

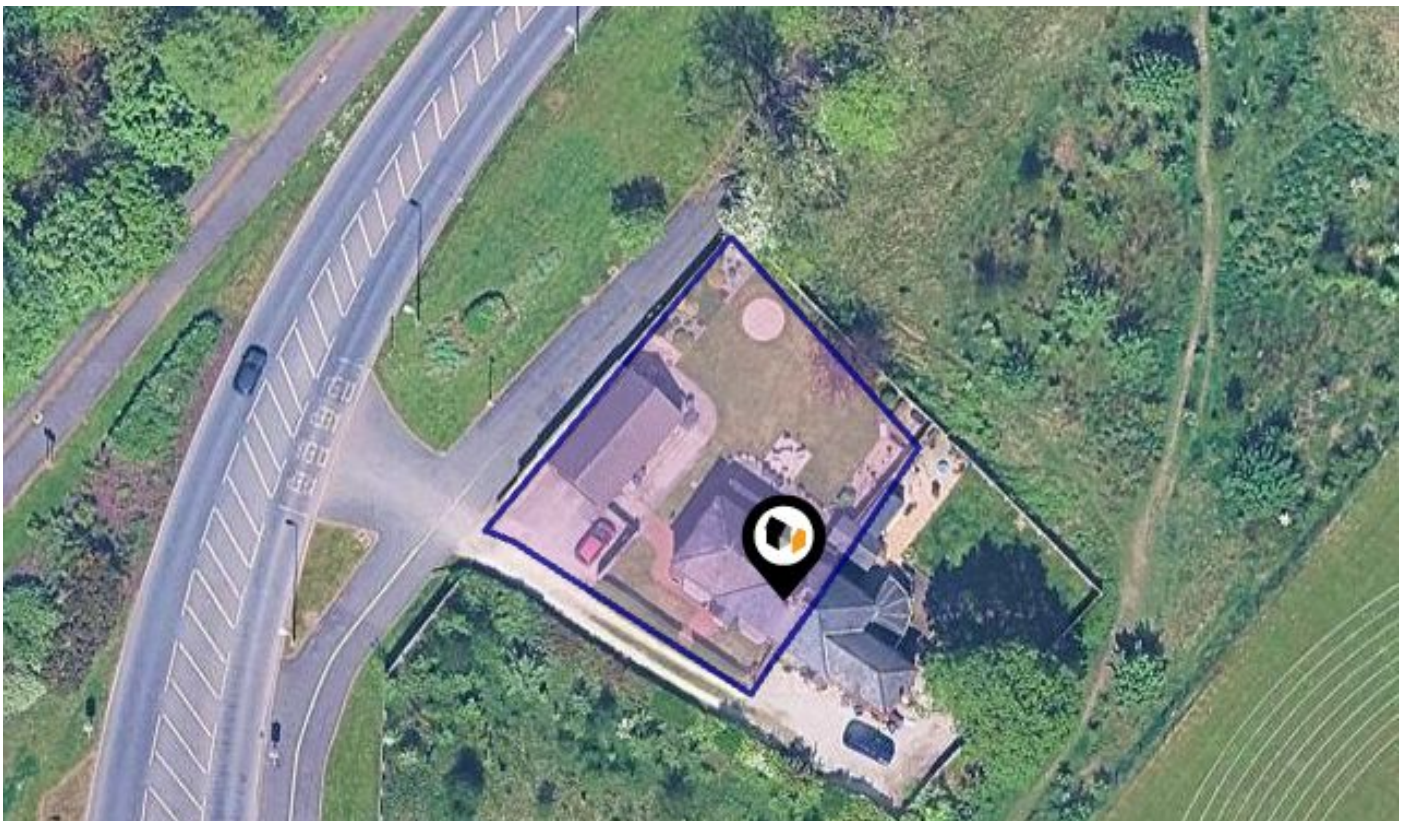


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 15th April 2026**



**LIVERPOOL ROAD, PENWORTHAM, PRESTON, PR1**

## **Roberts & Co**

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

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# Introduction

## Our Comments

\* 4 Bedroom Semi Detached Family Home \* Not Overlooked with field views \* 2 Reception Rooms

