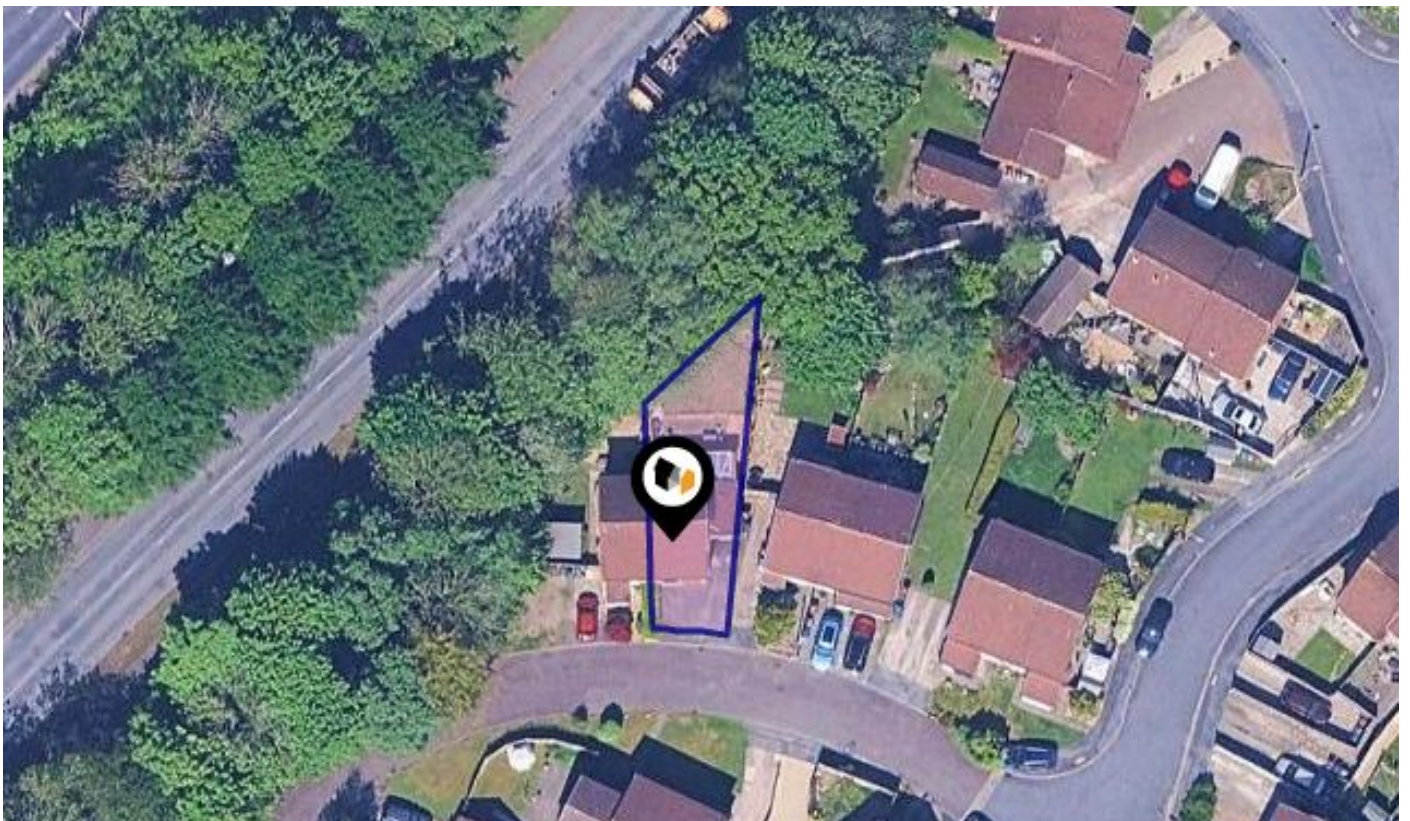




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 02nd April 2026



CROFT BANK, PENWORTHAM, PRESTON, PR1

Roberts & Co

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www.roberts-estates.co.uk

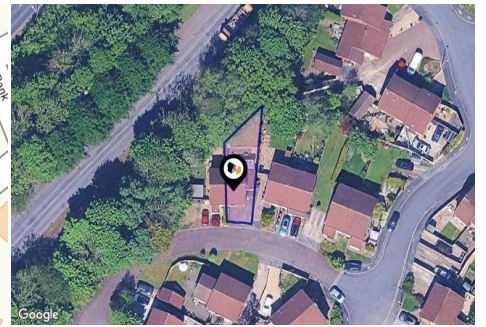


Introduction

Our Comments

* Extended Semi Detached Home * Garden Backing Onto Trees * Great Location

Set in a convenient location and enjoying a lovely private feel to the rear, this extended semi-detached home offers spacious and versatile accommodation, ideal for a wide range of buyers. Backing onto trees, the enclosed rear garden provides a good degree of privacy, creating an attractive outdoor space to relax and enjoy. To the front of the property, there is a driveway providing off-road parking for two vehicles. Internally, the home has been extended to create generous living space, with a flexible layout that will particularly appeal to those needing room to work from home or accommodate guests. On the ground floor, the original kitchen has been thoughtfully converted and is now used as a single bedroom/study, offering excellent versatility as a home office, playroom or occasional guest room. To the rear of the property is a spacious living room with stairs rising to the first