

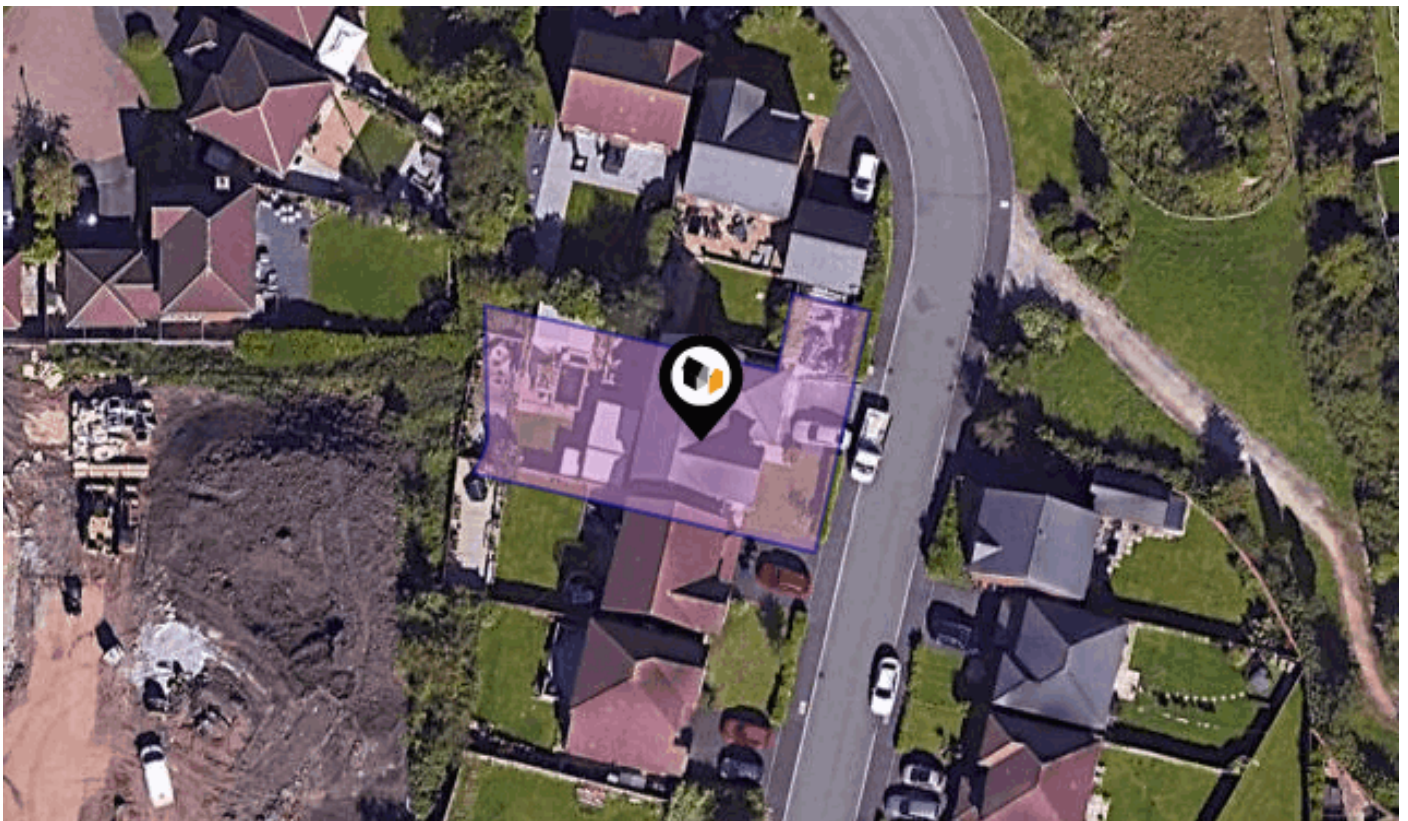


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 21st August 2025



CLAYTONGATE DRIVE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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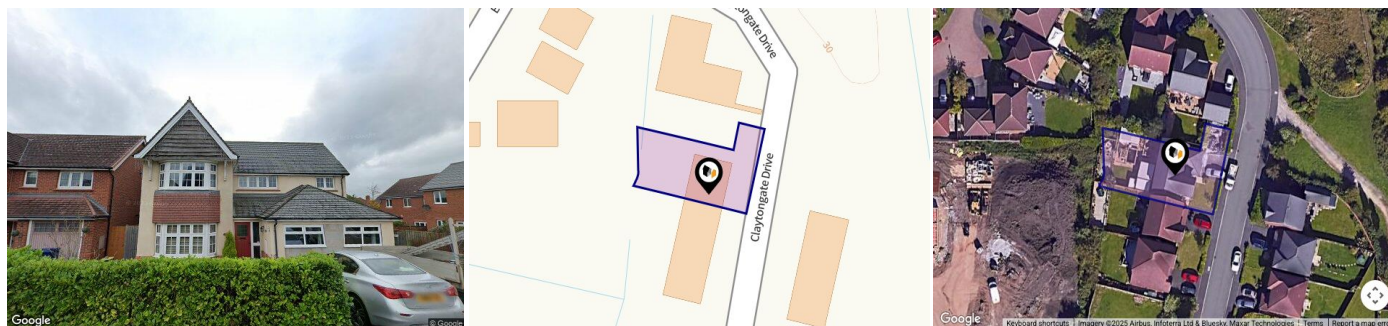
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Introduction

Our Comments

* Spacious 4-Bedroom Detached Family Home* Multiple Reception Rooms* Stylish Outdoor Entertaining Area
This spacious four-bedroom detached home is located in the highly sought-after area of Penwortham, offering both privacy and convenience. With easy access to local amenities, Preston city centre, and nearby countryside, the property combines modern family living with a desirable lifestyle. To the front of the property, there is a spacious driveway providing off-road parking for up to three vehicles. Upon entering the home, you are welcomed into a bright and spacious entrance hall. The main living room is a comfortable and inviting space, featuring a charming gas fireplace and a large bay window that fills the room with natural light. The garage has been thoughtfully converted to create an additional, generously sized reception room, offering flexibility for use as a family room, playroom, or home cinema. A further room, ideal for home working or study. At the heart of the home is a modern fitted dining kitchen, complete with double electric ovens, a gas hob, integrated fridge and freezer, and an integrated