A beautifully presented four-bedroom semi-detached home, ideally situated on the outskirts of Penwortham, offering generous living space, a substantial plot, and attractive open field views to the front. The property is located on a private, unadopted road, contributing to a quieter setting, with shared maintenance responsibilities (the property owner contributes one-quarter). The front aspect enjoys a pleasant outlook across open fields, ensuring a sense of privacy and space. Externally, the home benefits from driveway parking for three vehicles, alongside a detached triple garage. Importantly, planning permission has been granted (Ref: 07/2025/00471/HOH) for conversion of the garage into a one-bedroom annexe, presenting excellent potential for additional accommodation or multi-generational living. The front garden is neatly enclosed by a hedge, with a pathway leading to the entrance. Inside, the property offers versatile and well-proportioned accommodation. To the front, a welcoming reception room features a bay window and a charming wood-burning stove, with a useful downstairs cloaks cupboard. A second front reception room also benefits from a bay window and a gas fire, with patio doors to the side providing additional access and natural light. This opens through to a dining area which benefits from a side bay window and patio doors leading out to the garden, making it ideal for both everyday living and entertaining. The kitchen is fitted with stylish white shaker-style units complemented by coordinating worktops. Integrated appliances include a fridge and freezer, with space and plumbing for a dishwasher, washing machine, and tumble dryer, as well as space for a gas cooker. A rear hallway provides access to a convenient ground floor shower room with WC and an external door to the garden. Upstairs, the property offers four well-proportioned bedrooms, along with a spacious four-piece family bathroom. The home sits on a generous plot with a large, enclosed rear garden, mainly laid to lawn and thoughtfully arranged with several seating areas to make the most of outdoor living. The garden is not overlooked to either the front or rear, enhancing the sense of privacy. Additional features include a septic tank system and regular maintenance of the front hedge and adjoining lane. This attractive home combines rural outlooks with excellent accessibility, benefiting from strong transport links and falling within sought-after catchment areas for both primary and secondary schools.



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,711 ft <sup>2</sup> / 159 m <sup>2</sup>		
<b>Plot Area:</b>	0.16 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,443		
<b>Title Number:</b>	LA557546		

## 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>13</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:

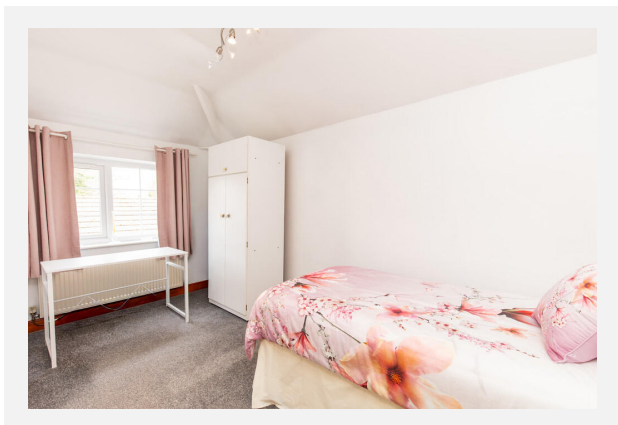
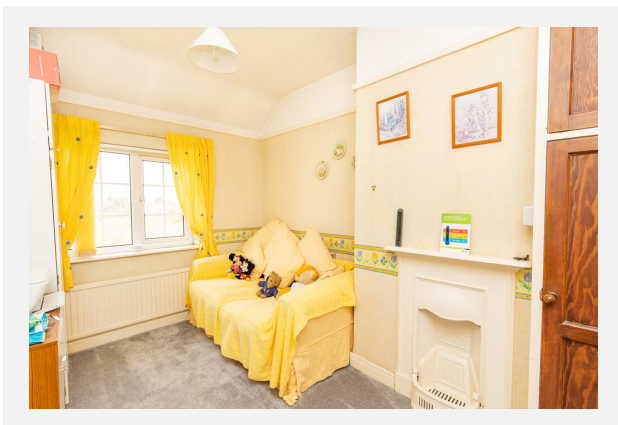
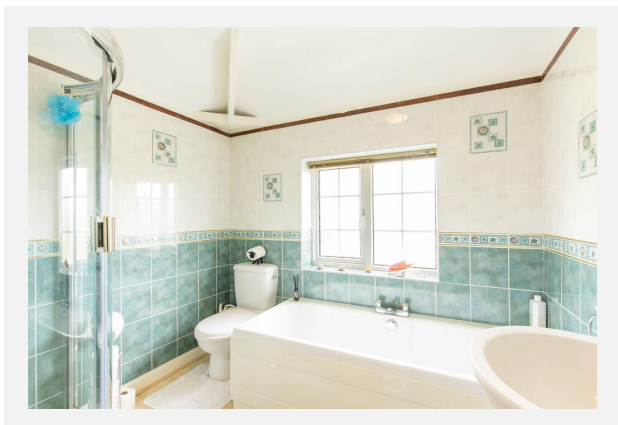
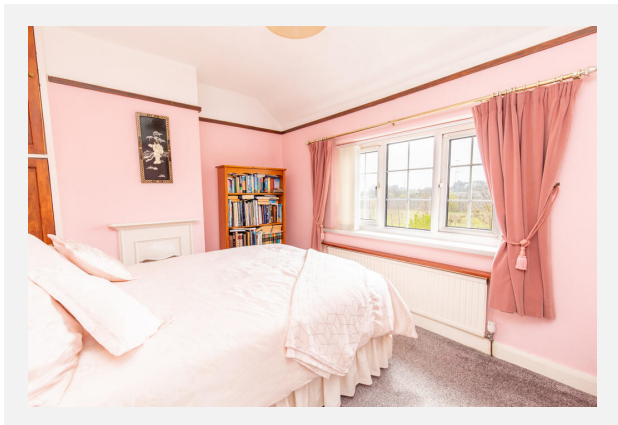


