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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28th August 2026



BLUNDELL LANE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

01772 746100

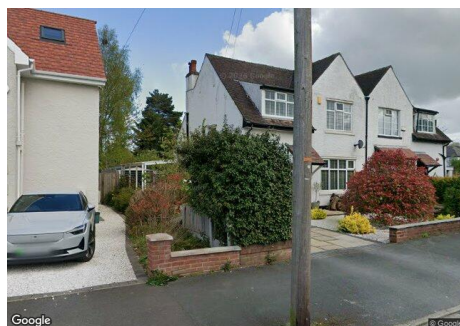
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* Sought-after Penwortham location * Beautifully presented three-bedroom semi-detached home * Open-plan living, kitchen and dining space

Situated in a highly sought-after location in Penwortham, this beautifully presented three-bedroom semi-detached home offers stylish, modern living with a fantastic open-plan layout and an impressive rear garden. Location is a real highlight, with Penwortham High Street just a few minutes' walk away, providing an excellent choice of independent shops, cafés, bars, restaurants and everyday amenities. The property is also well placed for access to local schools, making it an ideal choice for families. To the front of the property, there is driveway parking, a useful car port and a detached garage. Stepping inside, a welcoming entrance hall provides access to the main living accommodation, with a convenient downstairs WC. The vendors have thoughtfully opened up the ground floor to create a wonderful open-plan living, kitchen and dining space, making this a fantastic area for both everyday family life and entertaining. The living room is positioned to the front and features a wood-burning stove, creating a warm and inviting focal point. This flows seamlessly into the impressive modern kitchen and dining area. The kitchen has been finished with contemporary fitted cabinetry and complementary worktops, together with a range of integrated appliances including double electric ovens, hob, dishwasher, fridge and freezer. The hob is positioned within the breakfast bar, creating a sociable space where you can cook while still being part of the conversation. There is also useful provision for a wine fridge. The generous dining area has ample space for a good-sized dining table and chairs, with patio doors opening directly onto the rear garden. Modern vertical radiators add a stylish finishing touch throughout the open-plan space. Heading upstairs, there are three bedrooms, with the principal bedroom being a good-sized double and benefiting from fitted bedroom furniture. Bedroom two is also a comfortable double, while bedroom three is a useful single bedroom. The beautifully appointed four-piece family bathroom has been finished to an excellent standard and features a stylish slipper bath, separate walk-in shower, vanity unit with wash hand basin and WC. The rear garden is another particularly impressive feature of this home. Private and not overlooked, it has been thoughtfully landscaped with artificial lawn, attractive patio areas and established mature bushes and trees, creating a lovely outdoor space to relax and entertain. Overall, this is a superb three-bedroom semi-detached home in a prime Penwortham location, combining stylish modern interiors, excellent living space, fantastic outdoor space and convenient access to the High Street and local amenities.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,184 ft ² / 110 m ²
Plot Area:	0.08 acres
Year Built :	1930-1949
Council Tax :	Band D
Annual Estimate:	£2,443
Title Number:	LAN237153

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)

19 mb/s	80 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)

