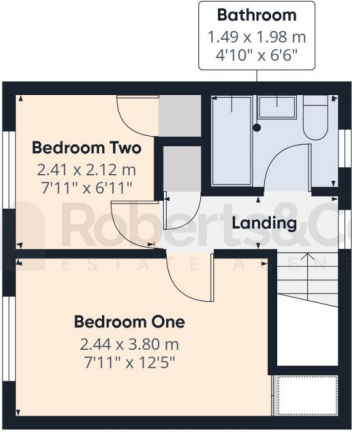




MARSH WAY, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area⁽¹⁾
43.9 m²
472 ft²

Reduced headroom
0.6 m²
7 ft²

(1) Excluding balconies and terraces

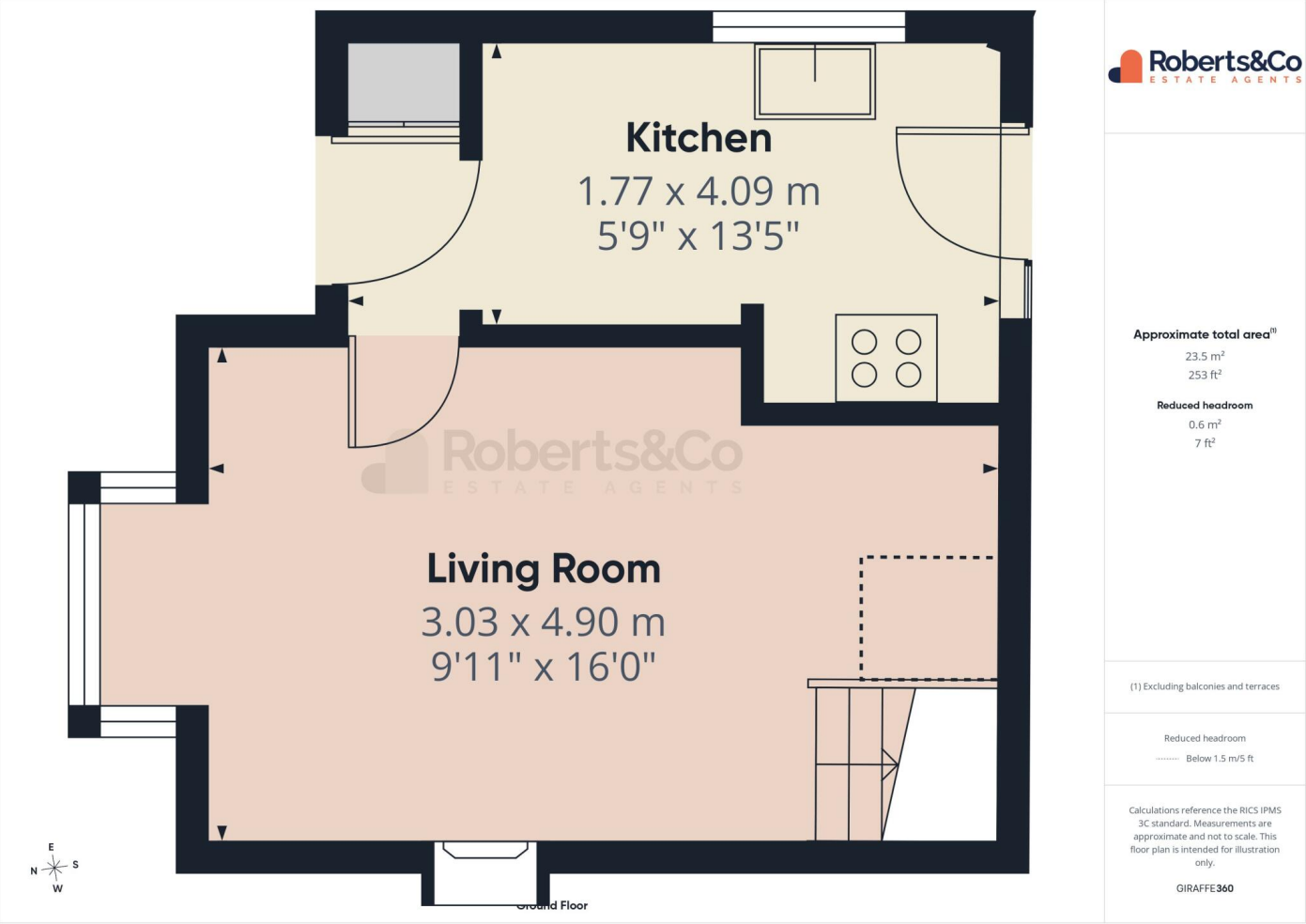
Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE360



