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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 21st September 2026



PARK LANE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

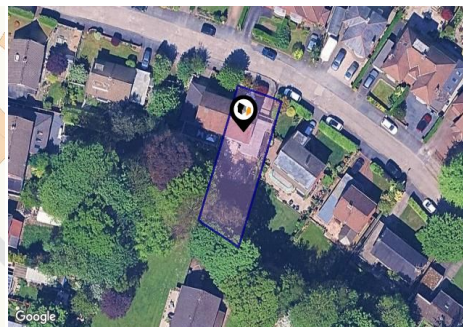
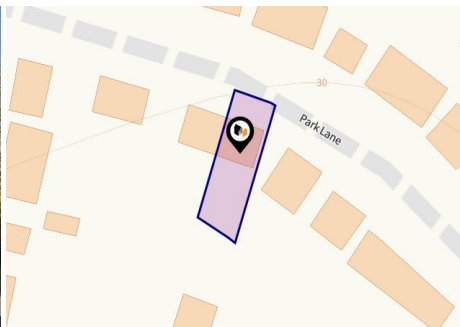
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If you're looking for a spacious family home with generous bedrooms, a large private garden, off-road parking and excellent access to the city centre, this beautifully presented three double bedroom semi-detached property could be the perfect fit. This home is likely to appeal to growing families who want to be close to highly regarded schools, professionals looking for an easy commute into the city centre, or buyers searching for a home with flexible living space, including a dedicated home office and an additional reception room. With a fantastic range of local shops, supermarkets, parks and everyday amenities nearby, as well as excellent transport links, the location offers convenience without compromising on a peaceful residential setting. To the front of the property, there is off-road parking providing practical everyday convenience. Stepping inside, the entrance hallway offers useful understairs storage, ideal for coats, shoes and household essentials. The spacious living room is filled with natural light thanks to its large front-facing window and creates a warm and inviting atmosphere with its attractive wood-burning stove, making it the perfect place to relax. Stairs lead to the first floor, while double doors open seamlessly into the dining room, creating a wonderful flow for both family life and entertaining. The dining room enjoys views over the rear garden and features direct access outside through a patio door, making indoor-outdoor living effortless during the warmer months. A further door leads through to the kitchen. The kitchen is fitted with timeless shaker-style cabinetry complemented by solid wood worktops. It includes an electric oven and hob, a traditional Belfast sink, space for a tall fridge freezer, and plumbing for a dishwasher, offering everything needed for modern family living. Leading from the kitchen is a practical utility room with additional storage cupboards, a sink, and plumbing for a washing machine. There is also a separate WC and a door providing further access to the garden. One of the standout features of this home is its versatile additional living space. Beyond the utility room is a separate study, ideal for those working from home, running a business, or needing a quiet space for studying. This room then leads into a further reception room, created from the garage conversion, offering endless possibilities. Whether you're looking for a family room, playroom, home gym, cinema room or hobby space, this flexible area can easily adapt to your lifestyle. Upstairs, the property offers three genuinely spacious double bedrooms, making it an excellent choice for larger families or anyone wanting comfortable guest accommodation or additional workspace. The family bathroom is fitted with a modern three-piece suite comprising a P-shaped bath with shower over, pedestal wash hand basin and WC. Outside, the rear garden provides a wonderful private space to enjoy throughout the year. A paved patio offers the perfect spot for outdoor dining and entertaining, while decorative stone areas and a generous lawn create plenty of room for children to play, pets to enjoy or keen gardeners to make their own. The enclosed garden enjoys a good degree of privacy, making it a peaceful retreat away from the hustle and bustle.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.09 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,985		
Title Number:	LAN131268		