floor, providing a comfortable main reception area. This room opens through to a good-sized conservatory, currently used as a dining room, which adds further reception space and enjoys pleasant views over the garden. Also leading from the living room is the extended kitchen, which is well-proportioned and fitted with a range of wall and base units with contrasting work surfaces, providing ample storage and workspace. To the first floor, there are two well-sized double bedrooms and a shower room. Outside, the property continues to impress with a fully enclosed rear garden backing onto trees, giving a peaceful and private feel, while still being within easy reach of local amenities and transport links. Overall, this is a well-laid-out and flexible home offering more space than first meets the eye, with the added benefits of off-road parking, an extended layout and a versatile ground floor room.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	807 ft ² / 75 m ²
Plot Area:	0.04 acres
Year Built :	1991-1995
Council Tax :	Band B
Title Number:	LA523836

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)

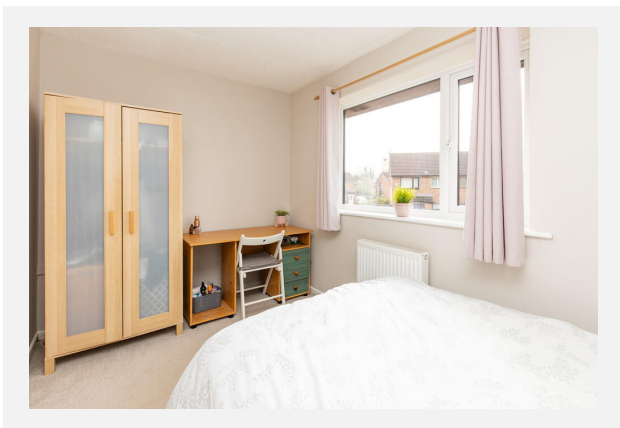
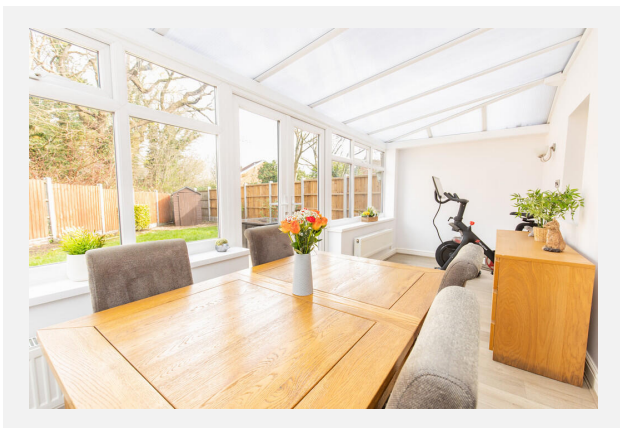
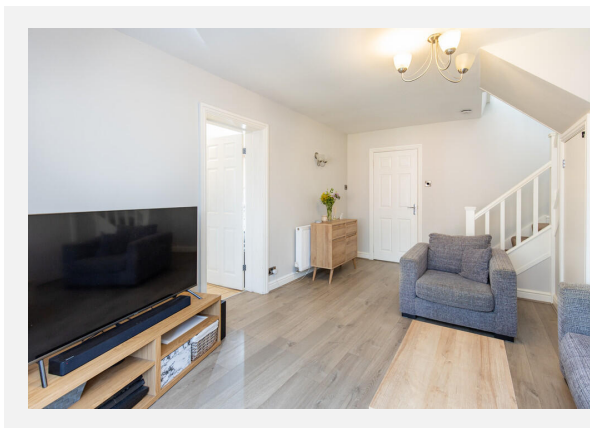
15 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



