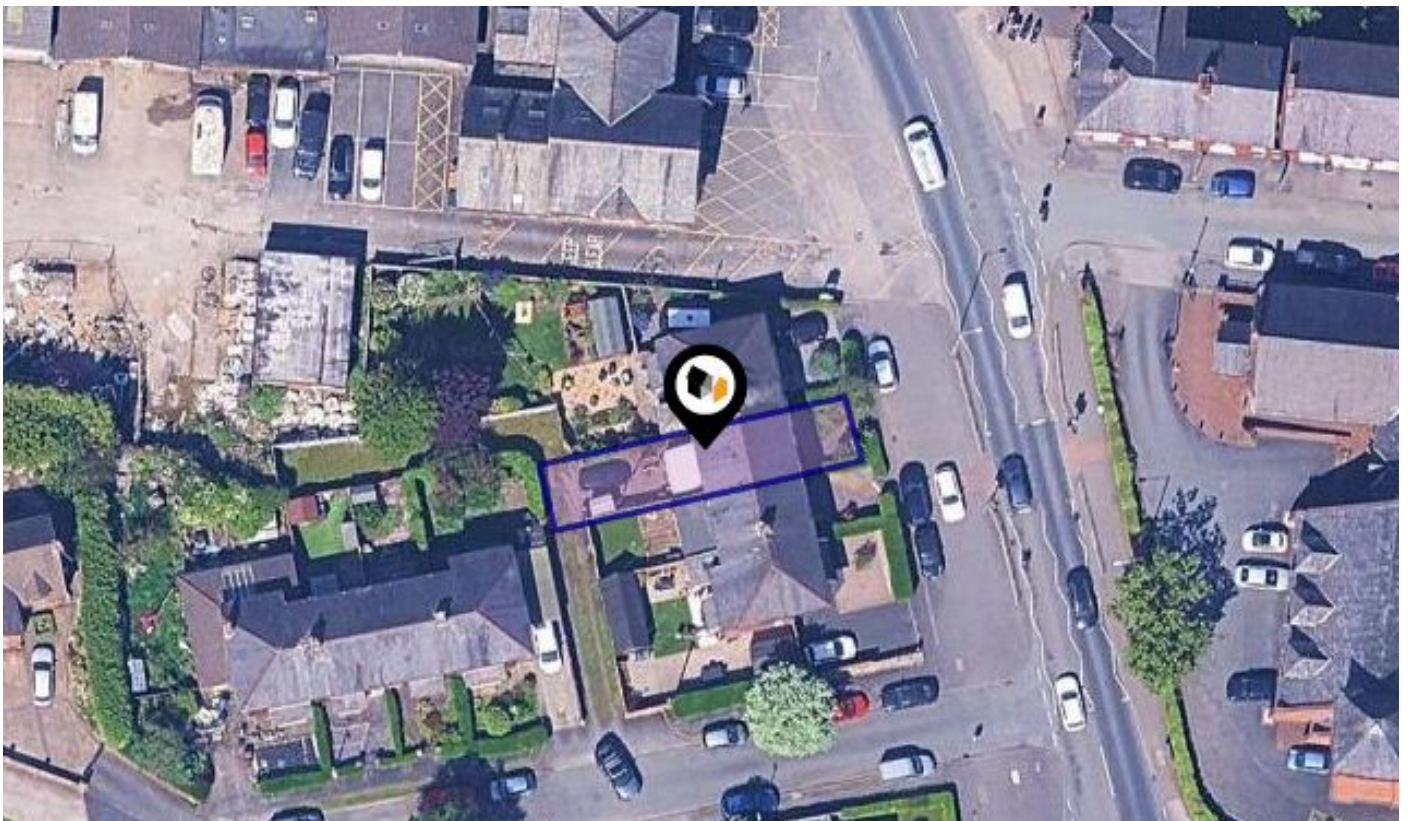




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 08th June 2026



LEYLAND ROAD, PENWORTHAM, PRESTON, PR1

Roberts & Co

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www.roberts-estates.co.uk

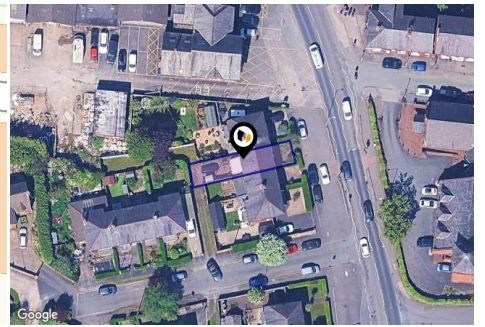


Introduction

Our Comments

* Garden Fronted Mid Terrace * 2 Double Bedrooms * Great Location for Local Walks