dishwasher. French doors open directly onto the rear garden, making this an ideal space for both everyday living and entertaining. Adjoining the kitchen is a practical utility room, offering additional storage and worktop space, as well as plumbing and space for a washing machine and tumble dryer. There is also a sink and direct access to the rear garden via a back door. A convenient WC completes the downstairs. Upstairs, the property offers four spacious double bedrooms. Two of the bedrooms benefit from stylish en-suite shower rooms and fitted wardrobes, providing comfort and convenience for family members or guests. The rear garden is a standout feature, offering a lawn, an ornamental pond, and a choice of seating areas perfect for relaxing or entertaining outdoors. A unique outdoor bar adds a touch of character and is ideal for summer gatherings and social events. This impressive home is perfect for growing families or those seeking versatile living space in a prime location.



Property

Type:	Detached	Tenure:	Leasehold
Bedrooms:	4	Start Date:	04/04/2012
Floor Area:	1,431 ft ² / 133 m ²	End Date:	01/01/3010
Plot Area:	0.11 acres	Lease Term:	999 years from 1 January 2011
Year Built :	2012	Term Remaining:	985 years
Council Tax :	Band F		
Annual Estimate:	£3,398		
Title Number:	LAN130229		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	73 mb/s	10000 mb/s

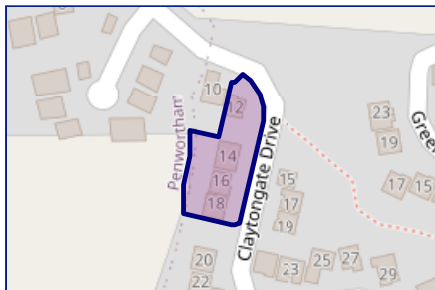
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