MARSH WAY, PENWORTHAM, PRESTON, PR1



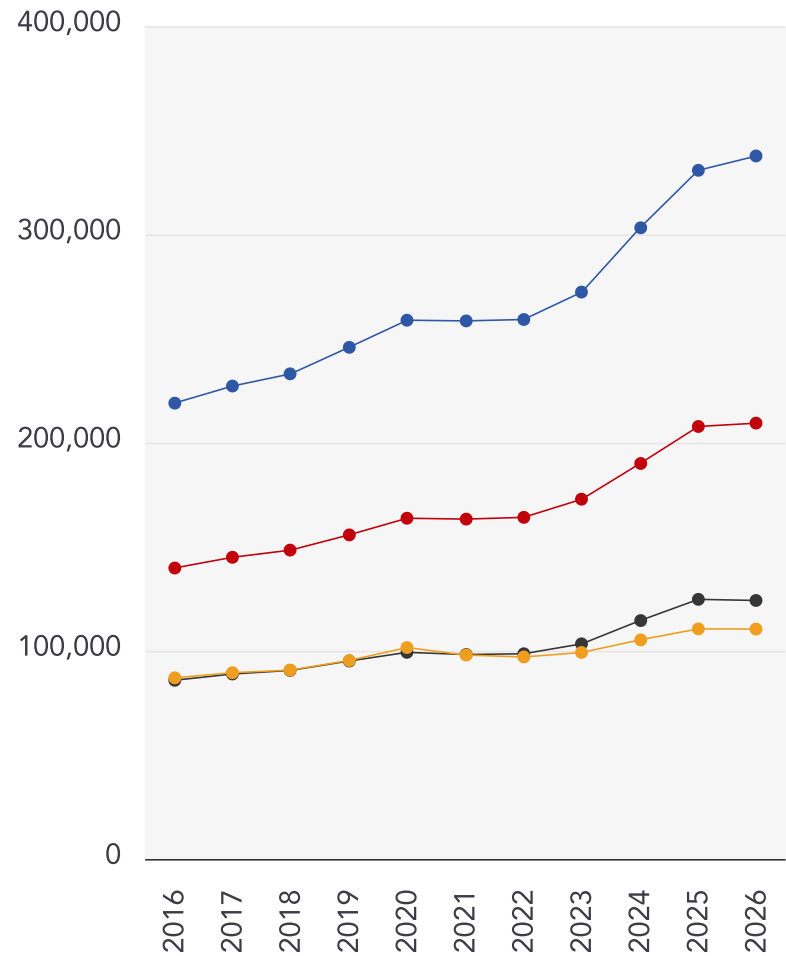
MARSH WAY, PENWORTHAM, PRESTON, PR1



Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

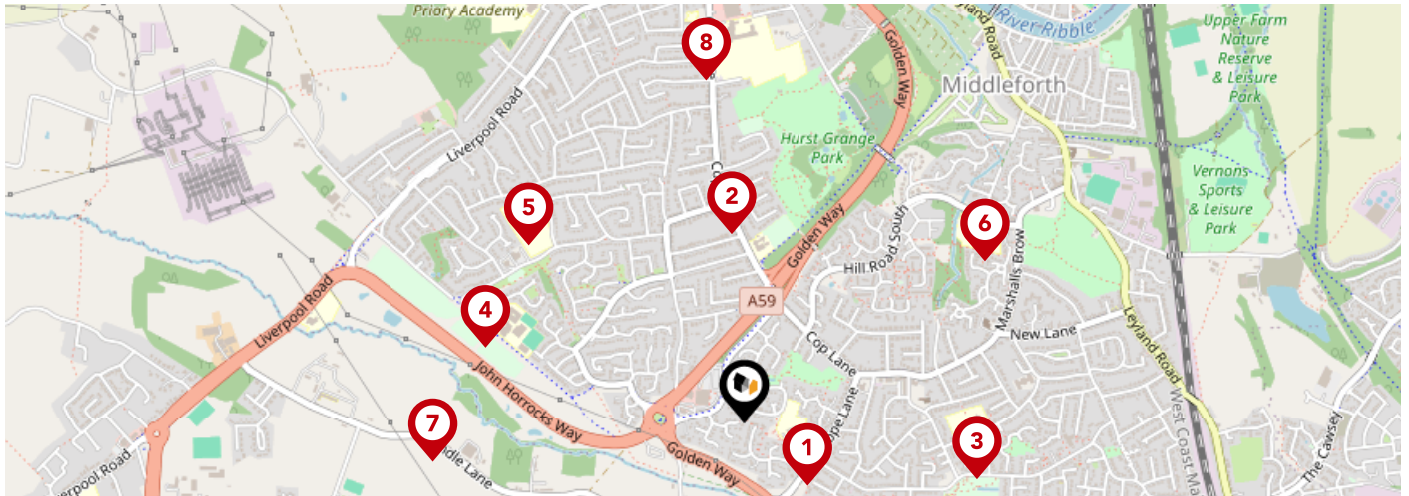
+49.8%

Terraced

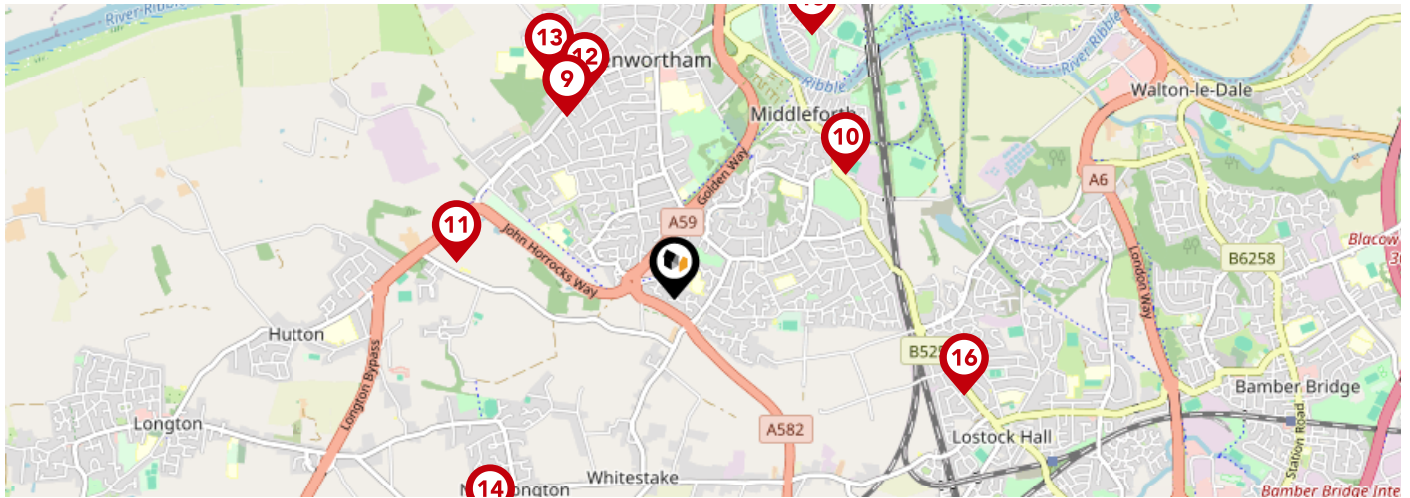
+44.66%

Flat

+26.94%



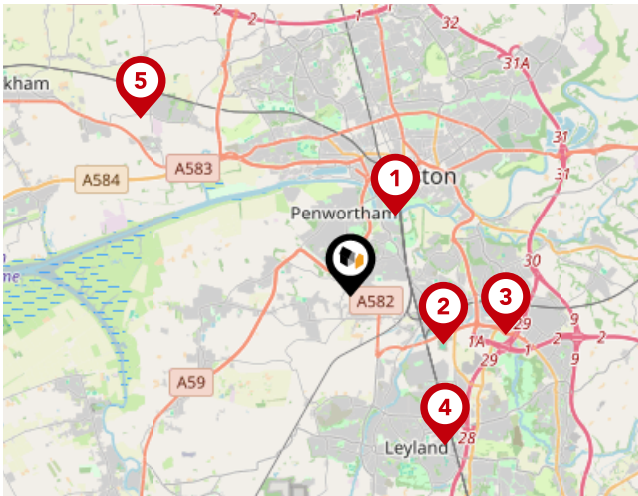
		Nursery	Primary	Secondary	College	Private
1	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.19	☐	☒	☐	☐	☐
2	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.42	☐	☒	☐	☐	☐
3	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.52	☐	☒	☐	☐	☐
4	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.59	☐	☐	☒	☐	☐