Set along the ever-popular Leyland Road in Penwortham, this charming two-bedroom terraced home enjoys a highly convenient location-just a short stroll into the town centre and even closer to the open green space of Middleforth Green Park, perfect for dog walks and outdoor leisure. The accommodation begins with a hallway, complete with staircase leading to the first floor. To the front of the property is a bright and comfortable living room, featuring a beautiful bay window that fills the room with natural light, together with an attractive wood-burning stove creating a cosy focal point. To the rear, the spacious dining kitchen is fitted with a range of units and benefits from an integrated fridge freezer, electric oven and gas hob. There is also space and plumbing for both a washing machine and dishwasher. The dining area comfortably accommodates a table and chairs, making it ideal for everyday family living and entertaining. A useful understairs storage cupboard provides additional practicality. Leading off the kitchen is a conservatory, offering a versatile additional reception space and with direct access outside. To the first floor are two generous double bedrooms. The principal bedroom benefits from built-in storage cupboards, while the second double bedroom provides excellent accommodation for guests, children, or those working from home. Completing the first floor is a modern three-piece bathroom suite, finished to a contemporary standard. Externally, the property is garden-fronted, enhancing its kerb appeal. To the rear is a low-maintenance paved garden, providing a pleasant outdoor seating area and valuable access for off-road parking. This is a fantastic opportunity to acquire a well-maintained home in one of Penwortham's most sought-after locations, making it an ideal purchase for first-time buyers, downsizers or investors alike.



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	753 ft ² / 70 m ²
Plot Area:	0.03 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,628
Title Number:	LA865518

Tenure: Freehold

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Medium
• Surface Water	High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12 mb/s	80 mb/s	10000 mb/s

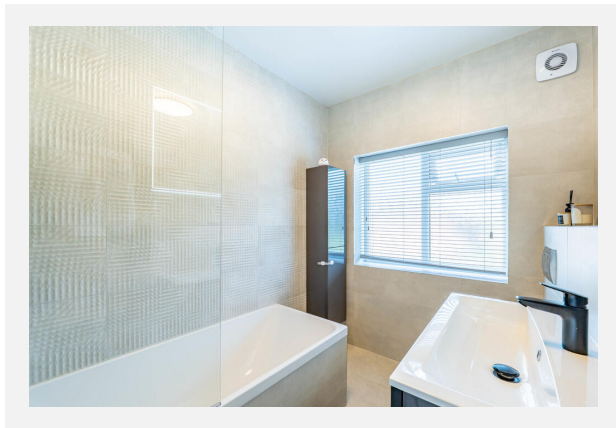
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