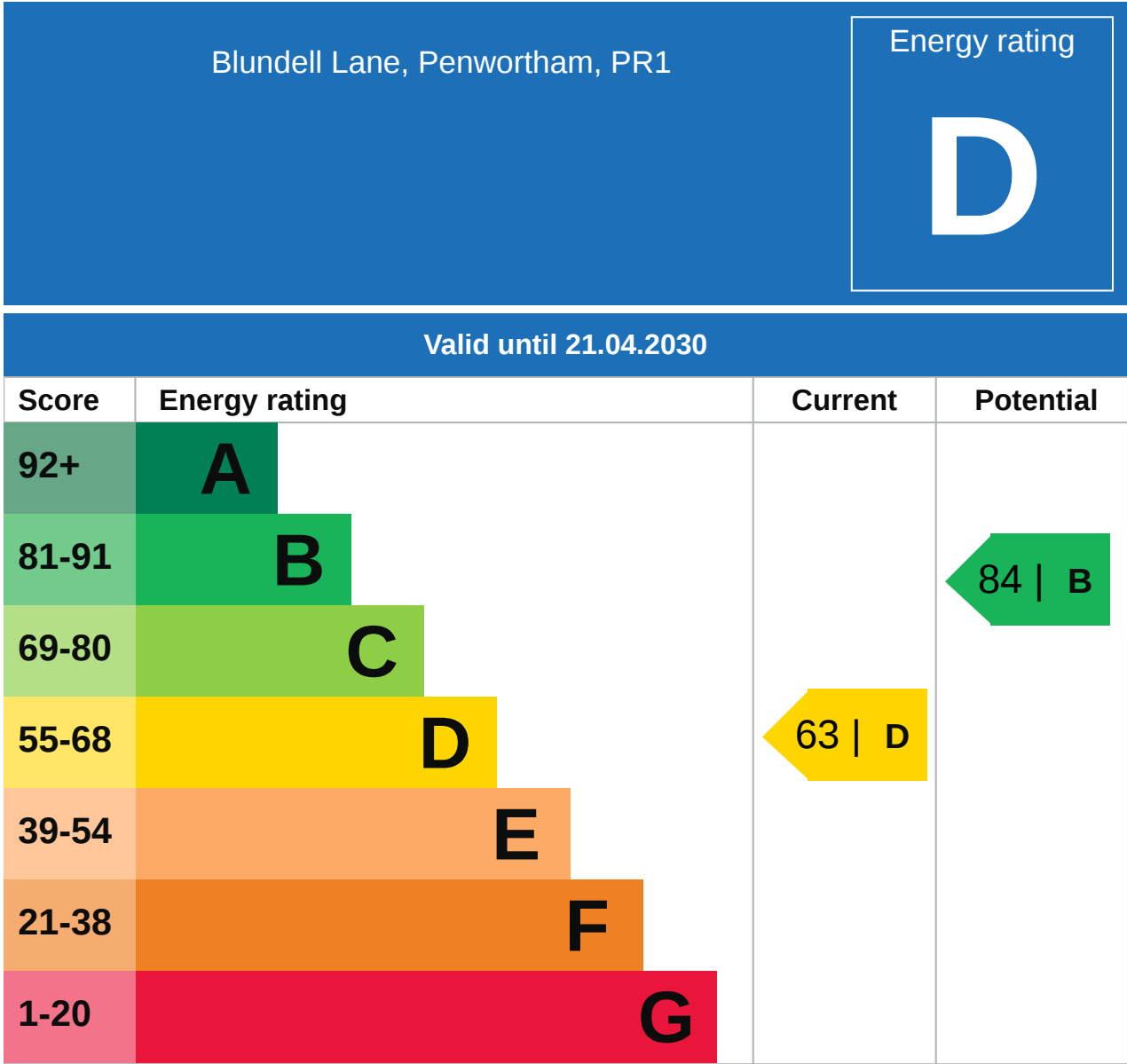


Satellite/Fibre TV Availability:









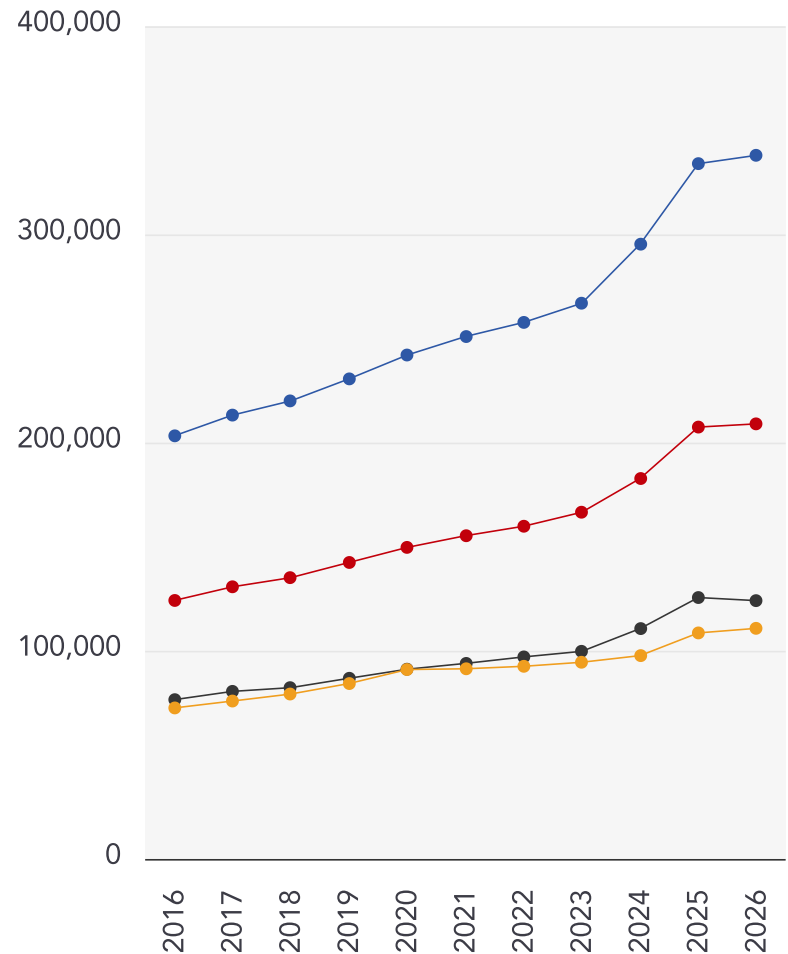
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 55% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	110 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

