

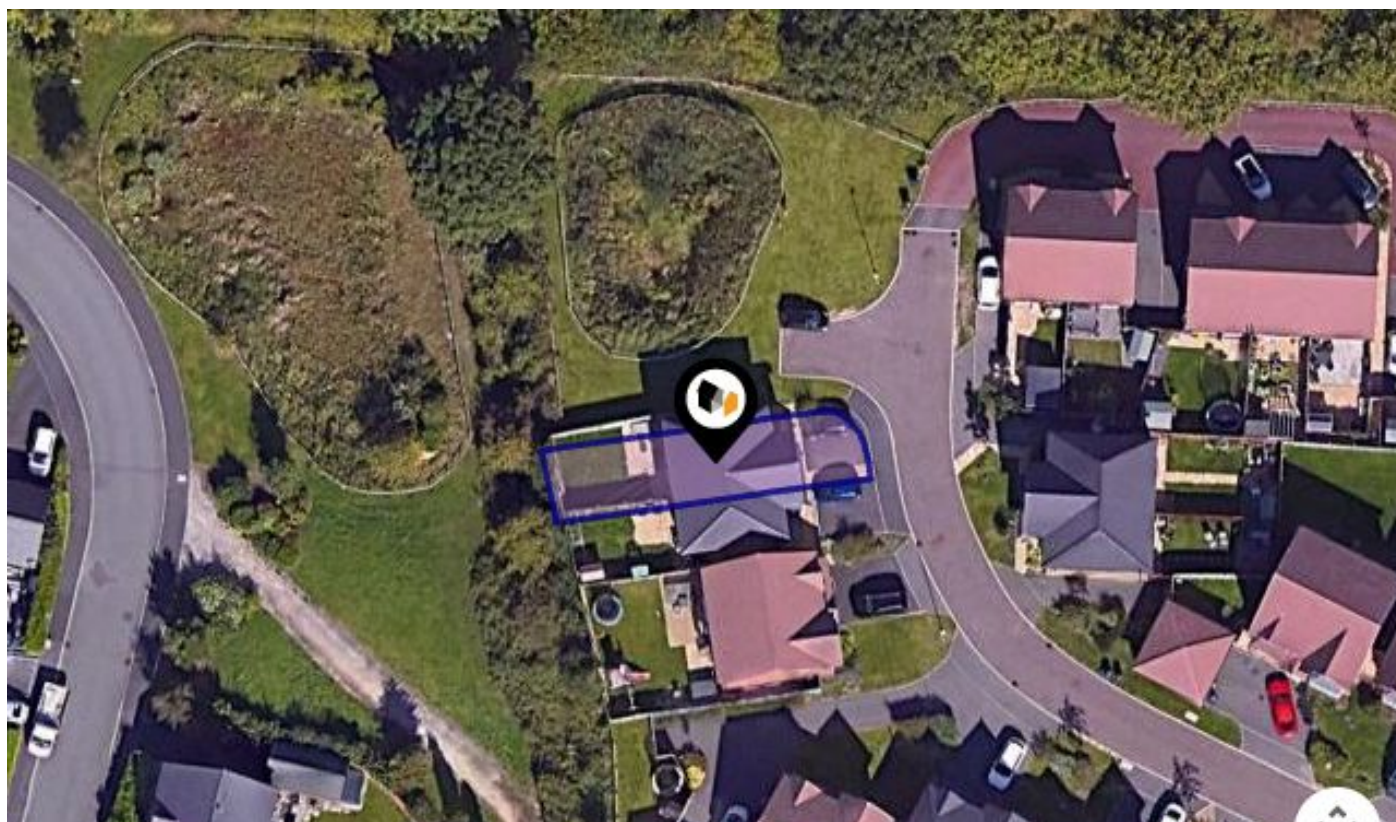


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19th August 2025



GREENHILL CLOSE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

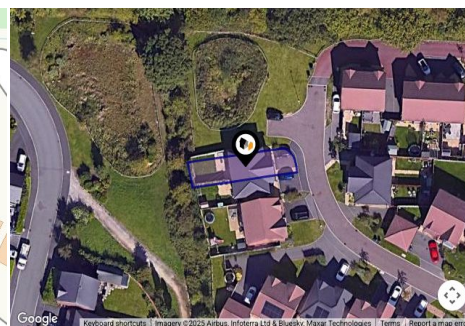
01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Ideal First Time Buy* Dining Kitchen, Living Room and Downstairs WC* Driveway and Private Rear Garden This fantastic property sits at the bottom of a cul-de-sac surrounded by green space. On entering, there is a useful entrance hallway for coats and shoes plus a downstairs WC. The living room is generously proportioned and neutrally decorated, ready for relaxing. There is a dining kitchen to the rear of the property, with patio doors opening out onto the garden and a useful storage cupboard. The kitchen itself has everything you need, with ample worktop space, space and plumbing for a washing machine, an integrated slimline dishwasher, gas hob, electric oven and integrated fridge freezer. Upstairs are two double bedrooms, plus a single bedroom to the front. The family bathroom has a stylish modern suite with a shower over the bath. Externally there is driveway parking for 2 vehicles