

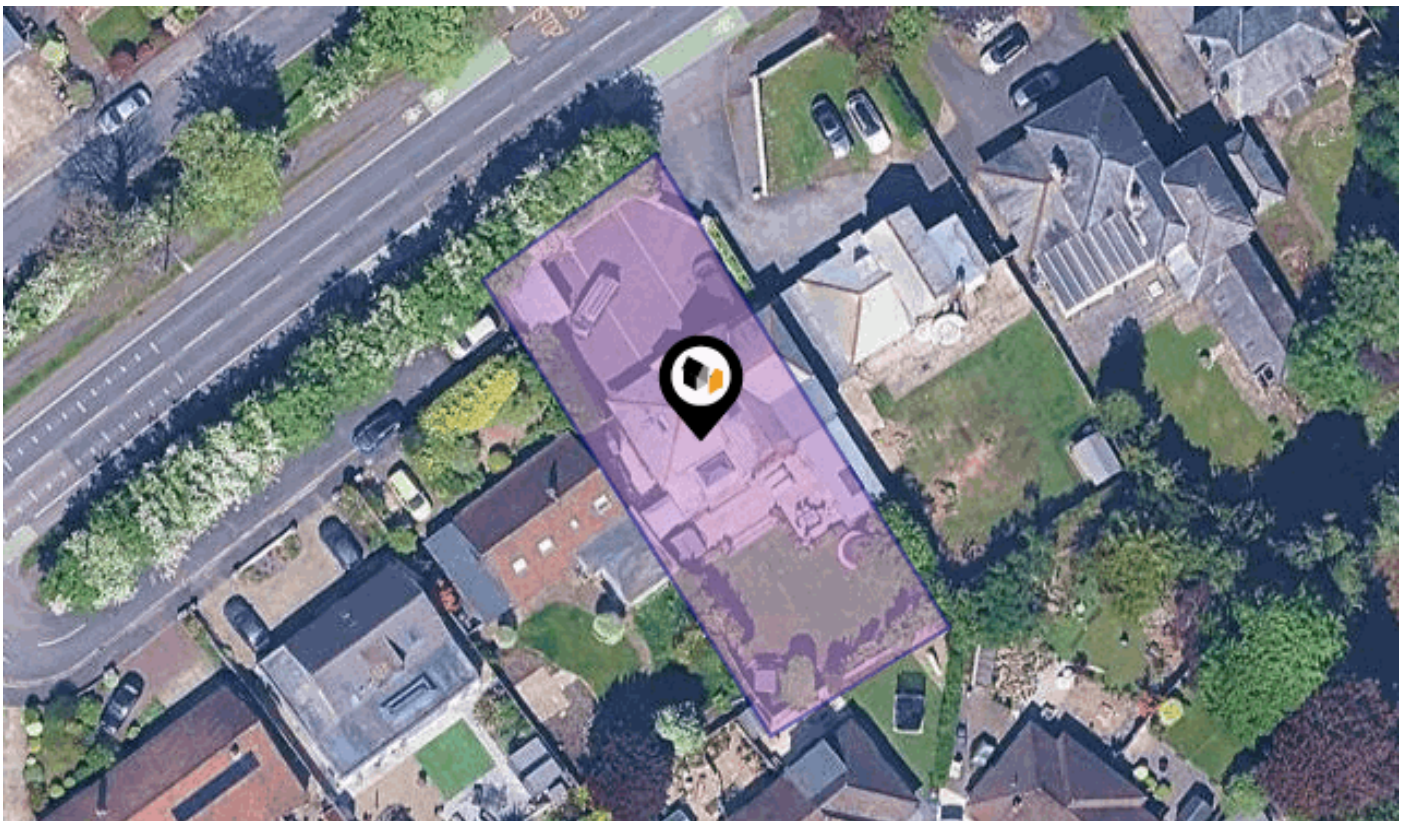


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 03rd July 2026



LIVERPOOL ROAD, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

01772 746100

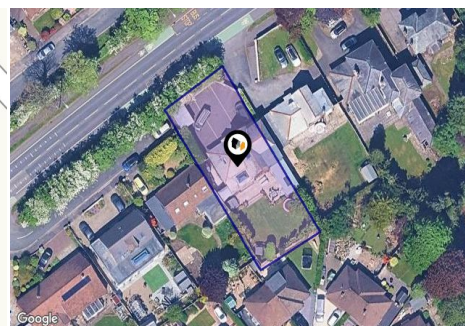
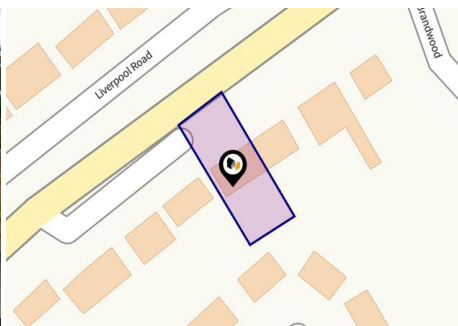
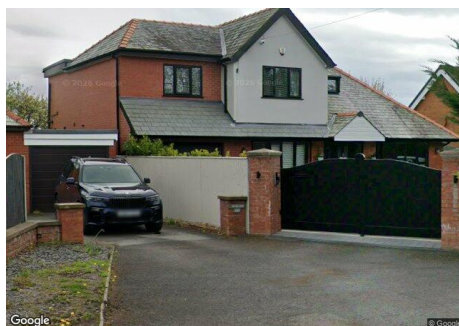
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Stunning Open-Plan Kitchen, Dining and Living Space * Versatile and Spacious Accommodation *
Exceptional Outdoor Entertaining Areas * Offered With No Onward Chain