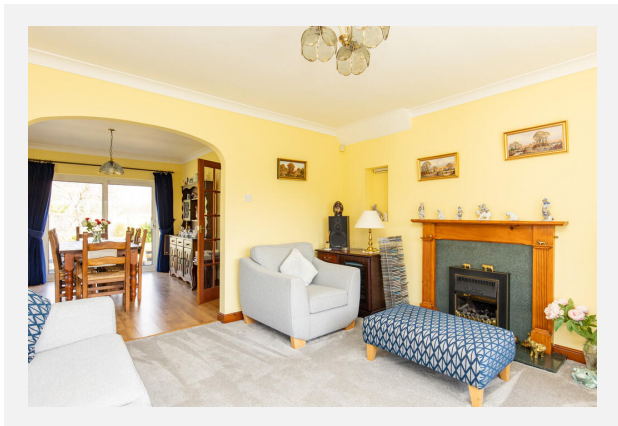
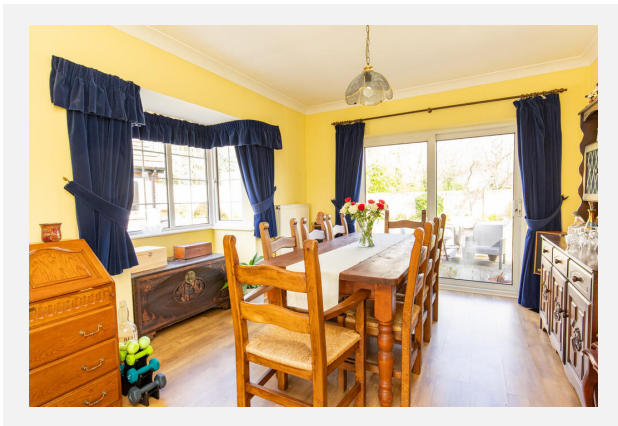
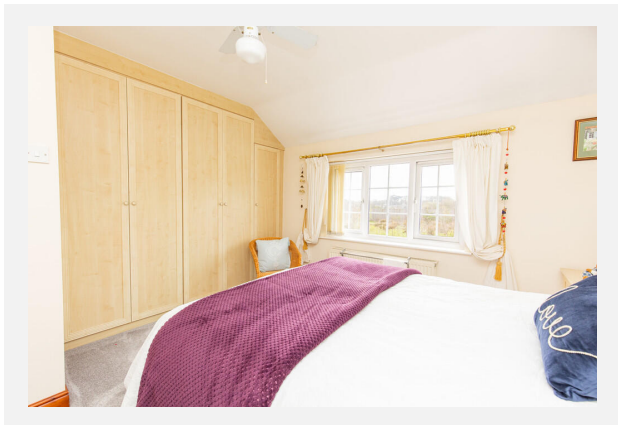
# Planning History