Local Area

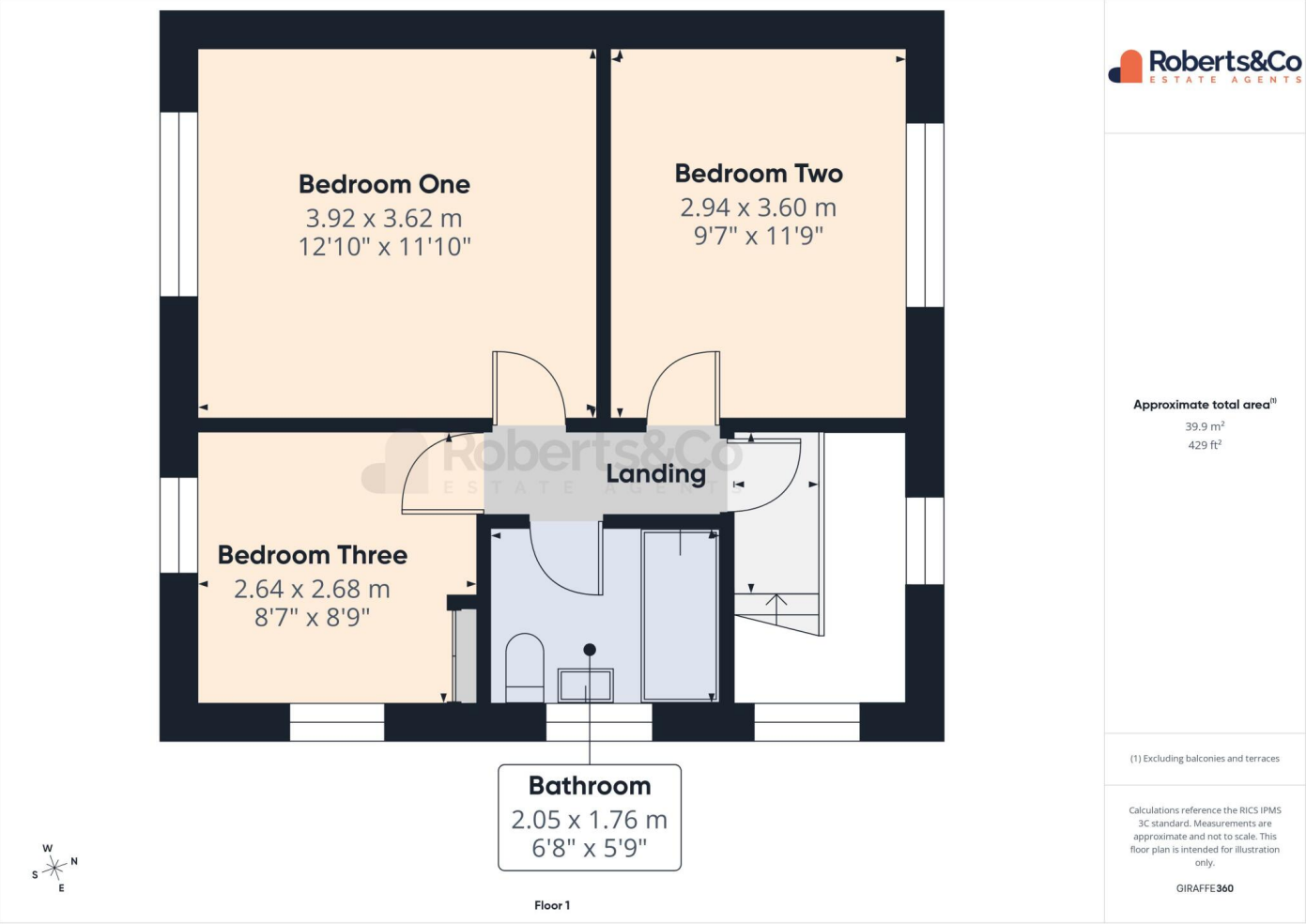
Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	9 mb/s	80 mb/s	10000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				