to the front of the property, and a great-size rear garden which is not overlooked plus a gated side access. The position of this home is fantastic, with all the convenience of living in a modern property but with green space immediately to the side and a quiet cul-de-sac location. Additionally, there is no chain delay.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	828 ft ² / 77 m ²
Plot Area:	0.04 acres
Year Built :	2019
Council Tax :	Band B
Annual Estimate:	£1,829
Title Number:	LAN218021

Tenure:	Leasehold
Start	27/02/2019
Date:	
End Date:	24/12/3016
Lease	999 years from and including 25
Term:	December 2017 to and including 24
	December 3016
Term	992 years
Remaining:	

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1	59	10000
mb/s	mb/s	mb/s

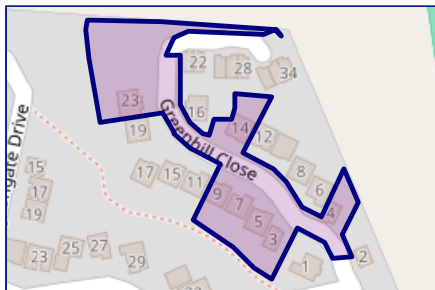
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

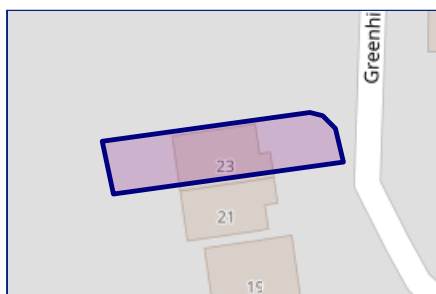


Freehold Title Plan



LAN190432

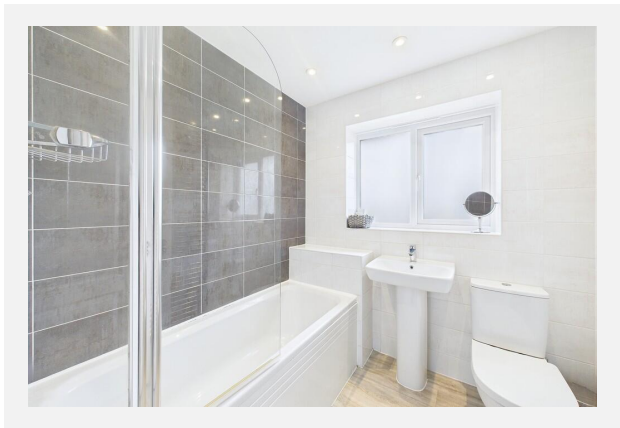
Leasehold Title Plan



LAN218021

Start Date: 27/02/2019
End Date: 24/12/3016
Lease Term: 999 years from and including 25 December 2017 to and including 24 December 3016
Term Remaining: 992 years