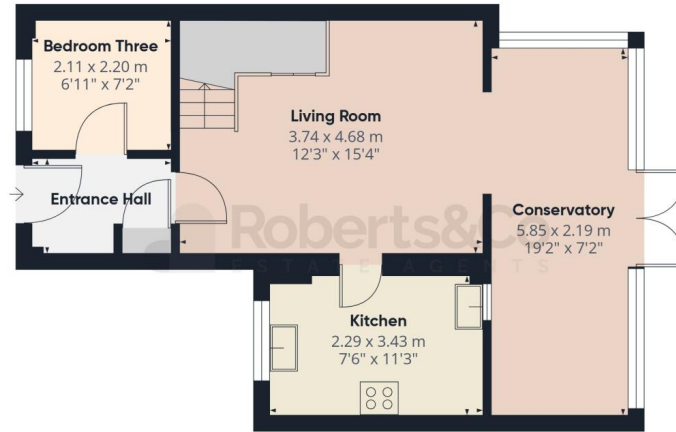
Satellite/Fibre TV Availability:



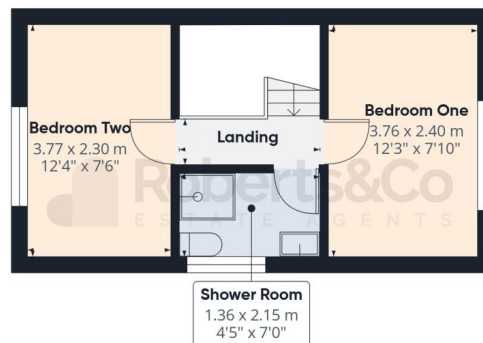




CROFT BANK, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area⁽¹⁾
69.7 m²
750 ft²