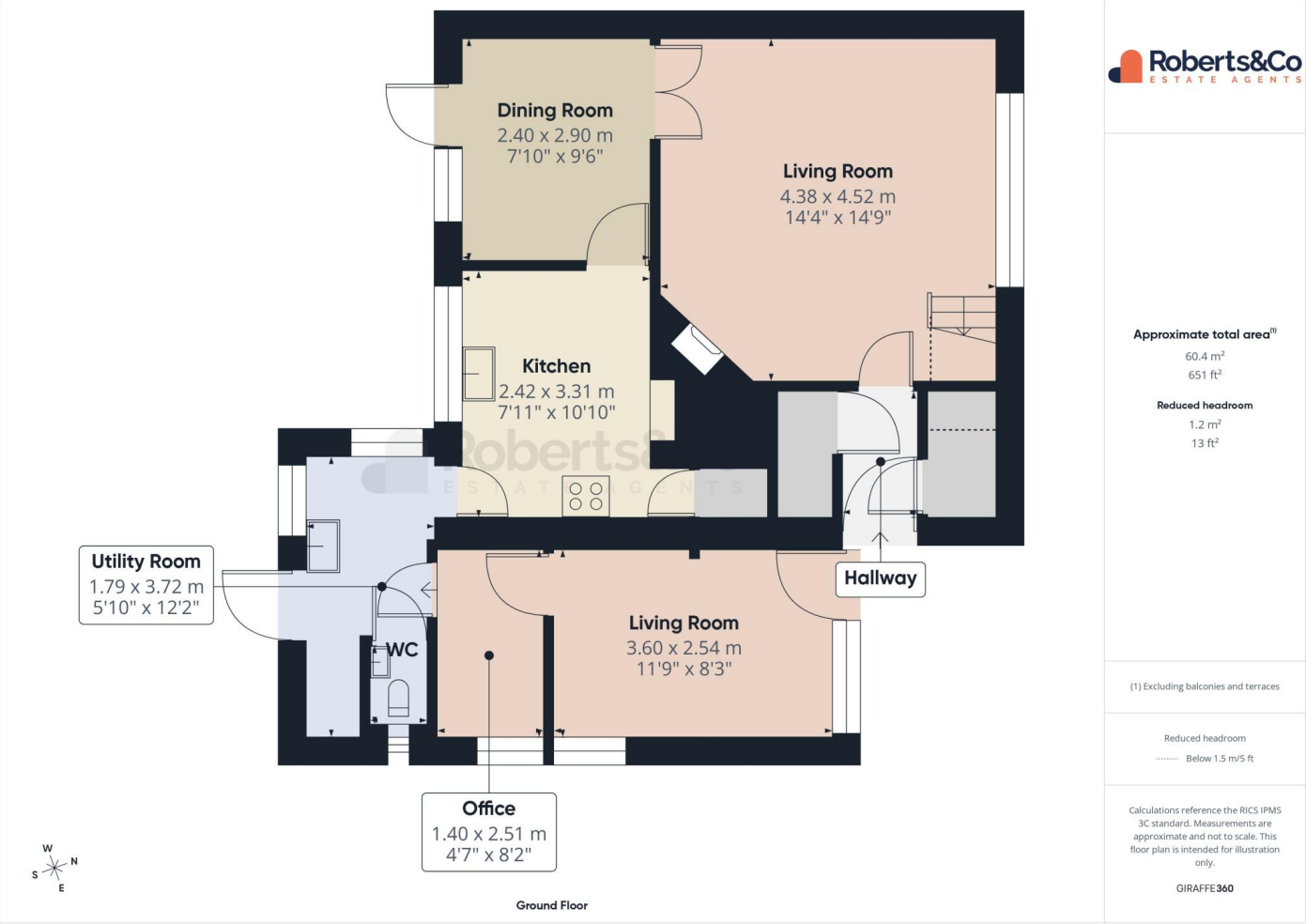




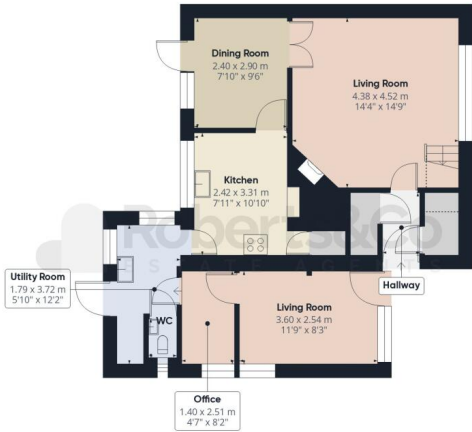
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