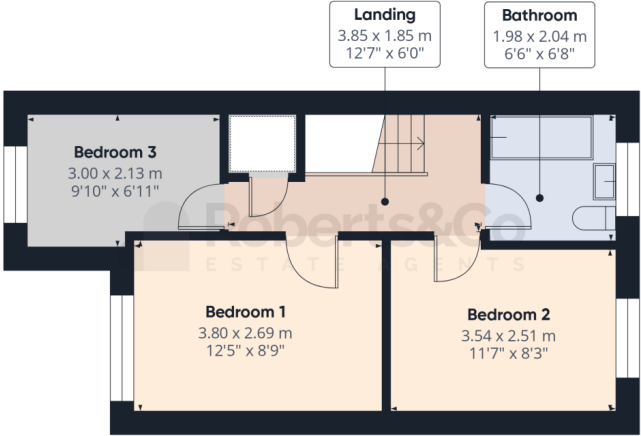




GREENHILL CLOSE, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1

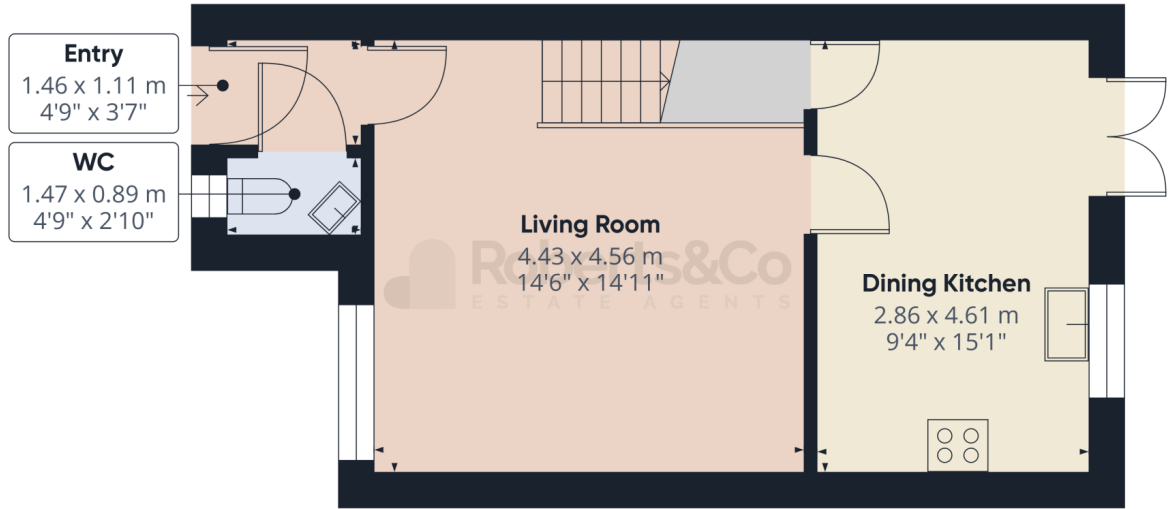
Approximate total area^m
71.2 m²
766 ft²