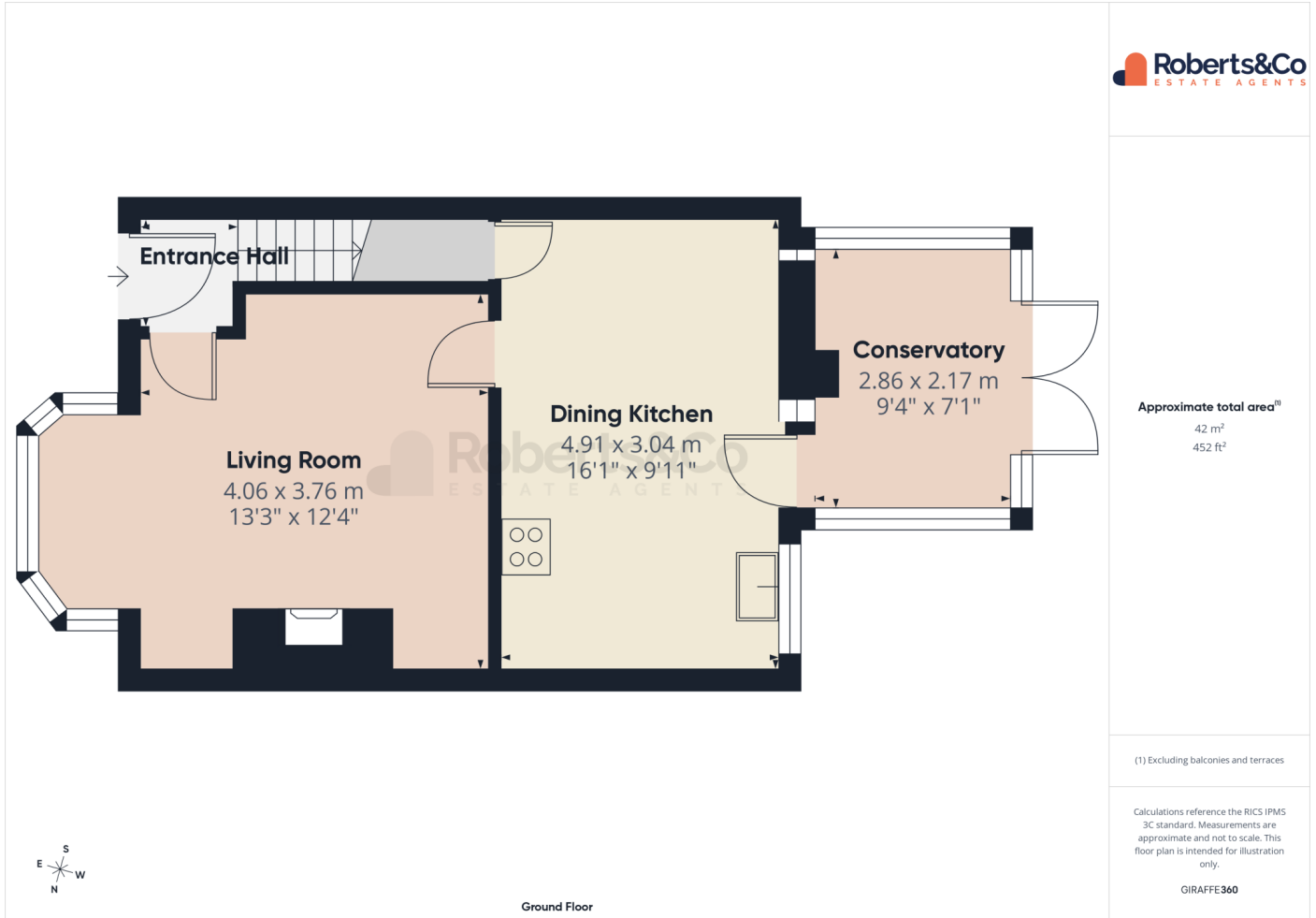




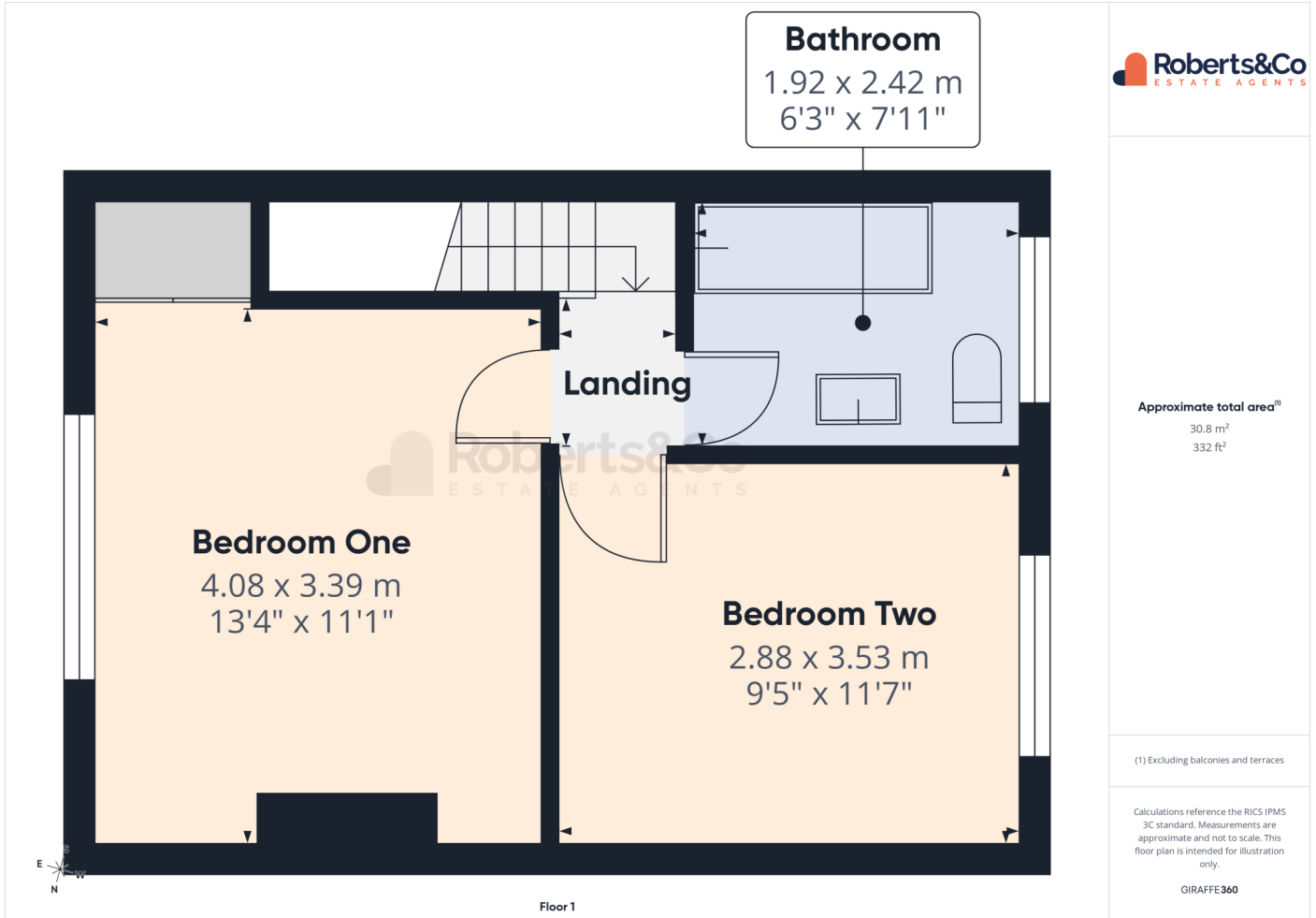
LEYLAND ROAD, PENWORTHAM, PRESTON, PR1



LEYLAND ROAD, PENWORTHAM, PRESTON, PR1



LEYLAND ROAD, PENWORTHAM, PRESTON, PR1



Leyland Road, Penwortham, PR1

Energy rating

D