(1) Excluding balconies and terraces

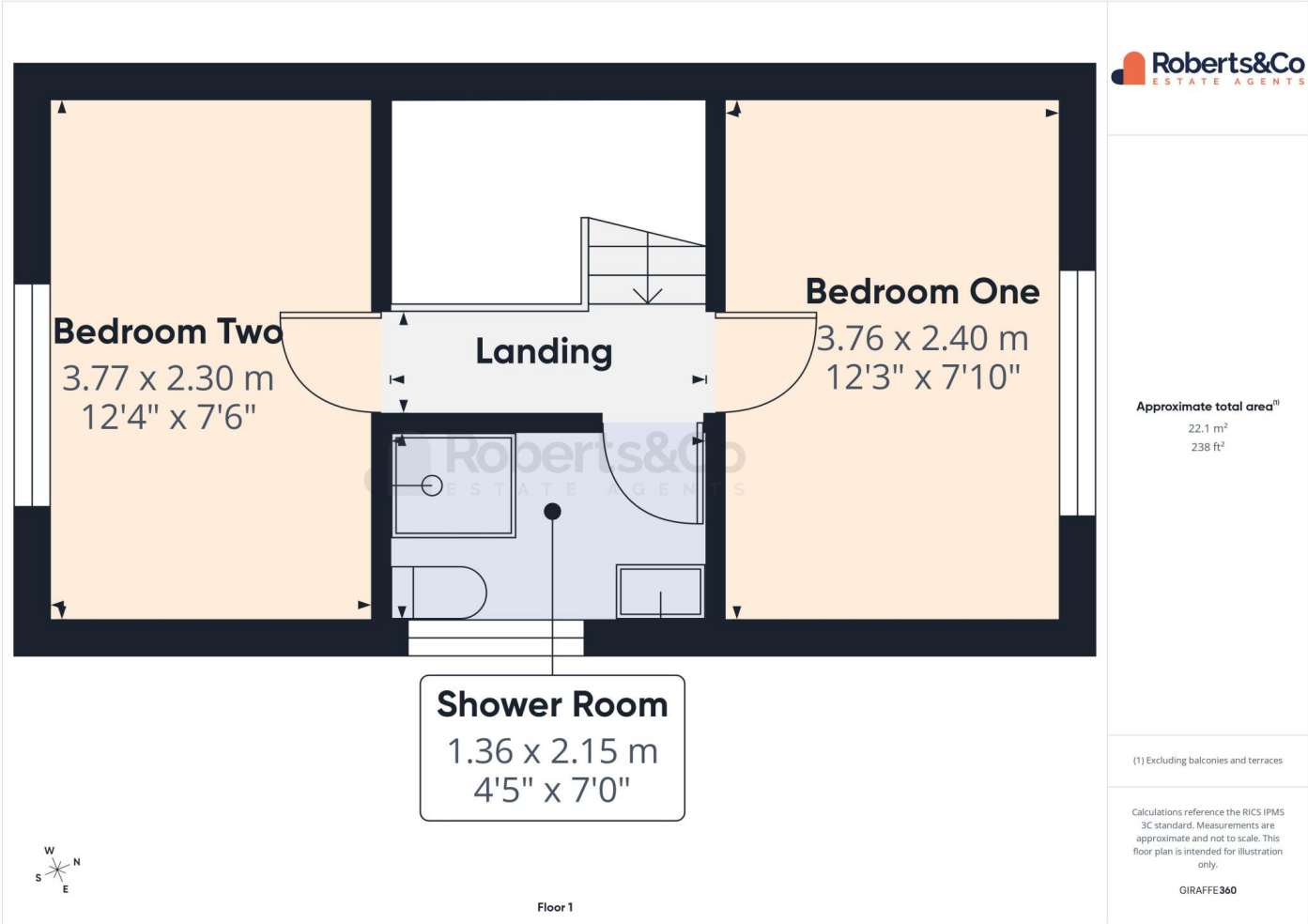
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