## This Address

Planning records for: *Liverpool Road, Penwortham, Preston, PR1*

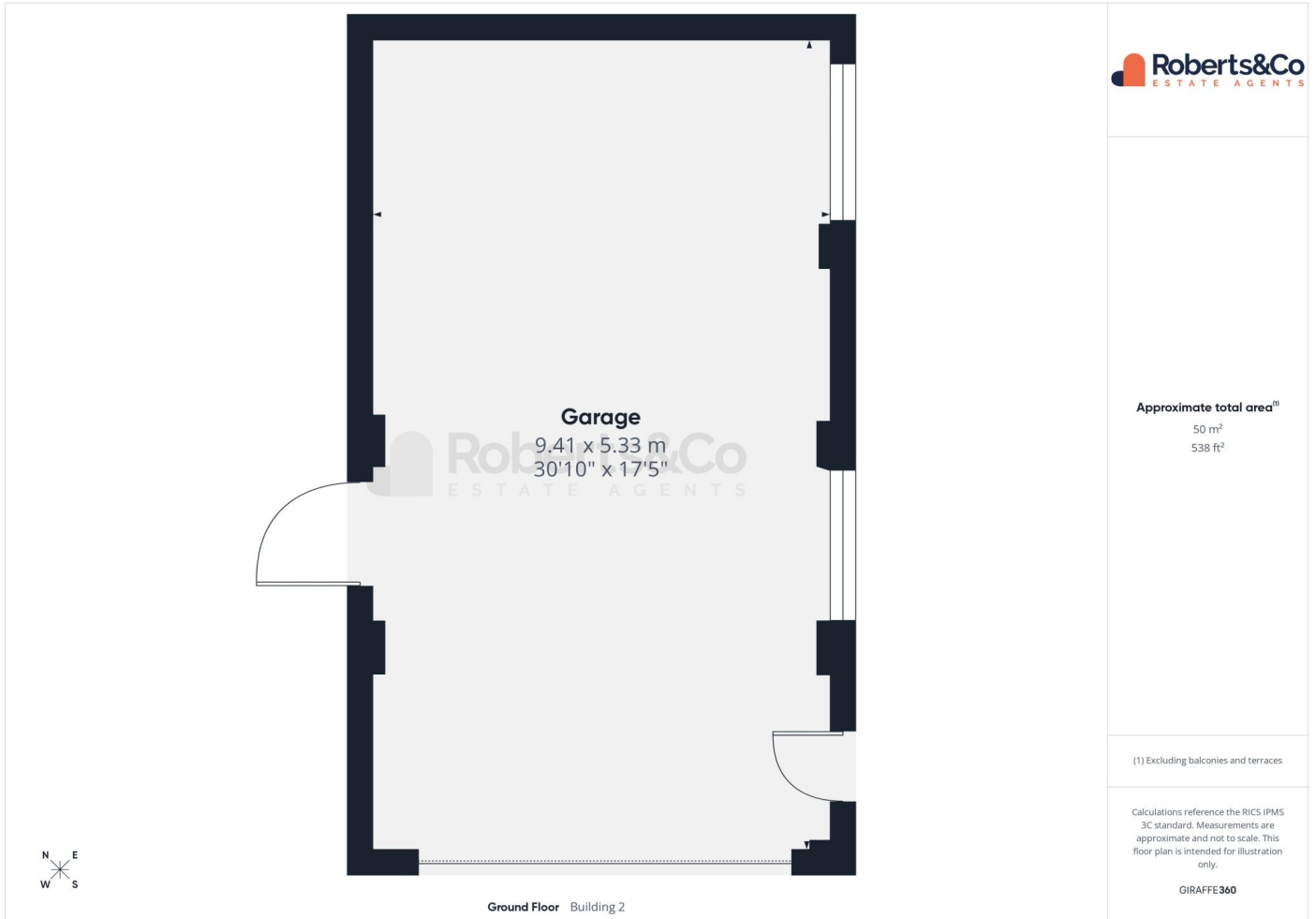
Reference - 07/2025/00471/HOH
<b>Decision:</b> -
<b>Date:</b> 28th June 2025
<b>Description:</b> Proposed conversion of the existing detached garage in to an annex
Reference - SouthRibble/07/2013/0267/ADV
<b>Decision:</b> Decided
<b>Date:</b> 23rd April 2013
<b>Description:</b> Advertisement Consent for 1 No. non illuminated sign.