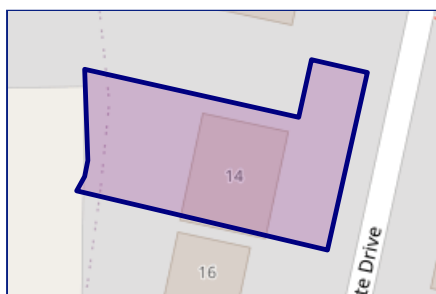


Freehold Title Plan



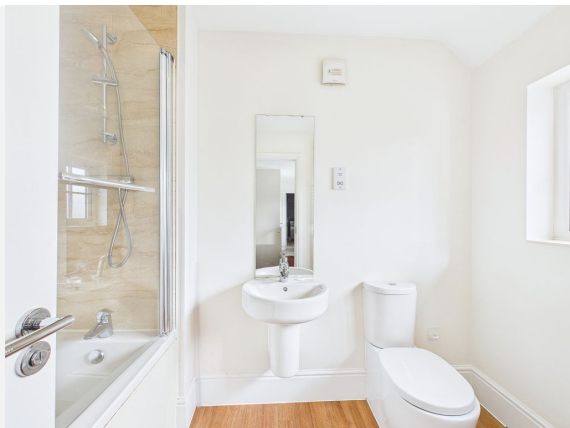
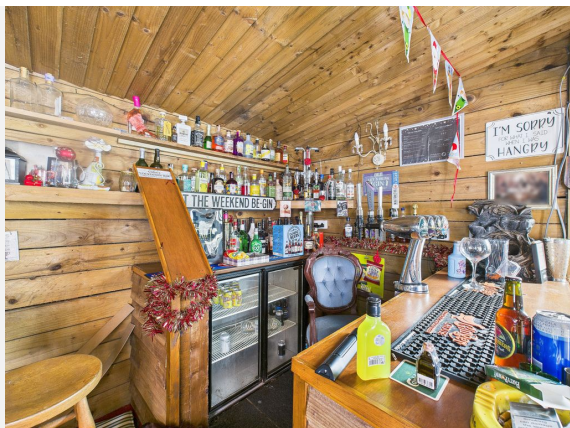
LAN141878

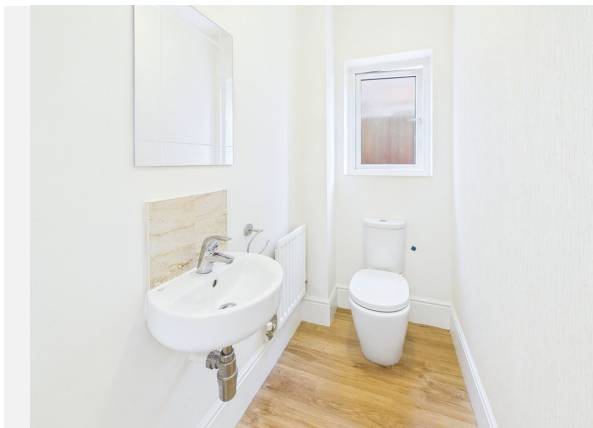
Leasehold Title Plan



LAN130229

Start Date: 04/04/2012
End Date: 01/01/3010
Lease Term: 999 years from 1 January 2011
Term Remaining: 985 years