CROFT BANK, PENWORTHAM, PRESTON, PR1



CROFT BANK, PENWORTHAM, PRESTON, PR1



Croft Bank, Penwortham, PR1

Energy rating

D

Valid until 30.09.2027

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

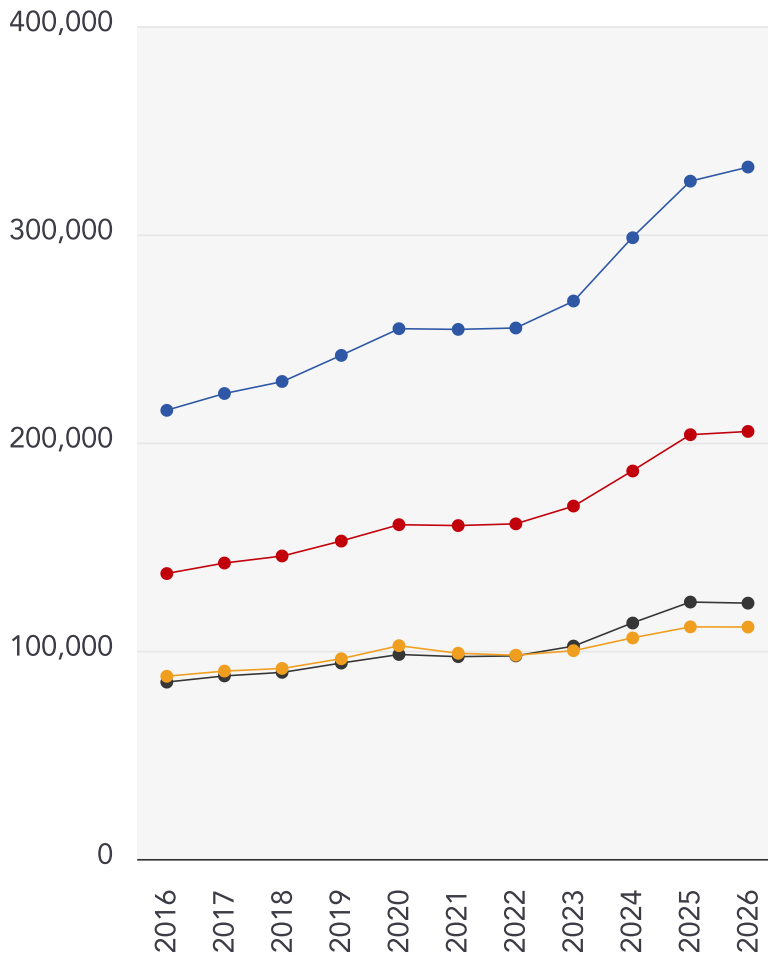
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
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 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	75 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%