(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

GREENHILL CLOSE, PENWORTHAM, PRESTON, PR1



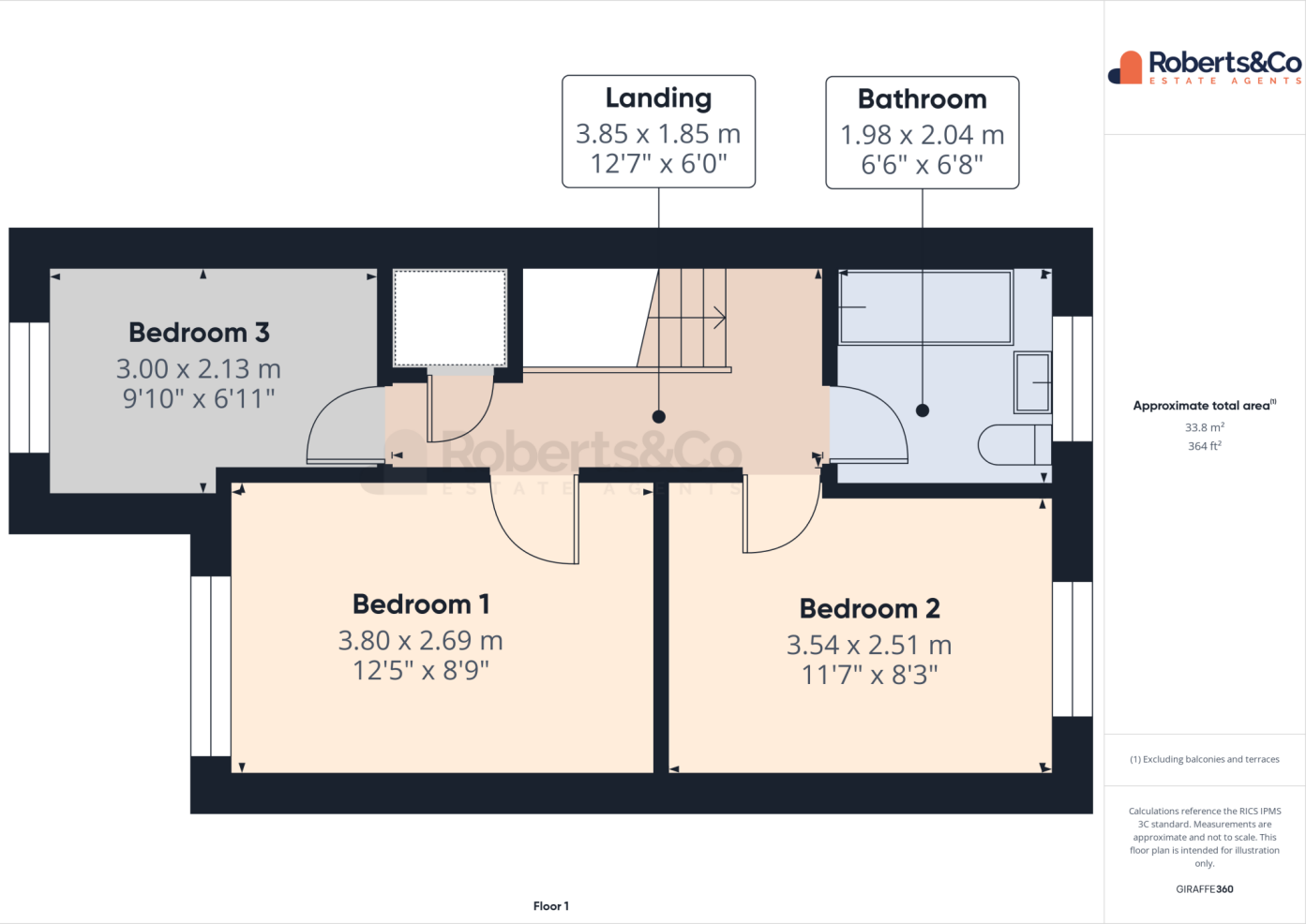
Approximate total area^m
37.4 m²
402 ft²

(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.

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GREENHILL CLOSE, PENWORTHAM, PRESTON, PR1



Greenhill Close, Penwortham, PR1

Energy rating

B

Valid until 13.02.2029

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

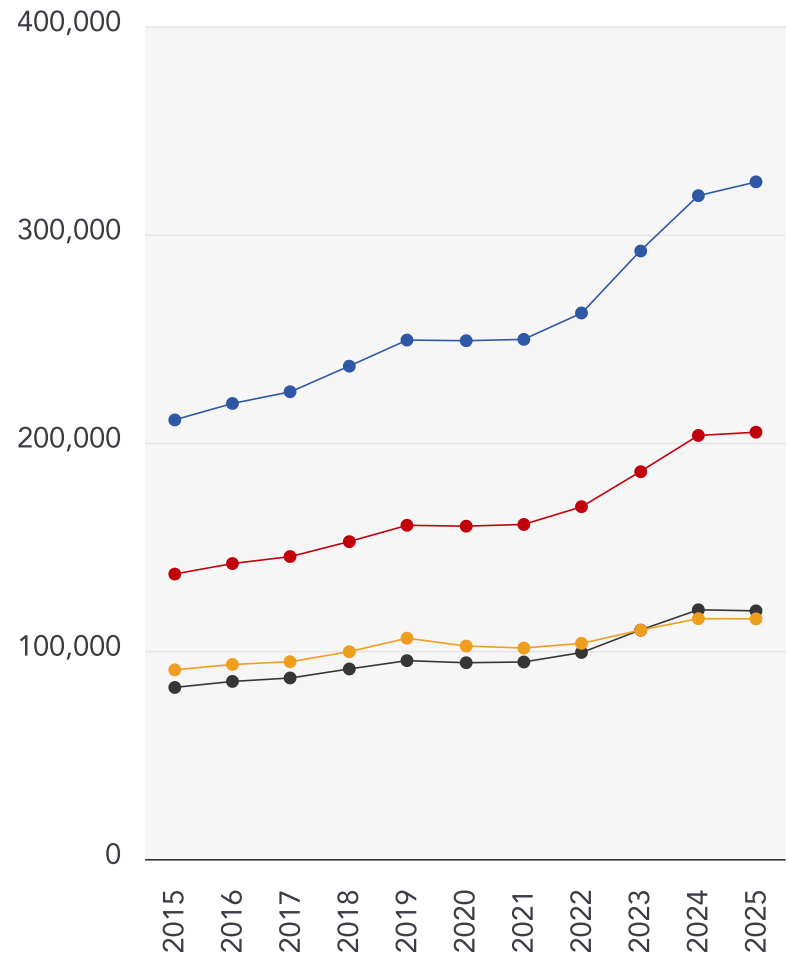
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.19 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.1 W/m-Â°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 0.12 W/m-Â°K
Total Floor Area:	77 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