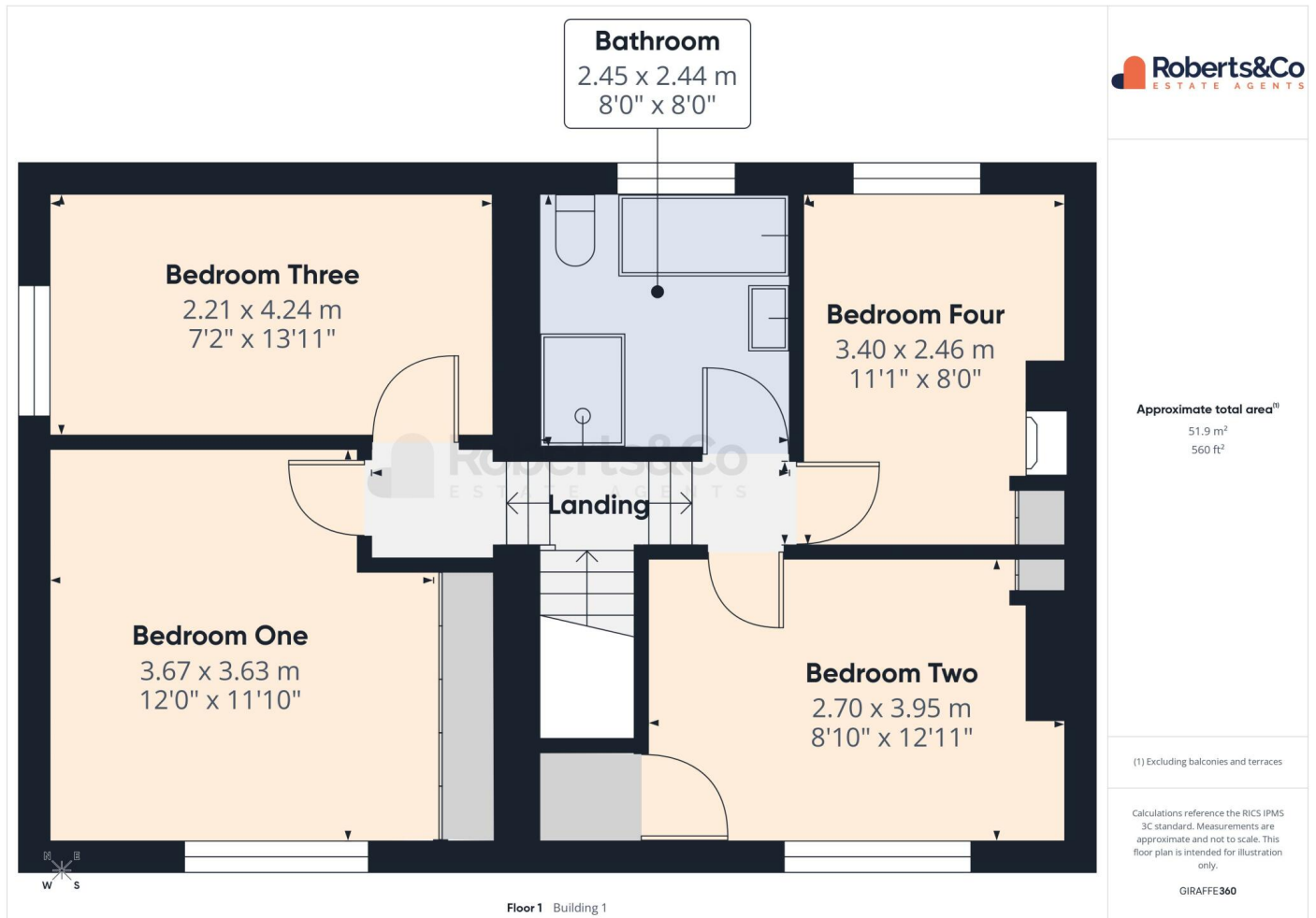




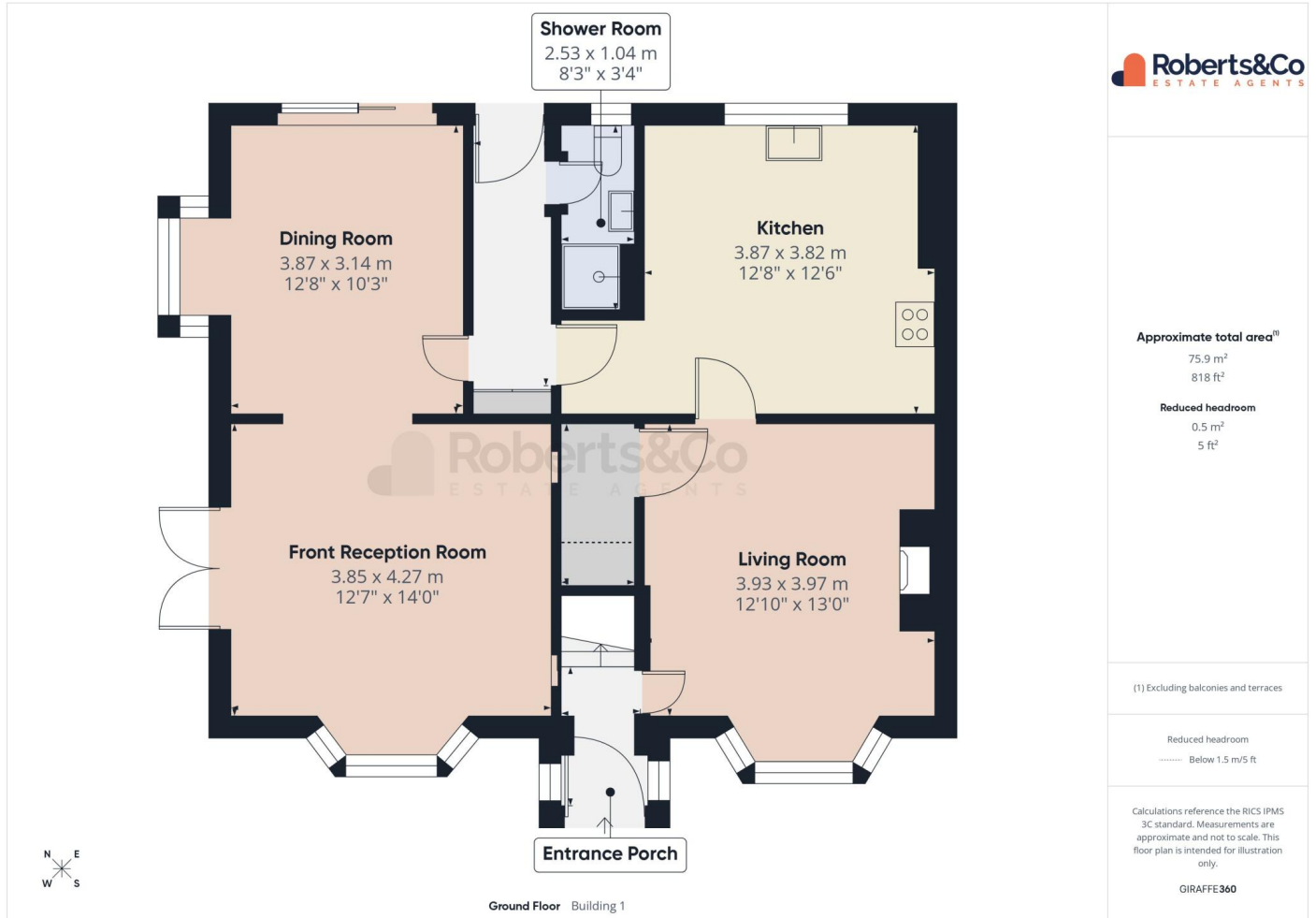
## LIVERPOOL ROAD, PENWORTHAM, PRESTON, PR1



# LIVERPOOL ROAD, PENWORTHAM, PRESTON, PR1



LIVERPOOL ROAD, PENWORTHAM, PRESTON, PR1



## LIVERPOOL ROAD, PENWORTHAM, PRESTON, PR1



Liverpool Road, Penwortham, PRESTON, PR1

Energy rating

**C**

Valid until 31.03.2036