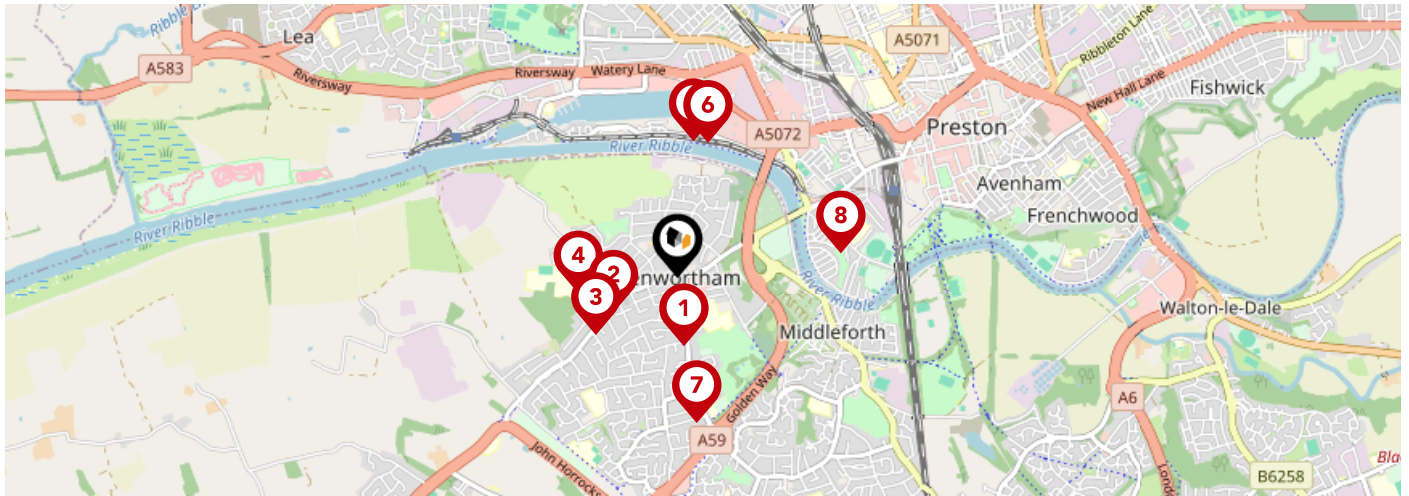
+68.31%

Terraced

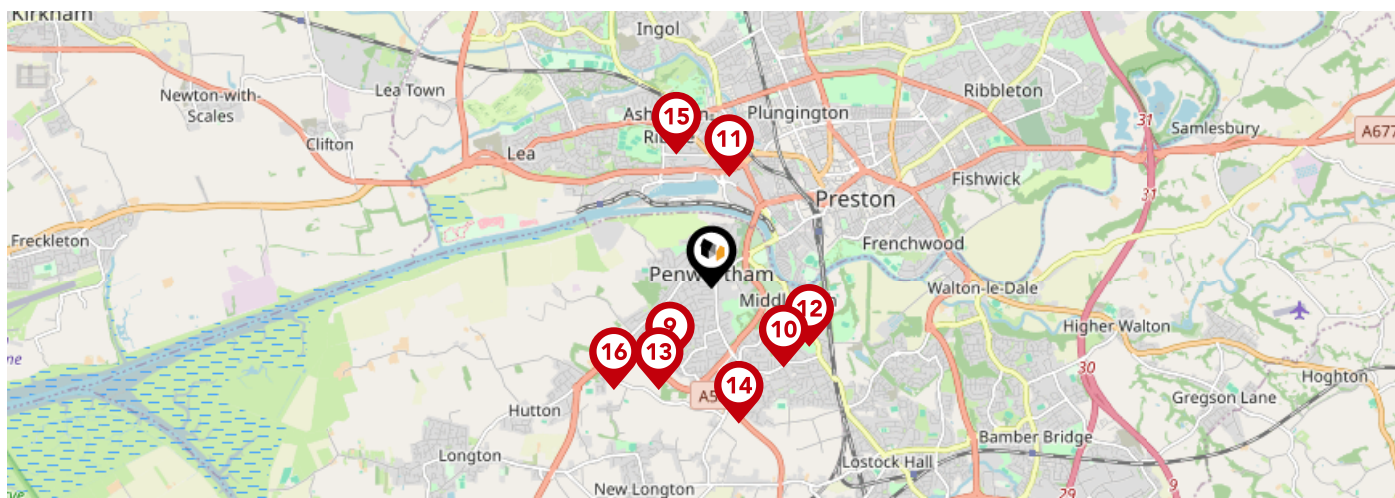
+62.15%

Flat

+52.7%



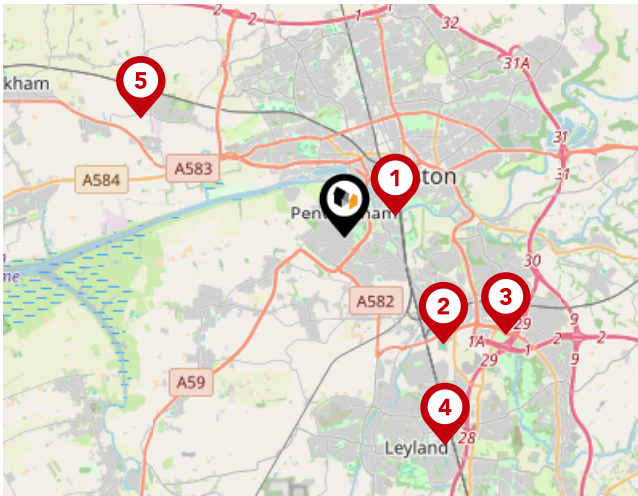
		Nursery	Primary	Secondary	College	Private
1	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.3	☐	☐	☒	☐	☐
2	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.32	☐	☒	☐	☐	☐
3	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.44	☐	☒	☐	☐	☐
4	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.44	☐	☐	☒	☐	☐
5	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.6	☐	☐	☒	☐	☐
6	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.61	☐	☐	☒	☐	☐
7	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.64	☐	☒	☐	☐	☐