5	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.61	☐	☒	☐	☐	☐
6	Penwortham Middlefirth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.64	☐	☒	☐	☐	☐
7	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.69	☐	☒	☐	☐	☐
8	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.76	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.93	☐	☒	☐	☐	☐
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.93	☐	☒	☐	☐	☐
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.97	☐	☒	☐	☐	☐
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.98	☐	☒	☐	☐	☐
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:1.12	☐	☐	☒	☐	☐
	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.29	☐	☒	☐	☐	☐
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.3	☐	☒	☐	☐	☐
	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:1.34	☐	☐	☒	☐	☐

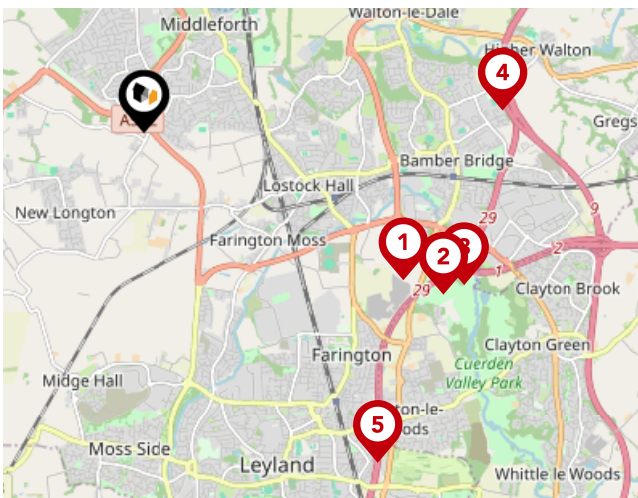
Area

Transport (National)



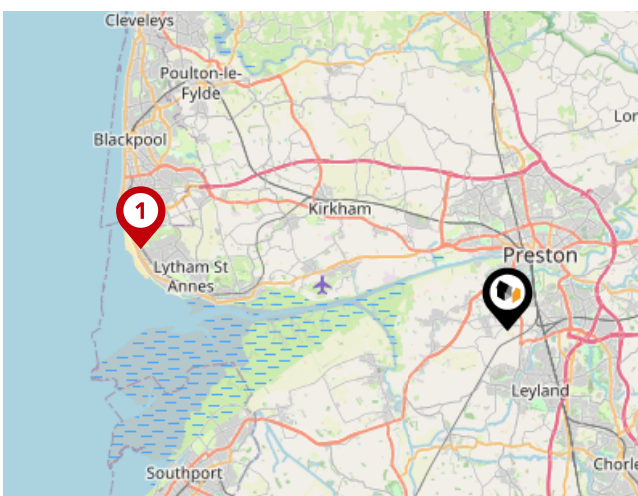
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.61 miles
2	Lostock Hall Rail Station	1.84 miles
3	Bamber Bridge Rail Station	2.8 miles
4	Leyland Rail Station	3.08 miles
5	Salwick Rail Station	4.79 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.6 miles
2	M65 J1	2.97 miles
3	M6 J29	3.1 miles
4	M6 J30	3.14 miles
5	M6 J28	3.54 miles