Valid until 17.01.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

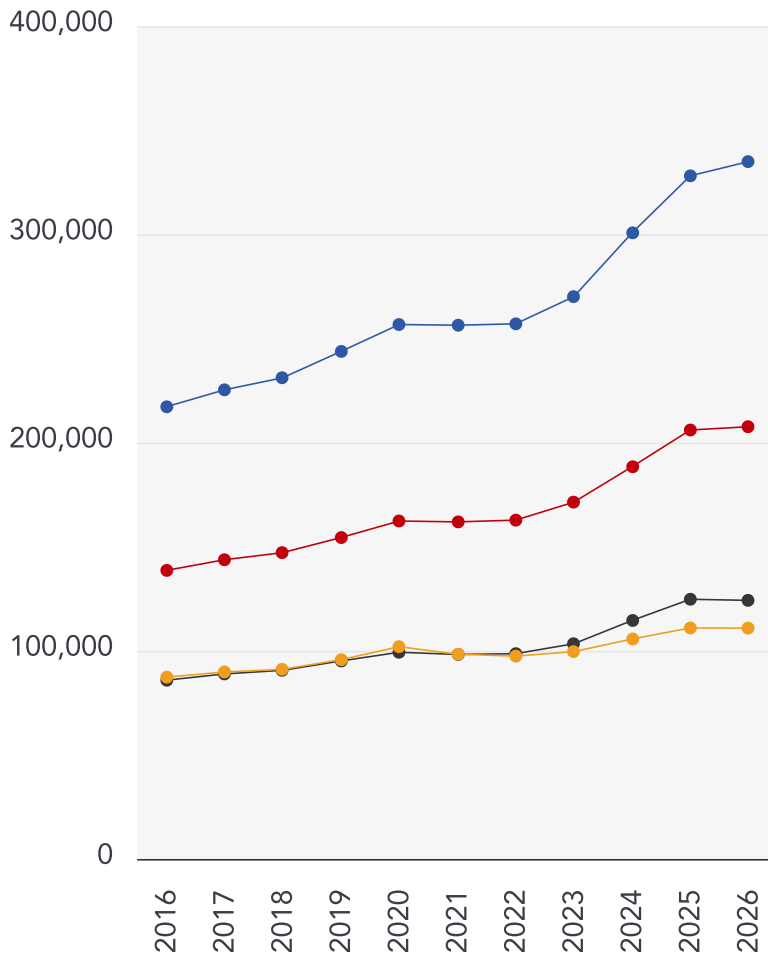
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
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, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	70 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