8	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.72	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.75	☐	☒	☐	☐	☐
	Penwortham Middlefirth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.94	☐	☒	☐	☐	☐
	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.99	☐	☒	☐	☐	☐
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1	☐	☒	☐	☐	☐
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:1	☐	☐	☒	☐	☐
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.21	☐	☒	☐	☐	☐
	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.22	☐	☒	☐	☐	☐
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:1.23	☐	☒	☐	☐	☐

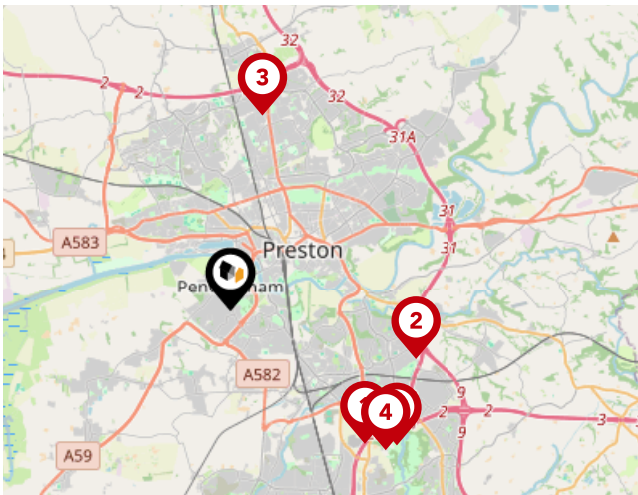
Area

Transport (National)