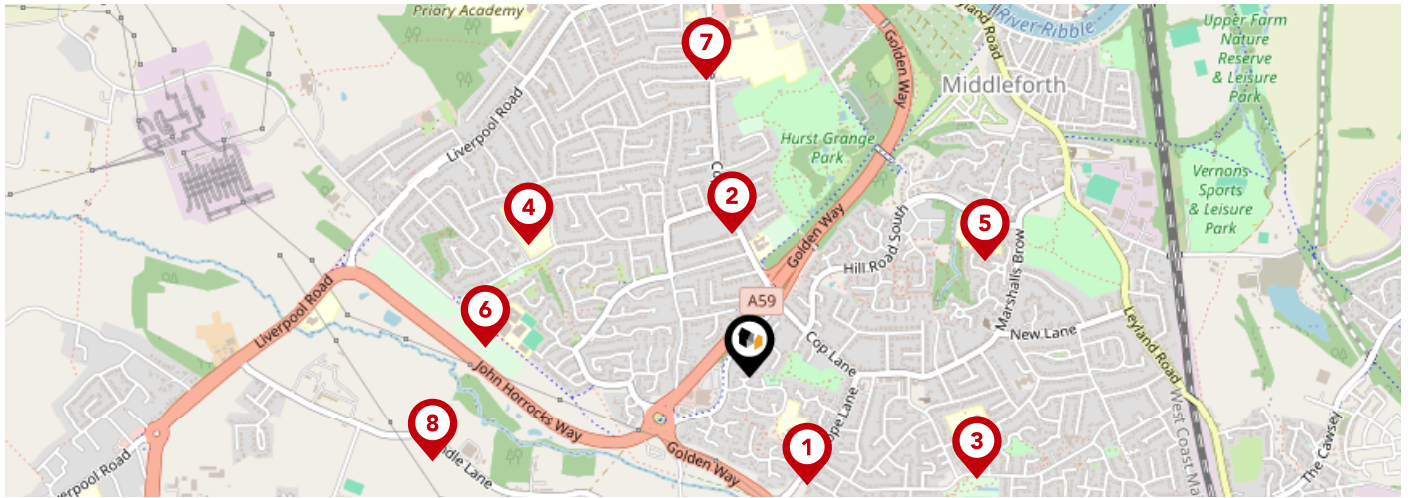
Terraced

+44.66%

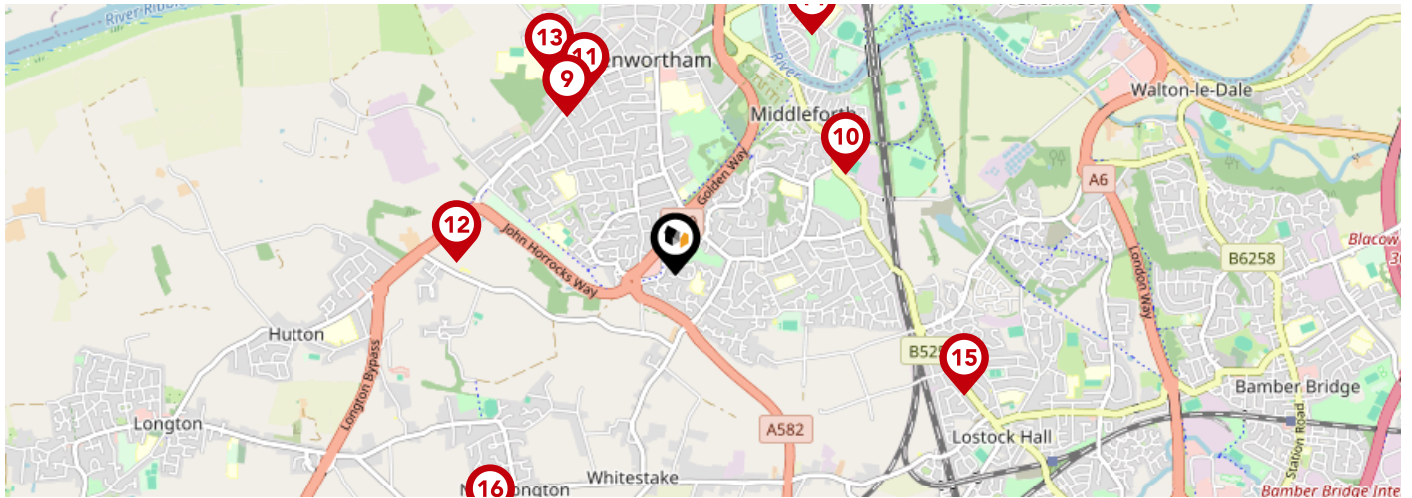
Flat

+26.94%

Area Schools



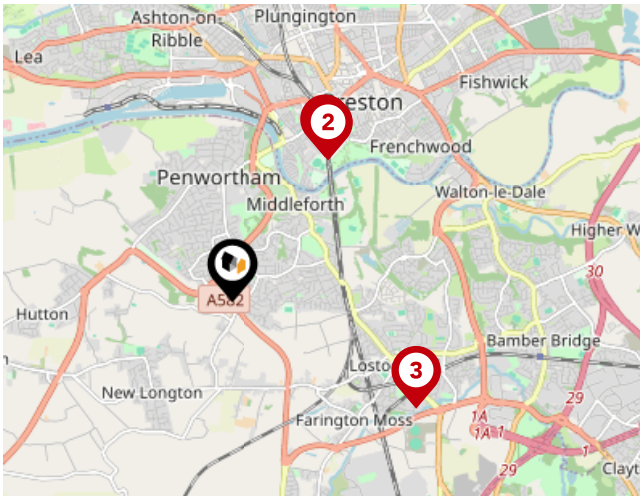
		Nursery	Primary	Secondary	College	Private
1	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

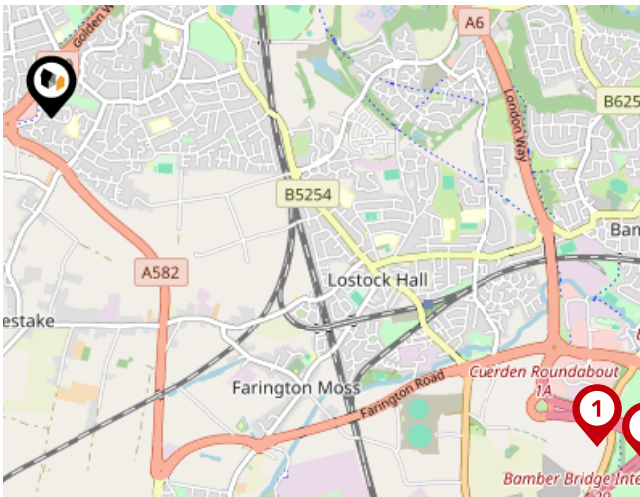
Area

Transport (National)