This exceptional four-bedroom detached residence offers a perfect blend of luxury, character, and modern comfort, ideally situated in one of Penwortham's most sought-after locations. Beautifully refurbished and thoughtfully extended to an exacting standard, this impressive home provides generous and versatile living space designed to meet the needs of modern family life. Upon arrival, electric gates open onto a spacious driveway, offering secure parking for up to six vehicles, complemented by a garage for additional storage or secure parking. At the heart of the home lies a truly spectacular open-plan kitchen, dining, and living space - a stunning, light-filled environment where everyday living and entertaining naturally come together. The contemporary kitchen is fitted with high-quality integrated appliances, elegant worktops, and a striking central island that serves as both a practical workspace and a social hub. The adjoining living area features a stylish media wall and a cosy seating space centred around a feature wood-burning stove, while the dining area is enhanced by bi-fold doors that open seamlessly onto the rear patio, creating a superb indoor-outdoor flow. The ground floor also benefits from a separate formal living room to the front, complete with a wall-mounted electric fire, offering a quieter retreat. To the rear, a beautiful garden room with bi-fold doors provides additional living space and a seamless connection to the garden, ideal for relaxing or entertaining throughout the year. In addition, there is a separate room currently used as a gym, which could easily be adapted to suit a variety of needs, such as a home office or playroom. Further ground floor accommodation includes a contemporary wet room and a well-appointed utility room. Externally, the property continues to impress with a beautifully maintained, south-facing garden, perfect for enjoying sunlight throughout the day and ideal for both relaxation and entertaining. A large patio area provides ample space for outdoor dining, while a raised, covered seating area benefits from three remote-controlled heaters, allowing for comfortable use all year round. An additional undercover entertaining space complete with a fitted bar creates the ultimate setting for hosting family and friends. The garden is mainly laid to lawn, complemented by further seating areas to enjoy throughout the seasons. To the first floor, four generously sized double bedrooms offer comfortable and stylish accommodation. The luxurious principal suite features fitted furniture, a dedicated dressing area, and a beautifully appointed four-piece en-suite bathroom, complete with a freestanding bath, separate shower enclosure, wash hand basin, and WC. Bedroom two also benefits from its own en-suite and fitted furniture, while the remaining bedrooms are served by a modern family bathroom. This outstanding home combines high-quality finishes with versatile living spaces, making it an ideal choice for families seeking both comfort and sophistication in a prime location.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,497 ft ² / 232 m ²		
Plot Area:	0.19 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,985		
Title Number:	LA939350		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	70 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

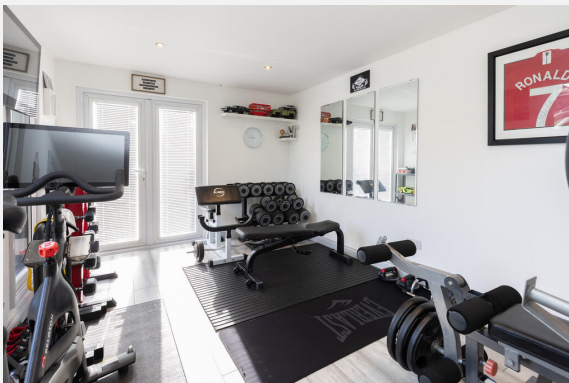
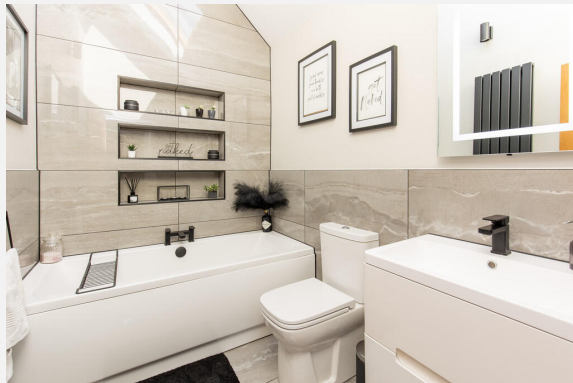


Planning History

This Address

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

Reference - SouthRibble/07/2017/4014/HOH	
Decision:	Decided
Date:	15th December 2017
Description:	Two storey extension to side and rear, single storey rear extension