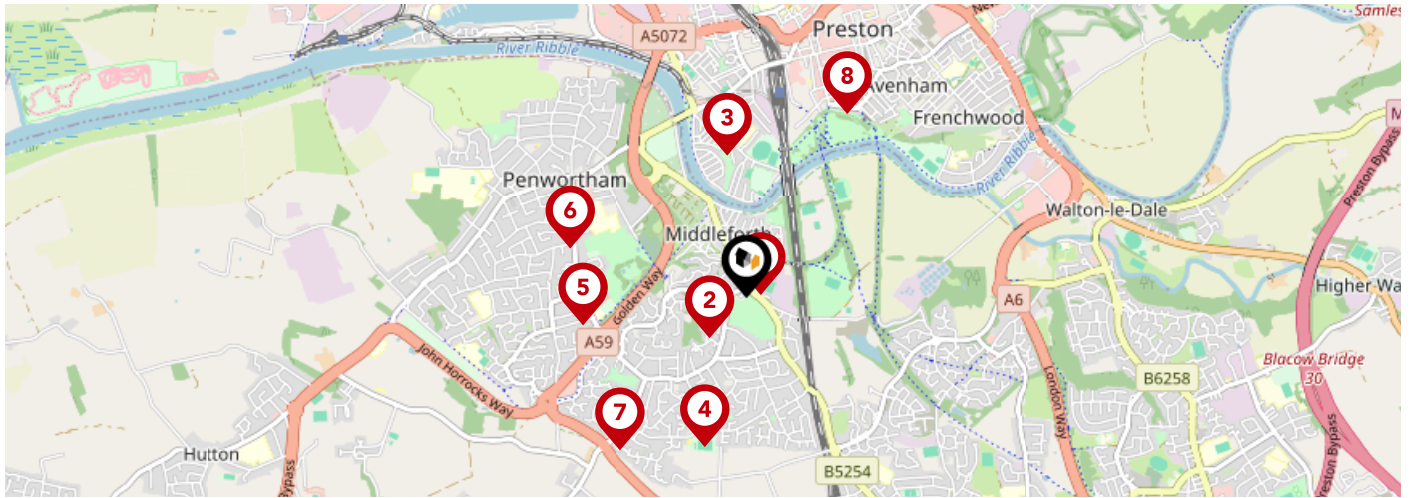
+49.8%

Terraced

+44.66%

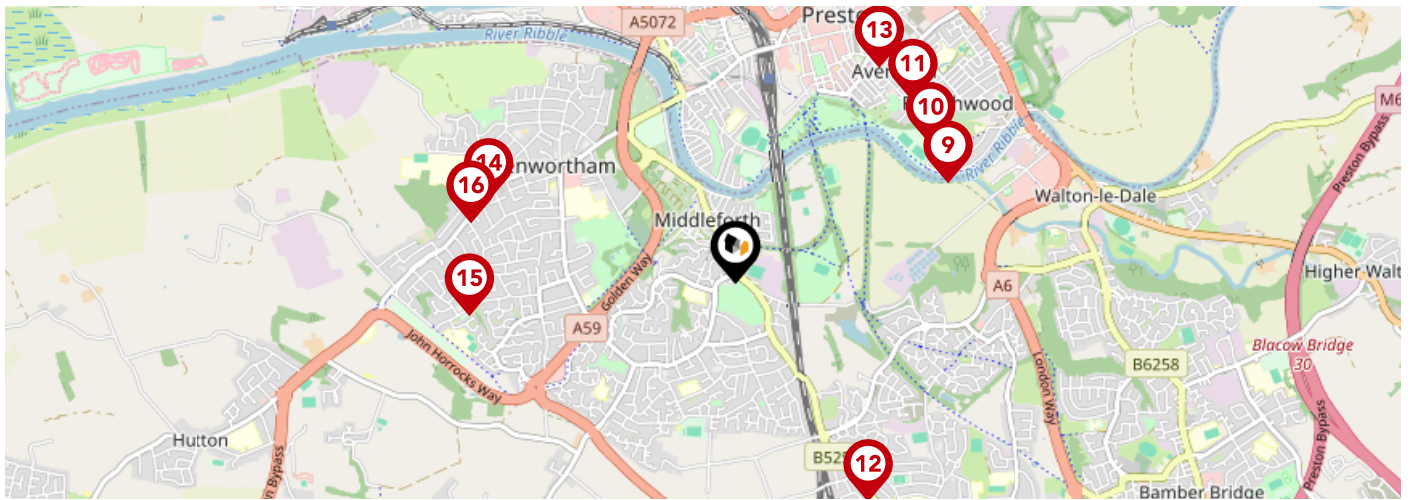
Flat

+26.94%



		Nursery	Primary	Secondary	College	Private
1	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

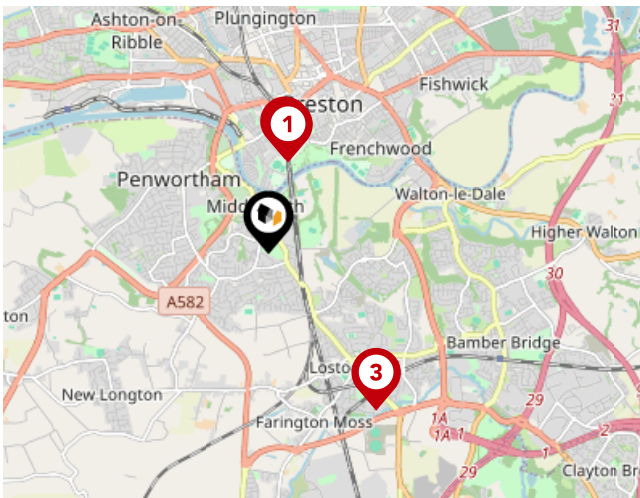
Area Schools



		Nursery	Primary	Secondary	College	Private
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.03	<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:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 278 Distance:1.12	<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:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoneygate Nursery School Ofsted Rating: Good Pupils: 63 Distance:1.14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

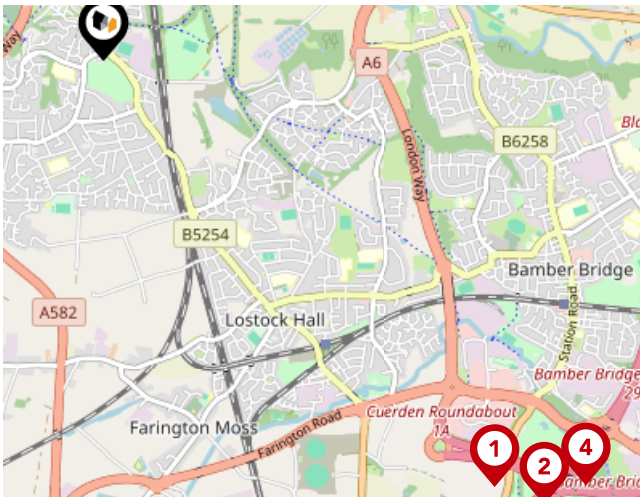
Area

Transport (National)