Property EPC - Certificate

Penwortham, PR1

Energy rating

C

Valid until 12.12.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

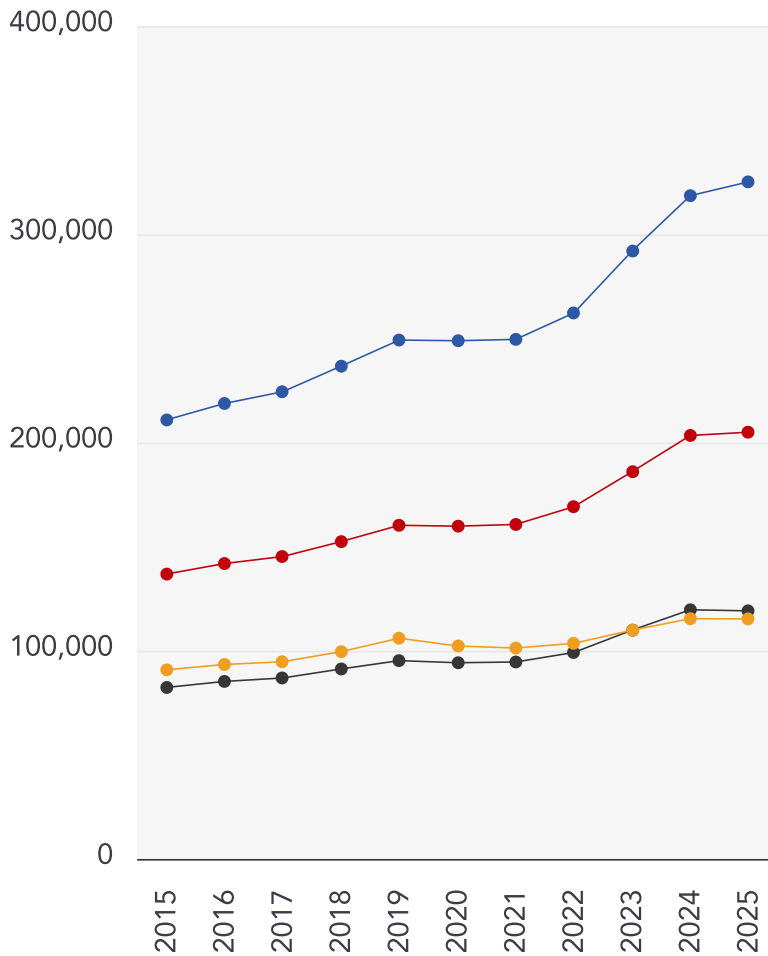
Additional EPC Data

Property Type:	House
Build Form:	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 before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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 all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	133 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%