100.3 m²
1080 ft²

Reduced headroom

1.2 m²
13 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

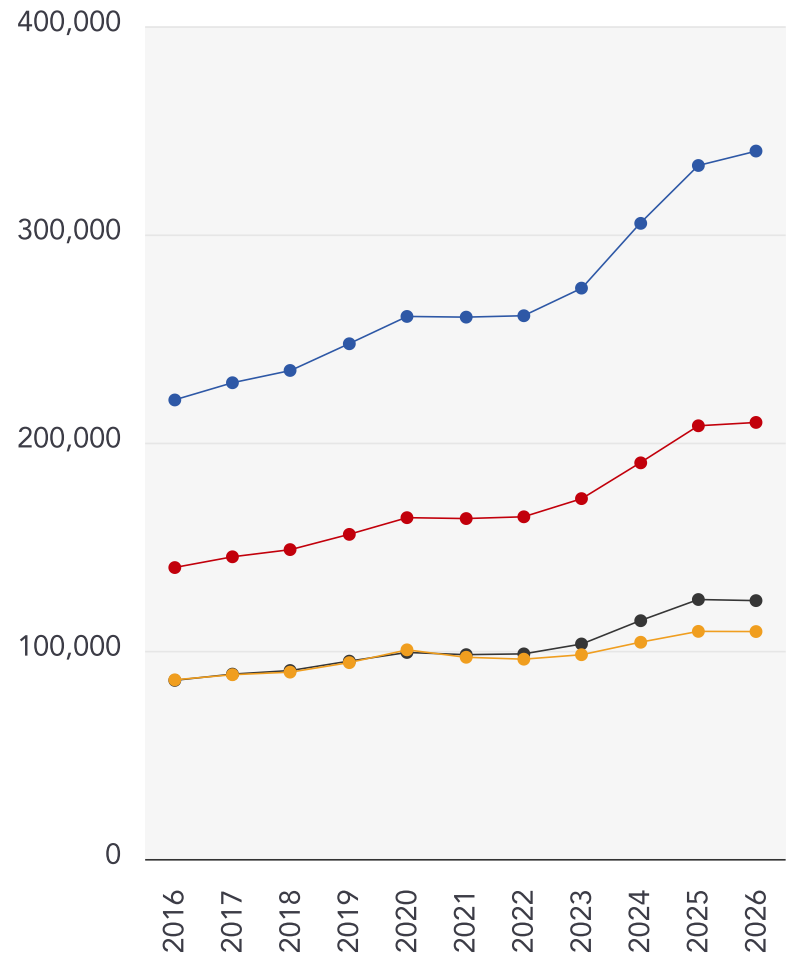
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