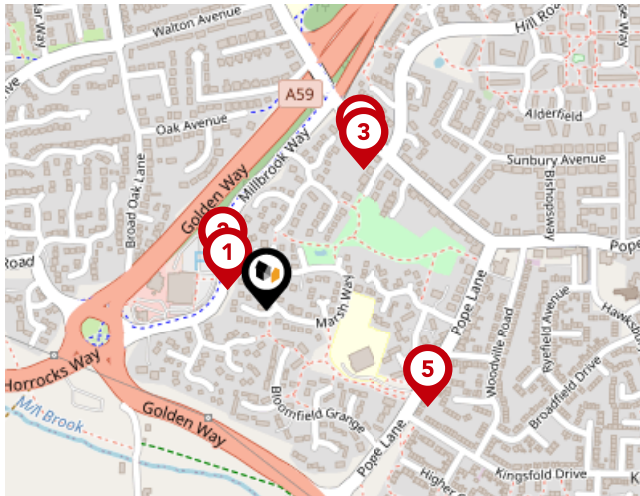


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.14 miles

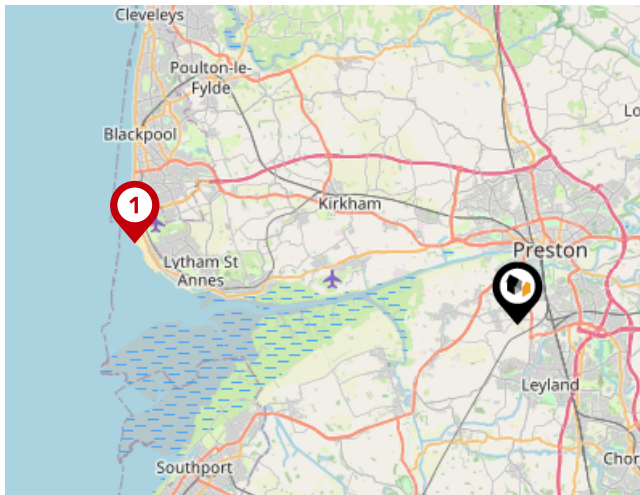
Area

Transport (Local)



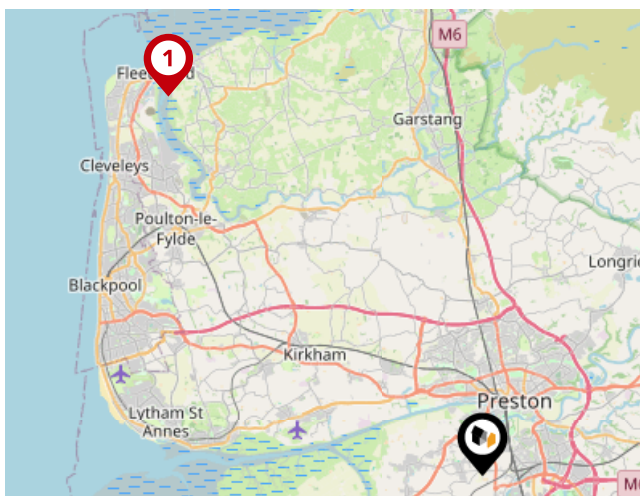
Bus Stops/Stations

Pin	Name	Distance
1	Millbrook Way South	0.04 miles
2	Millbrook Way	0.06 miles
3	Hill Road South	0.18 miles
4	Hill Rd South	0.19 miles
5	Kingsfold Drive	0.2 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	13.71 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.21 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 & 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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