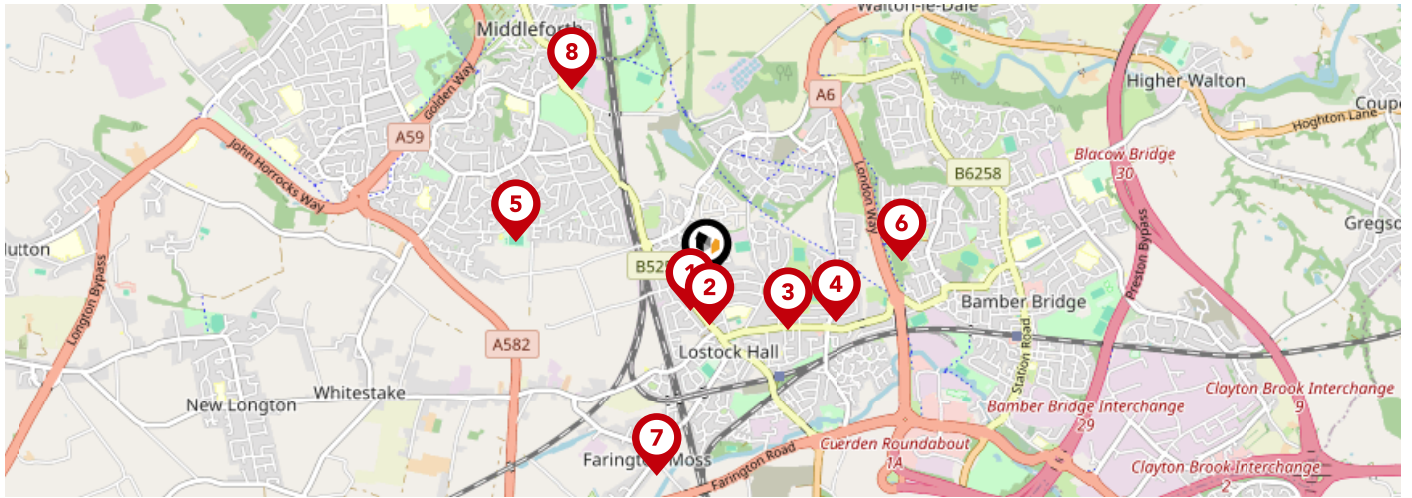
Flat

+26.94%

Terraced

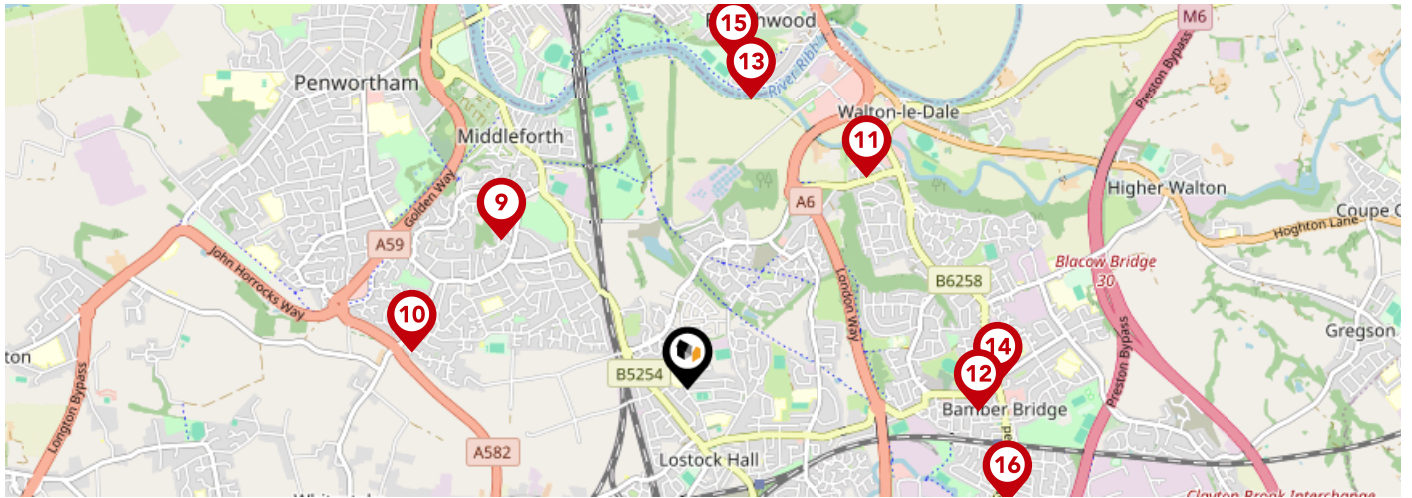
+44.66%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

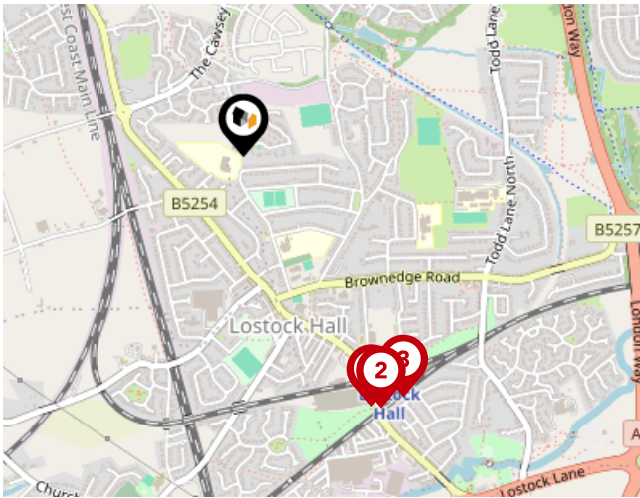
Area Schools



		Nursery	Primary	Secondary	College	Private
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

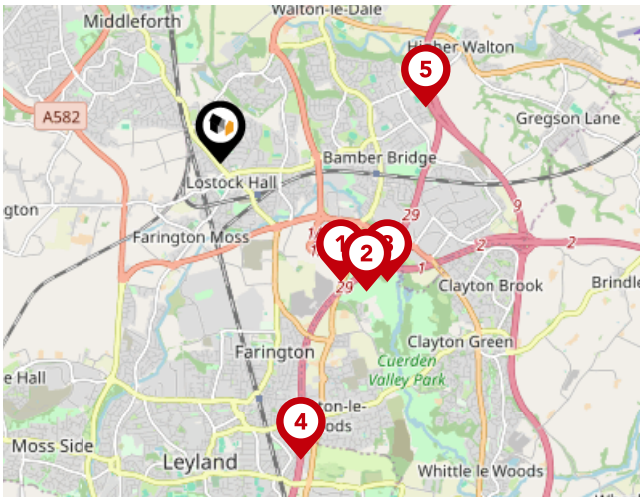
Area

Transport (National)