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>	76   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

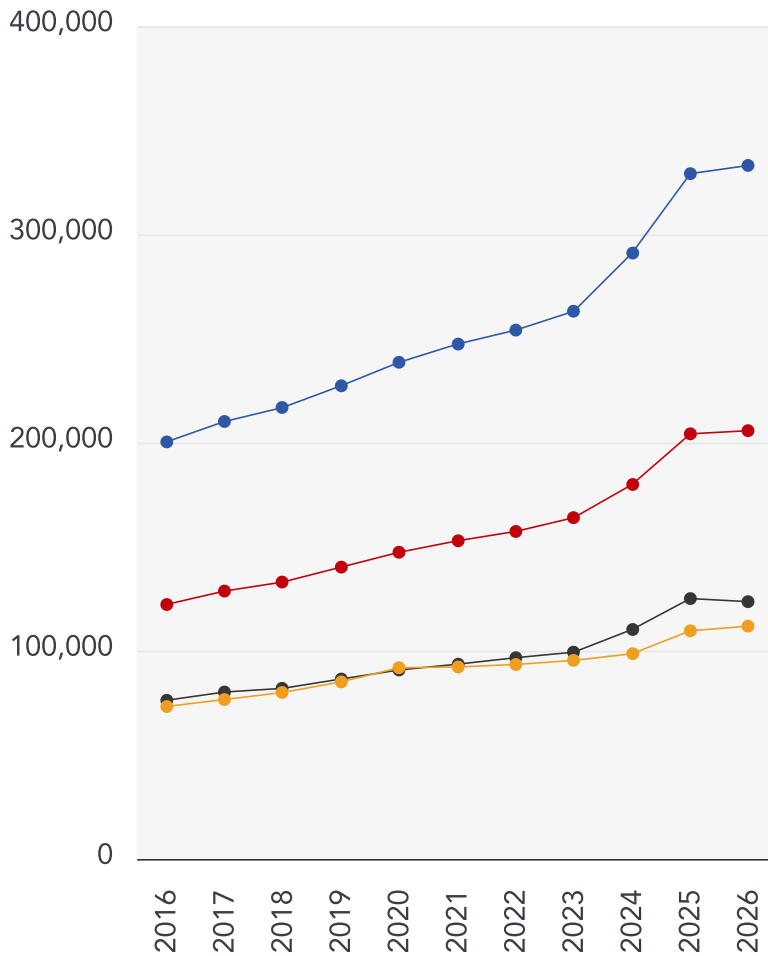
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<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Excellent lighting efficiency
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	159 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