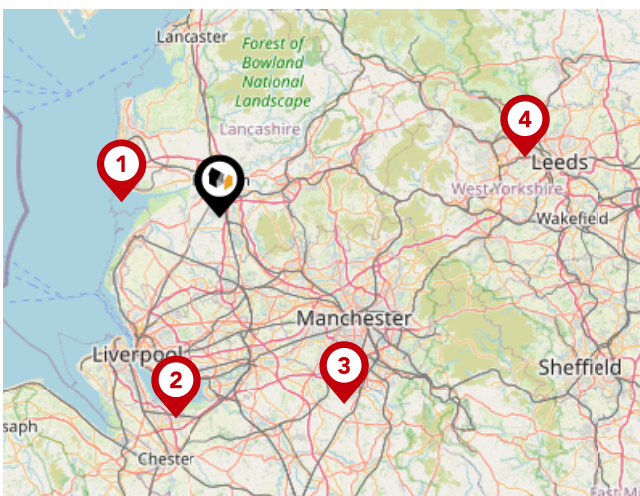
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.82 miles
2	Preston Rail Station	0.85 miles
3	Lostock Hall Rail Station	1.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.53 miles
2	M65 J1	2.75 miles
3	M55 J1	3.93 miles
4	M6 J29	2.82 miles
5	M6 J28	3.69 miles

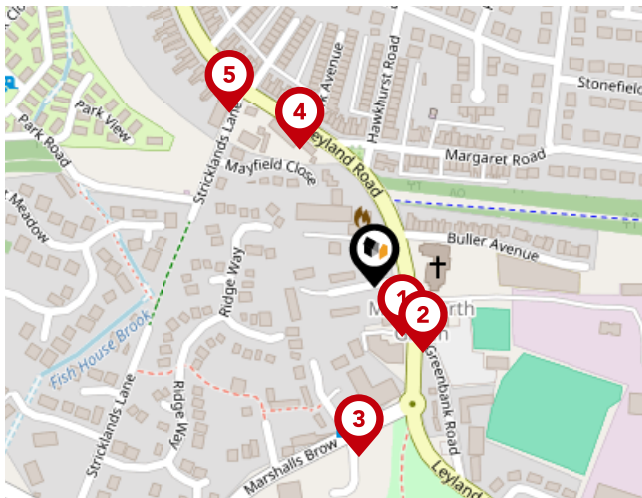


Airports/HELIPADS

Pin	Name	Distance
1	Highfield	13.73 miles
2	Speke	28.74 miles
3	Manchester Airport	31.51 miles
4	Leeds Bradford Airport	43.77 miles

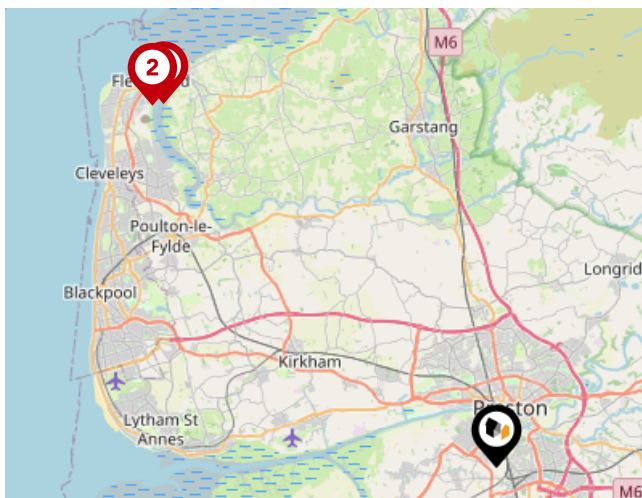
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Middleforth Garage	0.03 miles
2	Middleforth Garage	0.04 miles
3	Prospect Place	0.09 miles
4	Dove Avenue	0.09 miles
5	Stricklands Lane	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.29 miles
2	Fleetwood for Knott End Ferry Landing	17.49 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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