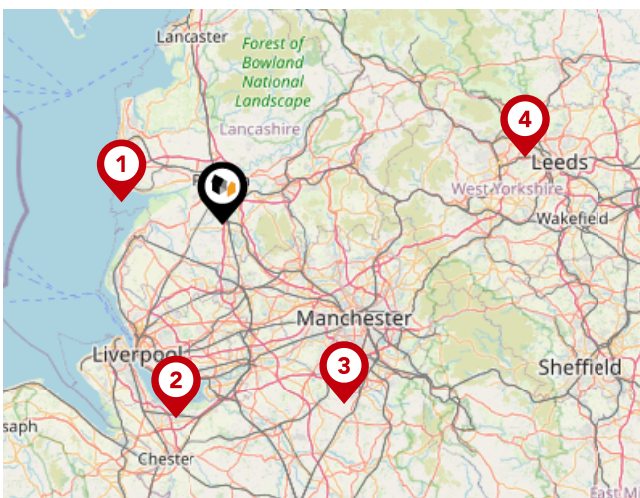
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.62 miles
2	Lostock Hall Rail Station	0.63 miles
3	Lostock Hall Rail Station	0.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.48 miles
2	M65 J1	1.7 miles
3	M6 J29	1.79 miles
4	M6 J28	2.69 miles
5	M6 J30	1.87 miles

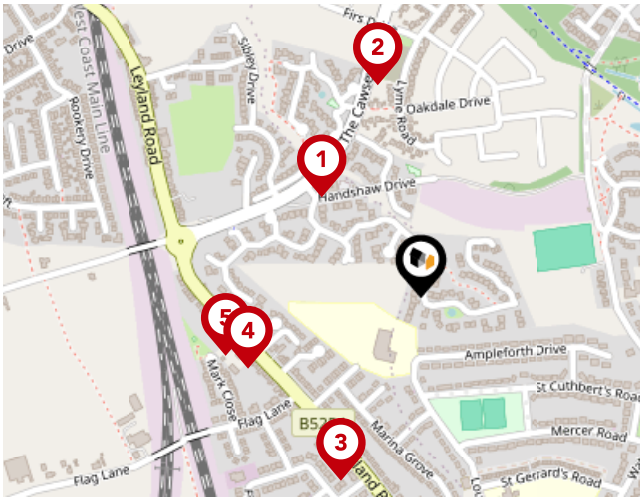


Airports/Helipads

Pin	Name	Distance
1	Highfield	14.54 miles
2	Speke	28.08 miles
3	Manchester Airport	30.45 miles
4	Leeds Bradford Airport	43.31 miles

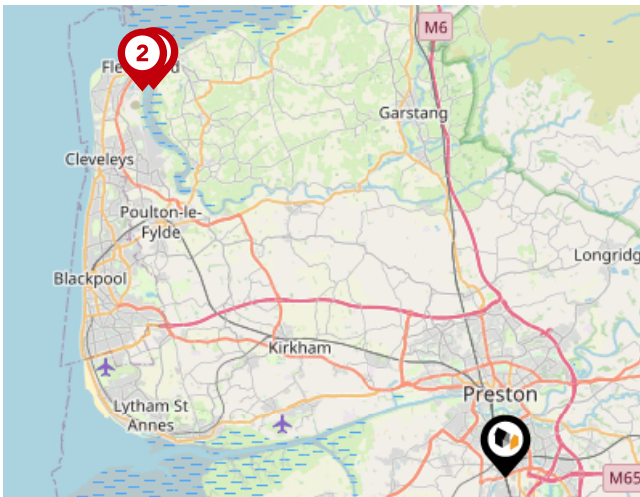
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Handshaw Drive	0.16 miles
2	Firs Drive	0.24 miles
3	Fir Trees Road	0.22 miles
4	Round Acre	0.21 miles
5	Flag Lane	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.34 miles
2	Fleetwood for Knott End Ferry Landing	18.55 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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