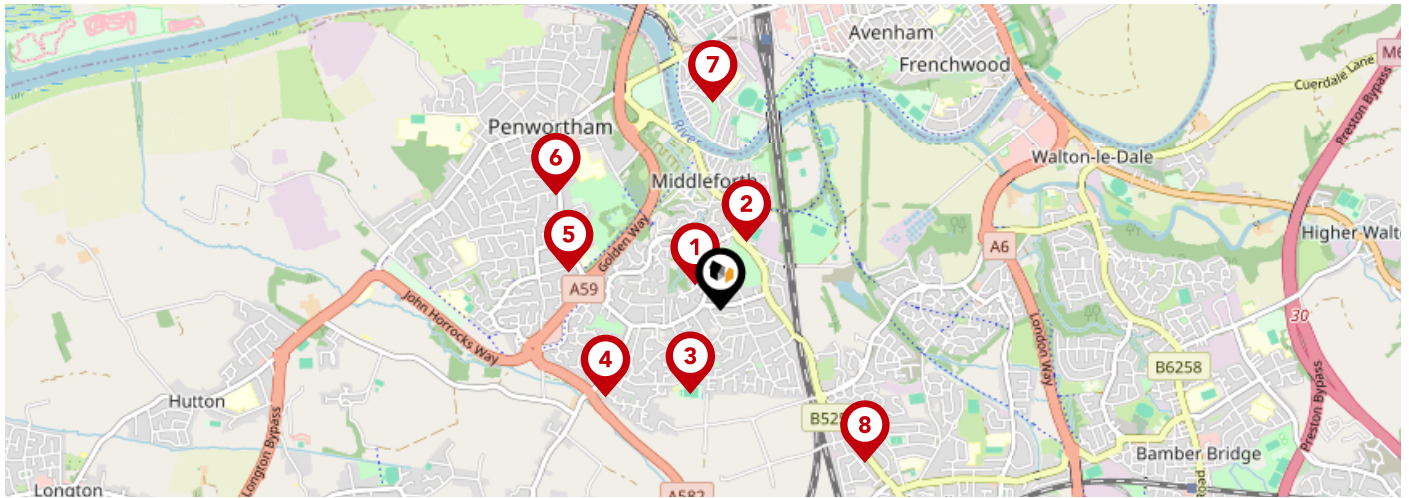
+49.8%

Terraced

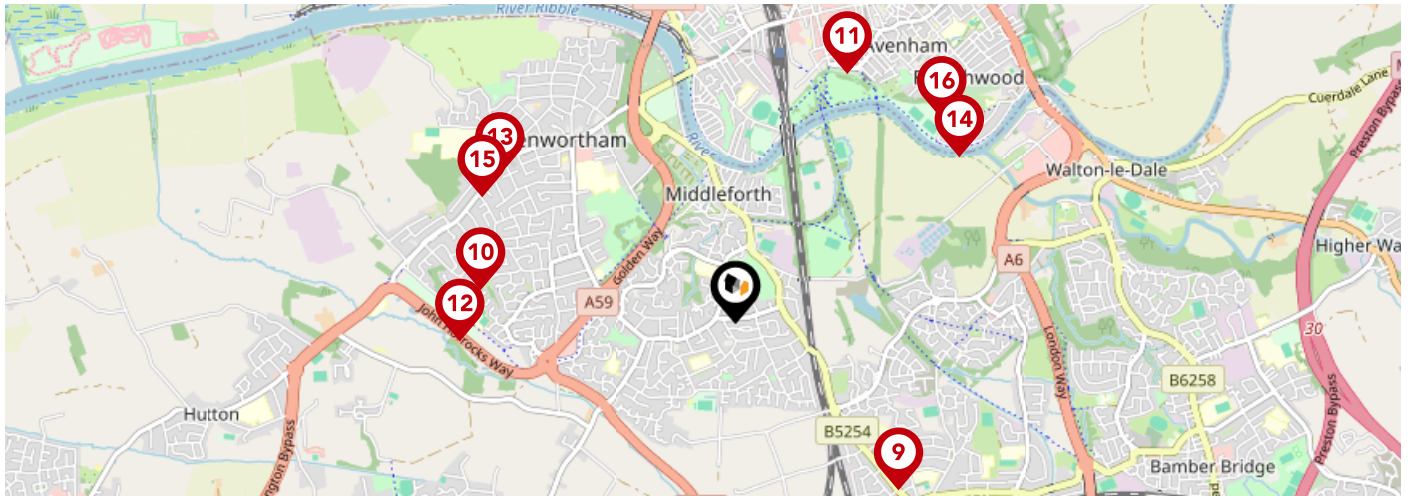
+44.66%

Flat

+26.94%



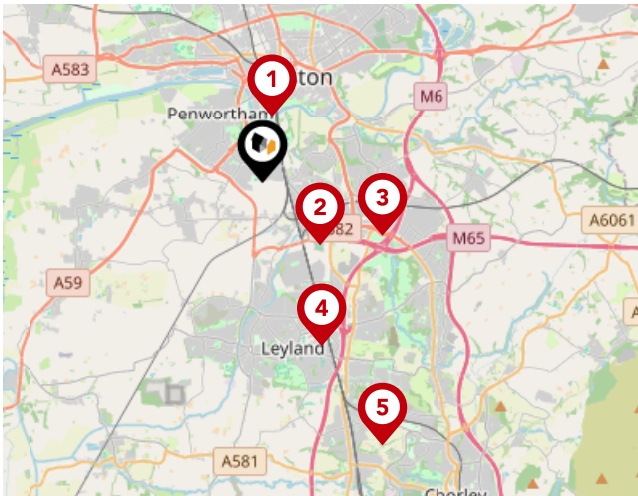
		Nursery	Primary	Secondary	College	Private
1	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.16	☐	☒	☐	☐	☐
2	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.32	☐	☒	☐	☐	☐
3	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.39	☐	☒	☐	☐	☐
4	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.63	☐	☒	☐	☐	☐
5	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.69	☐	☒	☐	☐	☐
6	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.88	☐	☐	☒	☐	☐
7	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.91	☐	☒	☐	☐	☐
8	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.92	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:1.02	☐	☒	☐	☐	☐
	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:1.12	☐	☒	☐	☐	☐