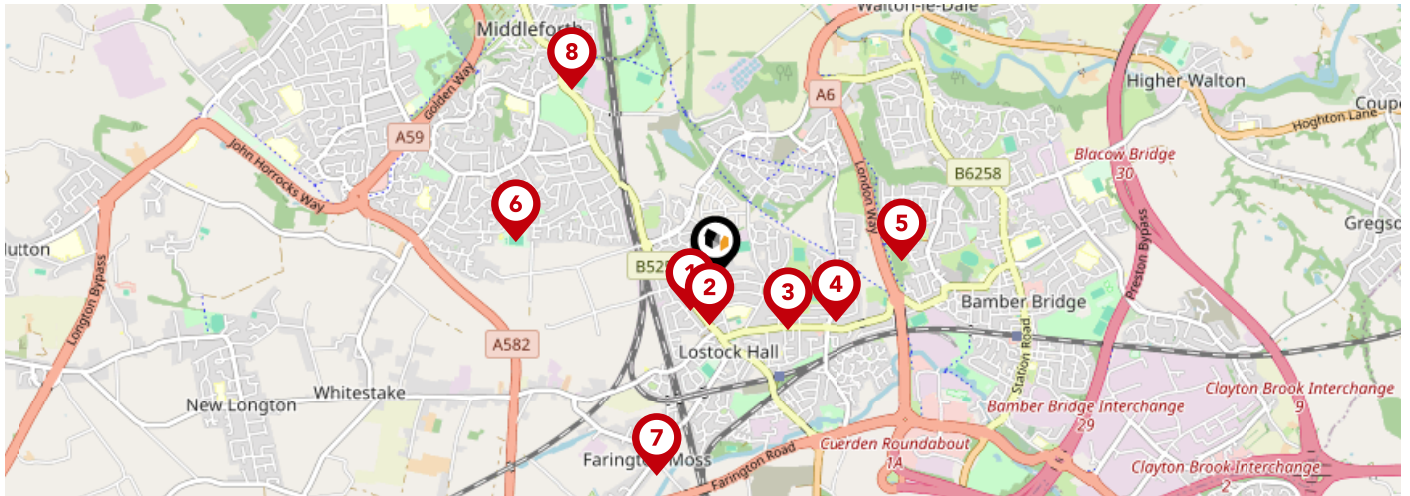
+49.8%

Flat

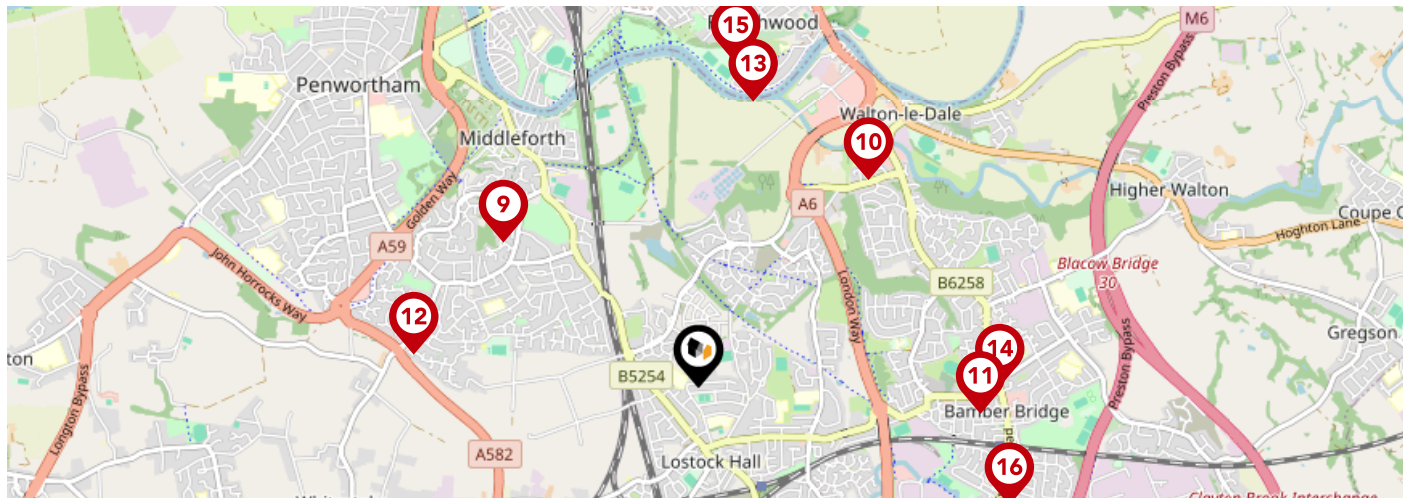
+26.94%

Terraced

+44.66%



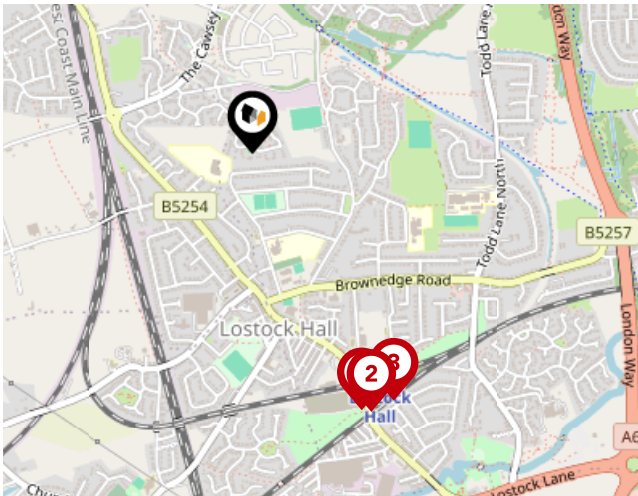
		Nursery	Primary	Secondary	College	Private
1	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.17	☐	☐	☒	☐	☐
2	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.2	☐	☒	☐	☐	☐
3	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.39	☐	☒	☐	☐	☐
4	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.56	☐	☐	☒	☐	☐
5	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.82	☐	☒	☐	☐	☐
6	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.89	☐	☒	☐	☐	☐
7	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:0.9	☐	☒	☐	☐	☐