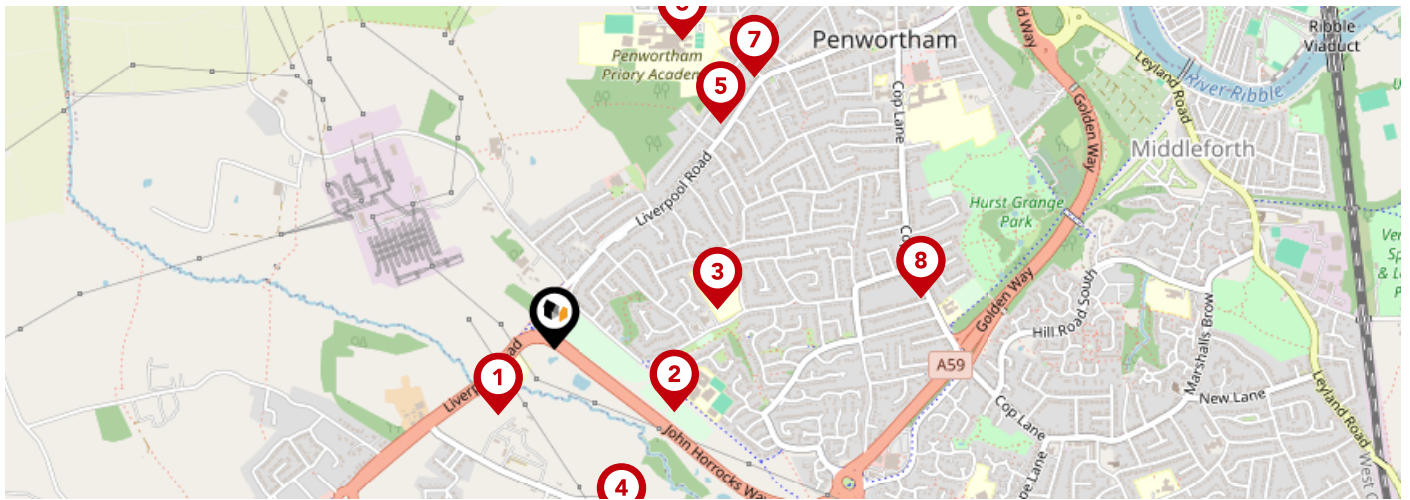
**+68.31%**

Terraced

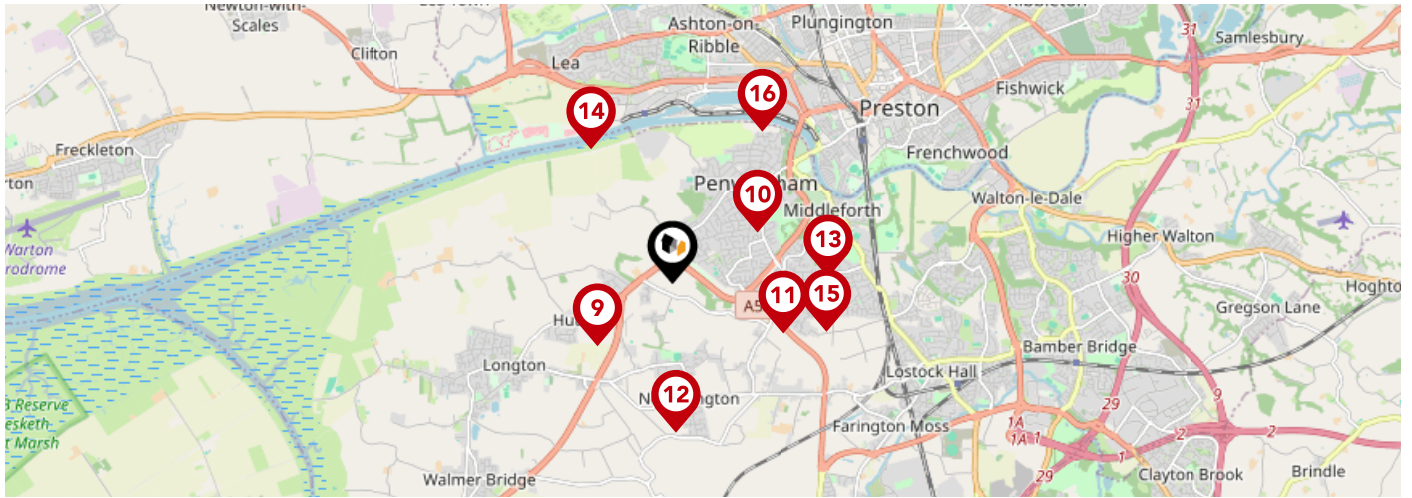
**+62.15%**

Flat

**+52.7%**



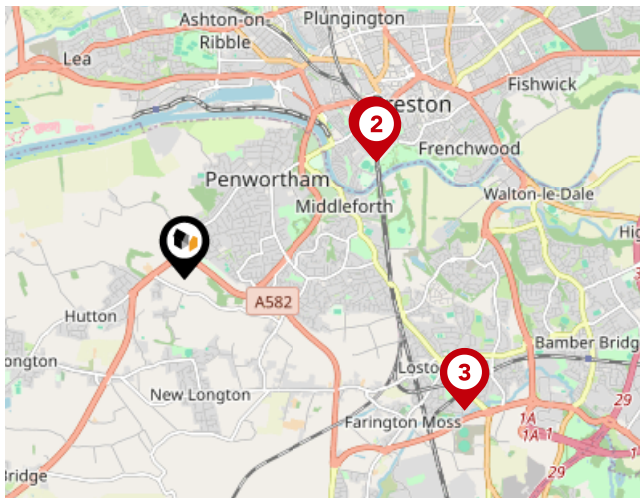
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Howick Church Endowed Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>All Hallows Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 912   Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 370   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Ashbridge Independent School</b> Ofsted Rating: Not Rated   Pupils: 551   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Penwortham, St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Penwortham Priory Academy</b> Ofsted Rating: Good   Pupils: 762   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Penwortham Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Hutton Church of England Grammar School</b> Ofsted Rating: Good   Pupils: 857   Distance:0.86	<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:0.87	<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:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>New Longton All Saints CofE Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:1.31	<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:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pioneer TEC</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Limes School</b> Ofsted Rating: Good   Pupils: 5   Distance:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