	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:1.2	☐	☒	☐	☐	☐
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:1.21	☐	☐	☒	☐	☐
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:1.22	☐	☒	☐	☐	☐
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.22	☐	☐	☒	☐	☐
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:1.24	☐	☒	☐	☐	☐
	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:1.28	☐	☒	☐	☐	☐

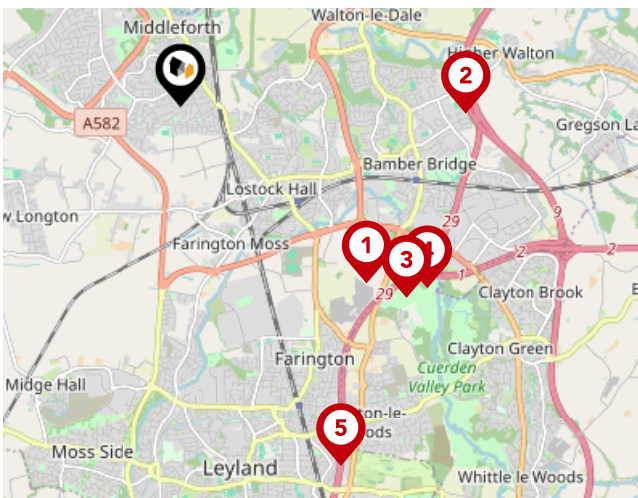
Area

Transport (National)



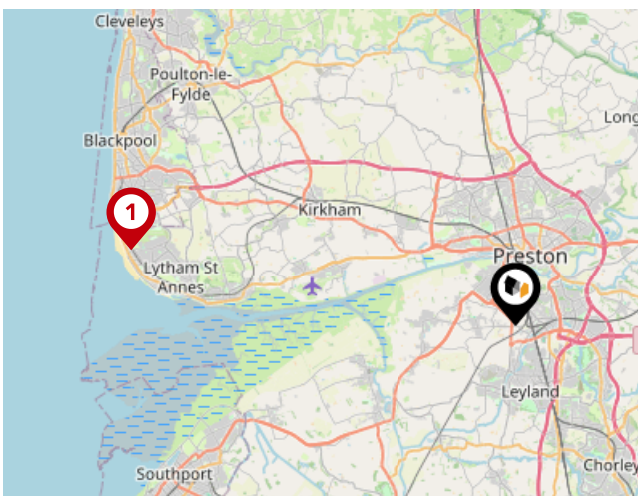
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.16 miles
2	Lostock Hall Rail Station	1.48 miles
3	Bamber Bridge Rail Station	2.28 miles
4	Leyland Rail Station	3.02 miles
5	Buckshaw Parkway Rail Station	5.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.23 miles
2	M6 J30	2.5 miles
3	M65 J1	2.58 miles
4	M6 J29	2.67 miles
5	M6 J28	3.43 miles