8	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.05	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.07	☐	☒	☐	☐	☐
10	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:1.18	☐	☒	☐	☐	☐
11	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:1.24	☐	☒	☐	☐	☐
12	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.25	☐	☒	☐	☐	☐
13	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.28	☐	☐	☒	☐	☐
14	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:1.32	☐	☐	☒	☐	☐
15	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:1.44	☐	☒	☐	☐	☐
16	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:1.46	☐	☒	☐	☐	☐

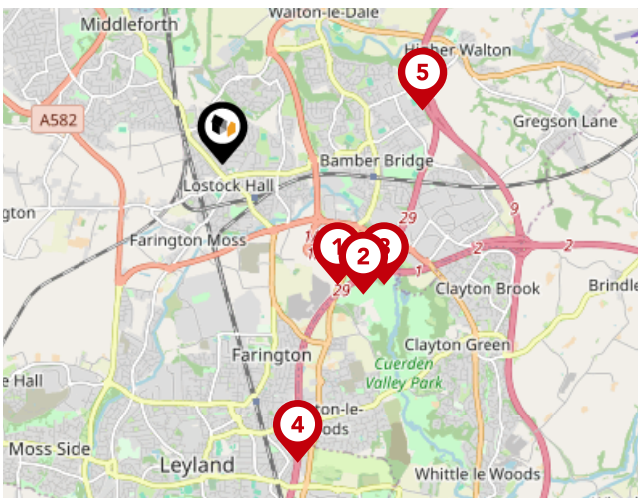
Area

Transport (National)