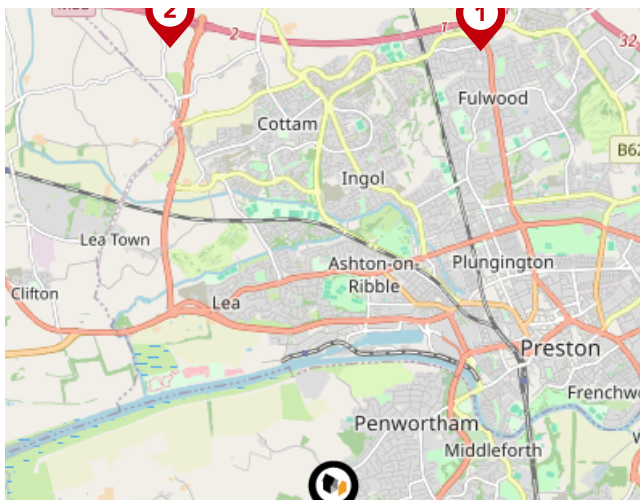
# Area

## Transport (National)



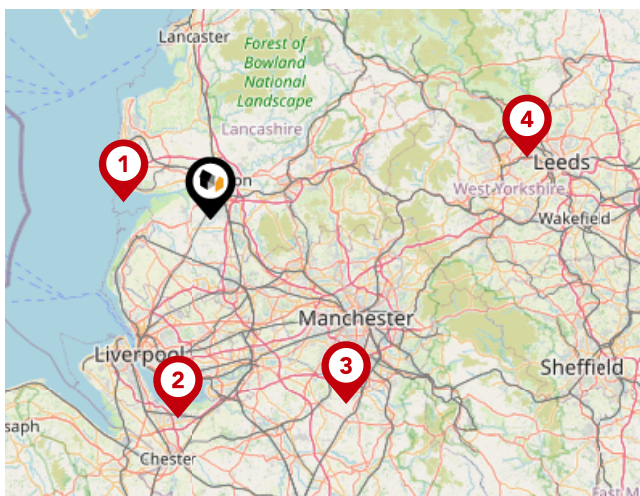
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.97 miles
2	Preston Rail Station	1.98 miles
3	Lostock Hall Rail Station	2.71 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	4.34 miles
2	M55 J2	4.41 miles
3	M65 J1A	3.62 miles
4	M6 J28	4.3 miles
5	M65 J1	3.86 miles

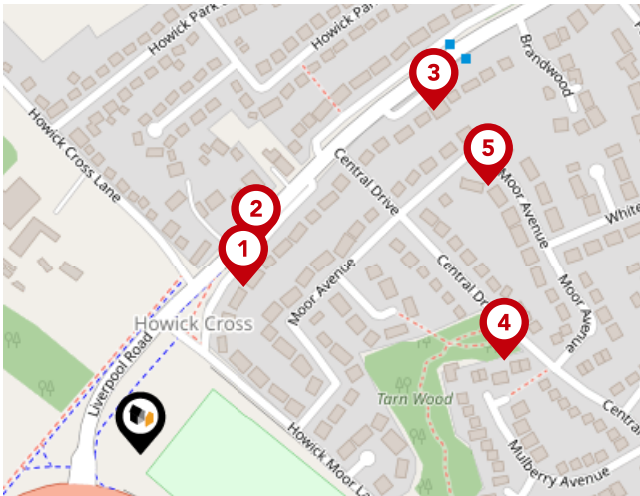


### Airports/HELIPADS

Pin	Name	Distance
1	Highfield	12.29 miles
2	Speke	28.24 miles
3	Manchester Airport	32.21 miles
4	Leeds Bradford Airport	45.31 miles

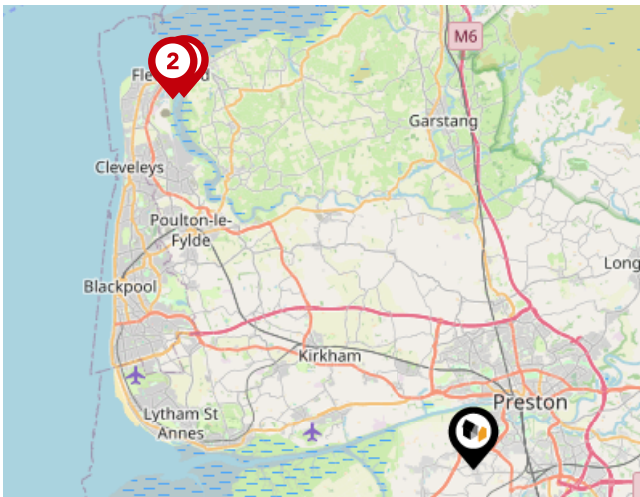
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Howick Cross Lane	0.11 miles
2	Howick Cross Lane	0.13 miles
3	Howick Shops	0.25 miles
4	Central Drive	0.21 miles
5	Moor Avenue	0.24 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.48 miles
2	Fleetwood for Knott End Ferry Landing	16.66 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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