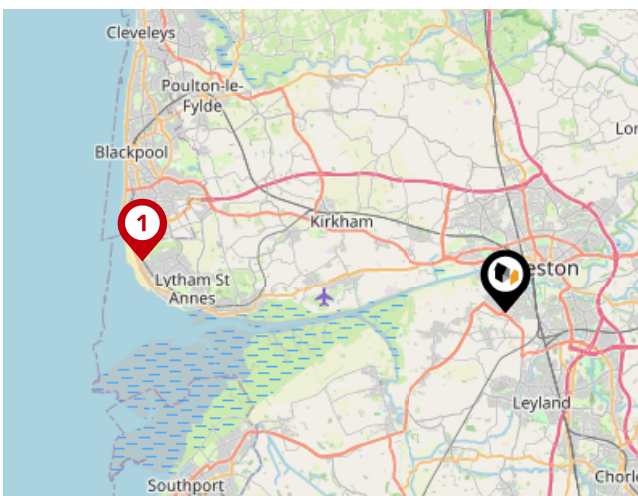
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.97 miles
2	Lostock Hall Rail Station	2.58 miles
3	Bamber Bridge Rail Station	3.31 miles
4	Leyland Rail Station	4.05 miles
5	Salwick Rail Station	4.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	3.33 miles
2	M6 J30	3.35 miles
3	M55 J1	3.44 miles
4	M65 J1	3.67 miles
5	M6 J29	3.76 miles

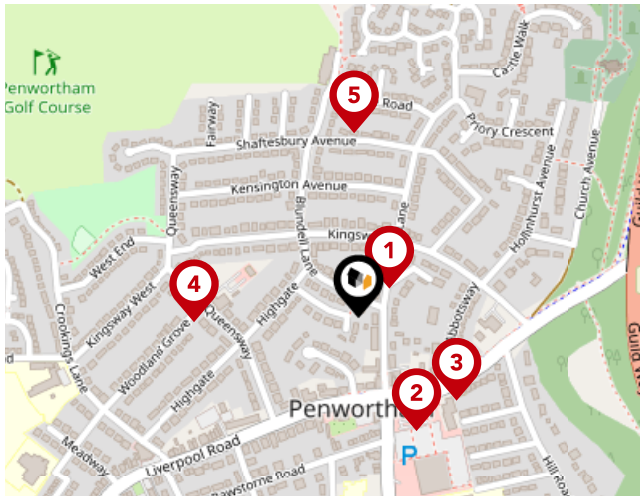


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.84 miles

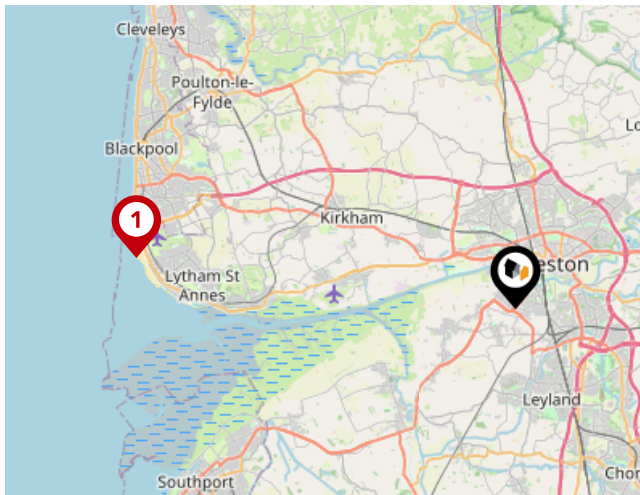
Area

Transport (Local)



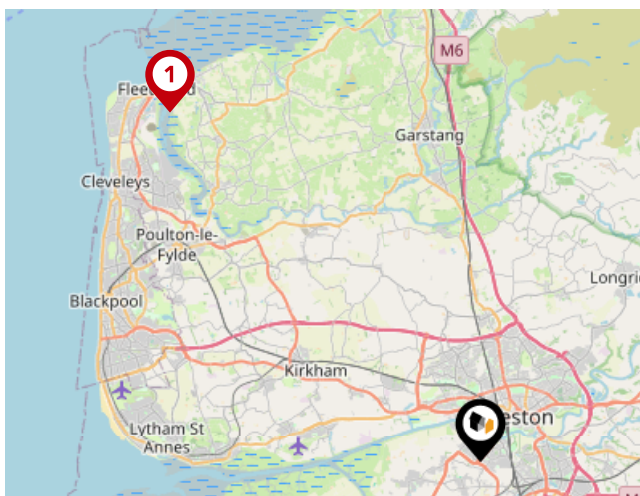
Bus Stops/Stations

Pin	Name	Distance
1	Priory Lane	0.04 miles
2	Library	0.13 miles
3	Library	0.14 miles
4	St Teresa's Church	0.18 miles
5	Clive Road	0.2 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	13.42 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.34 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



@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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