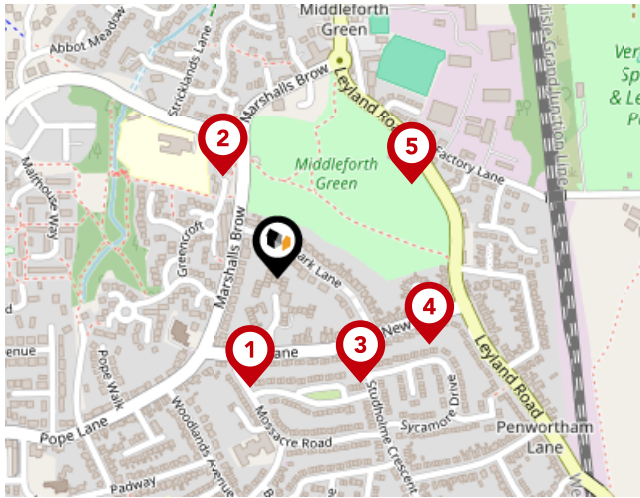


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.72 miles

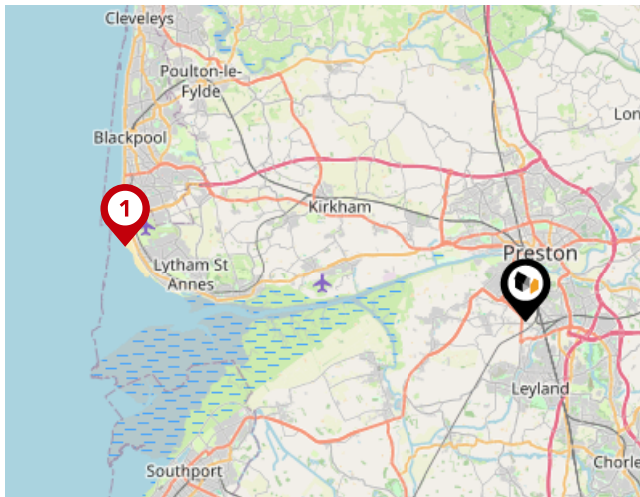
Area

Transport (Local)



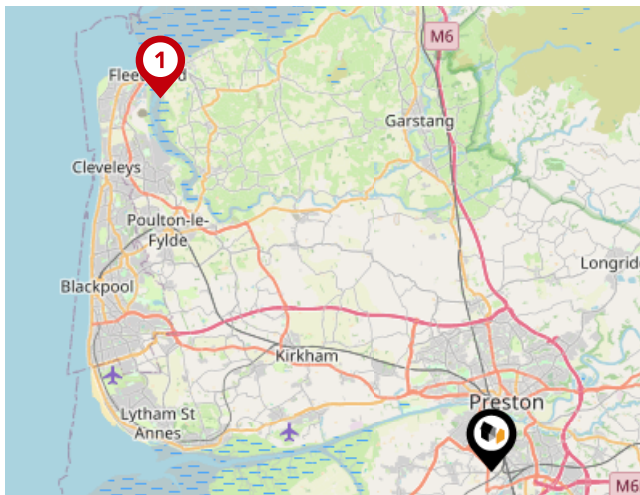
Bus Stops/Stations

Pin	Name	Distance
	Moss Acre Road	0.12 miles
	Middleforth CEPS	0.12 miles
	Studholme Crescent	0.14 miles
	New Lane School Stop	0.18 miles
	Factory Lane	0.18 miles



Local Connections

Pin	Name	Distance
	Starr Gate (Blackpool Tramway)	14.29 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	17.44 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_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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