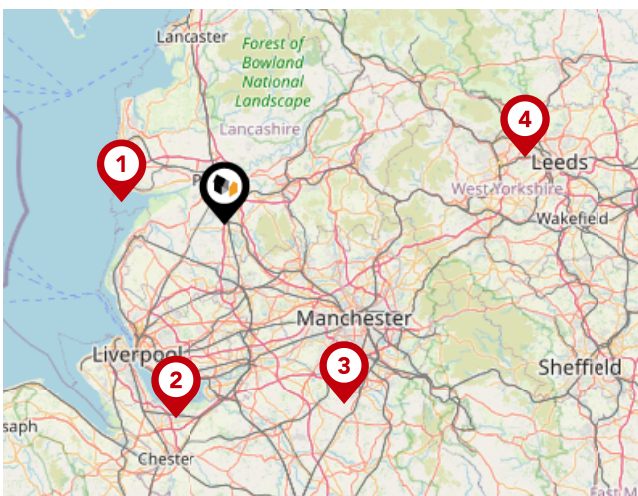
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.61 miles
2	Lostock Hall Rail Station	0.62 miles
3	Lostock Hall Rail Station	0.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.46 miles
2	M65 J1	1.68 miles
3	M6 J29	1.77 miles
4	M6 J28	2.69 miles
5	M6 J30	1.83 miles

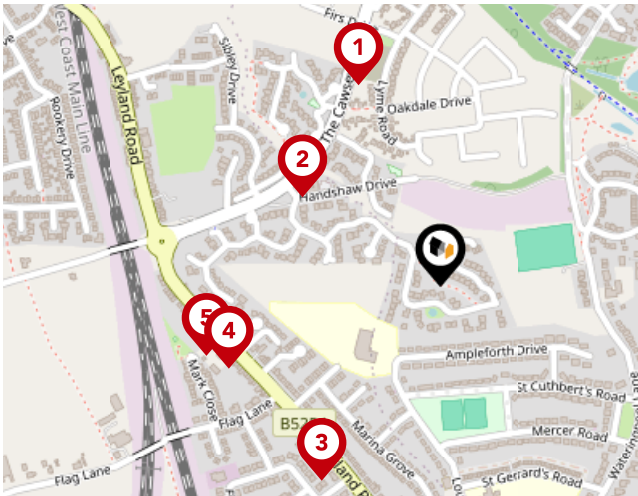


Airports/Helipads

Pin	Name	Distance
1	Highfield	14.57 miles
2	Speke	28.1 miles
3	Manchester Airport	30.44 miles
4	Leeds Bradford Airport	43.27 miles

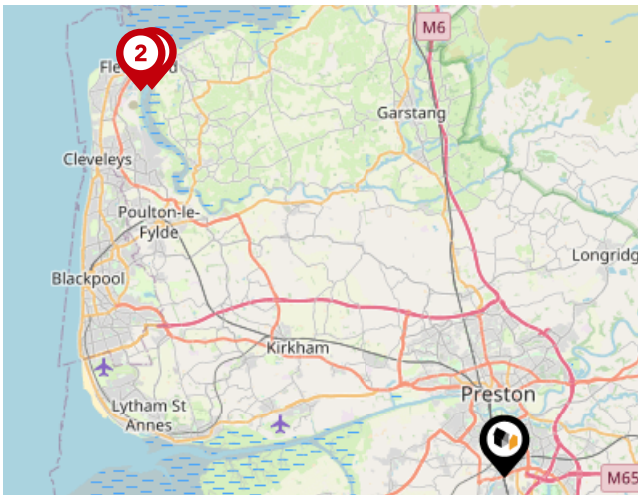
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Firs Drive	0.24 miles
2	Handshaw Drive	0.18 miles
3	Fir Trees Road	0.25 miles
4	Round Acre	0.25 miles
5	Flag Lane	0.27 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.36 miles
2	Fleetwood for Knott End Ferry Landing	18.57 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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