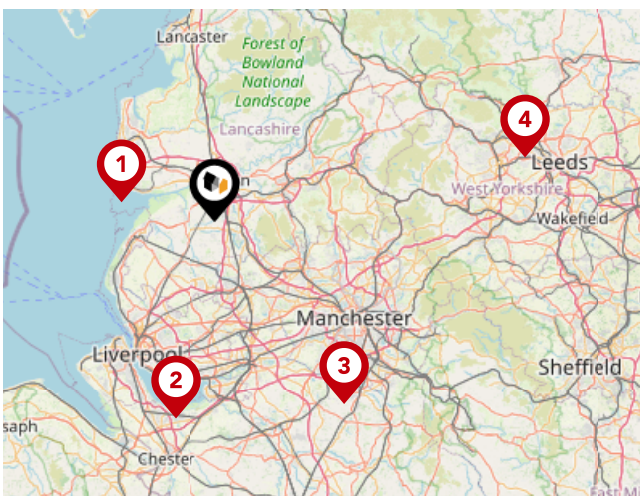
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.51 miles
2	Preston Rail Station	1.5 miles
3	Lostock Hall Rail Station	1.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.79 miles
2	M55 J1	4.38 miles
3	M6 J28	3.62 miles
4	M65 J1	3.02 miles
5	M6 J29	3.14 miles

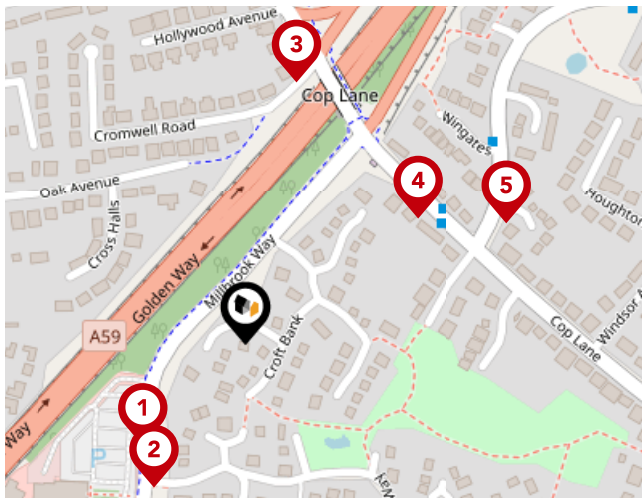


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.15 miles
2	Speke	28.18 miles
3	Manchester Airport	31.54 miles
4	Leeds Bradford Airport	44.52 miles

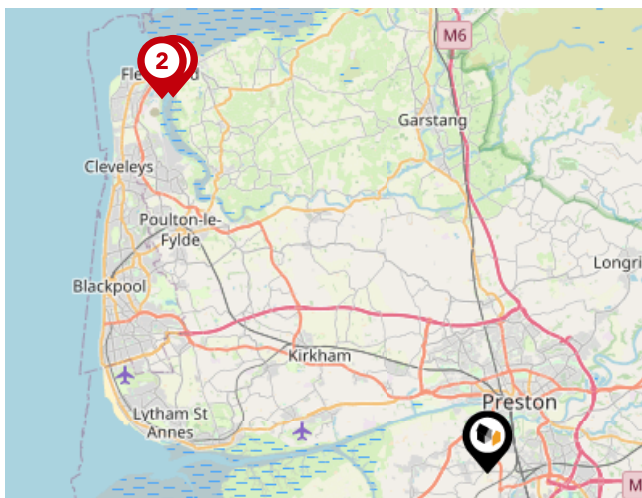
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Millbrook Way	0.08 miles
2	Millbrook Way South	0.09 miles
3	Cromwell Road	0.15 miles
4	Hill Rd South	0.12 miles
5	Little Close	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.17 miles
2	Fleetwood for Knott End Ferry Landing	17.36 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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