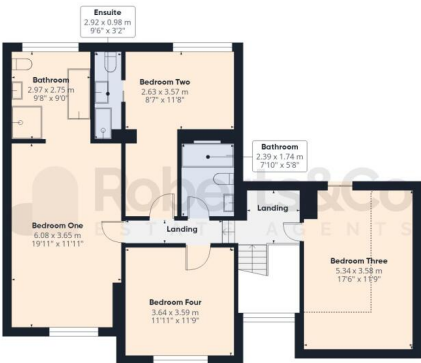
LIVERPOOL ROAD, PENWORTHAM, PRESTON, PR1



LIVERPOOL ROAD, PENWORTHAM, PRESTON, PR1



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

231.1 m²

2488 ft²

Reduced headroom

11.7 m²

126 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.

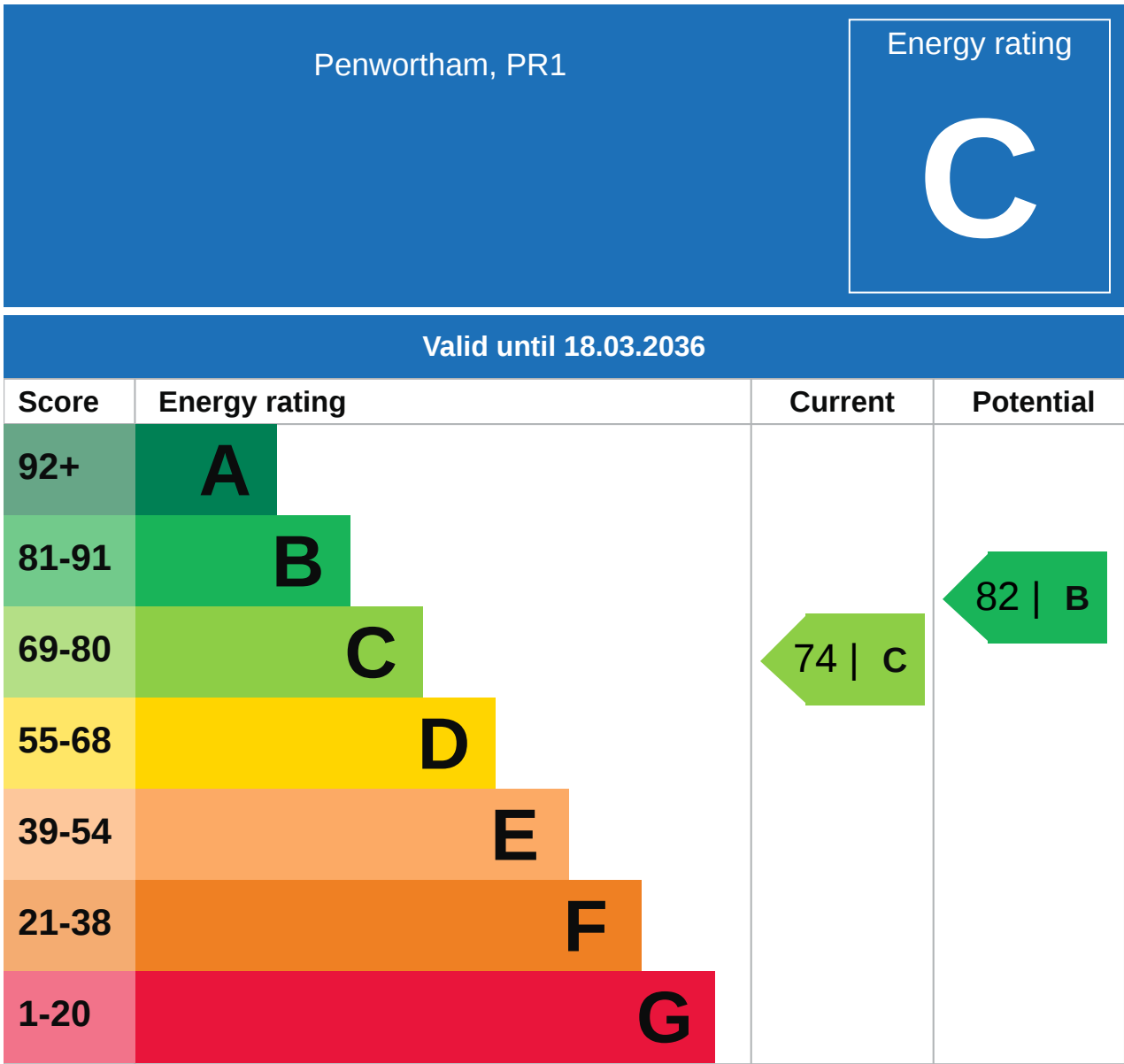
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LIVERPOOL ROAD, PENWORTHAM, PRESTON, PR1



LIVERPOOL ROAD, PENWORTHAM, PRESTON, PR1





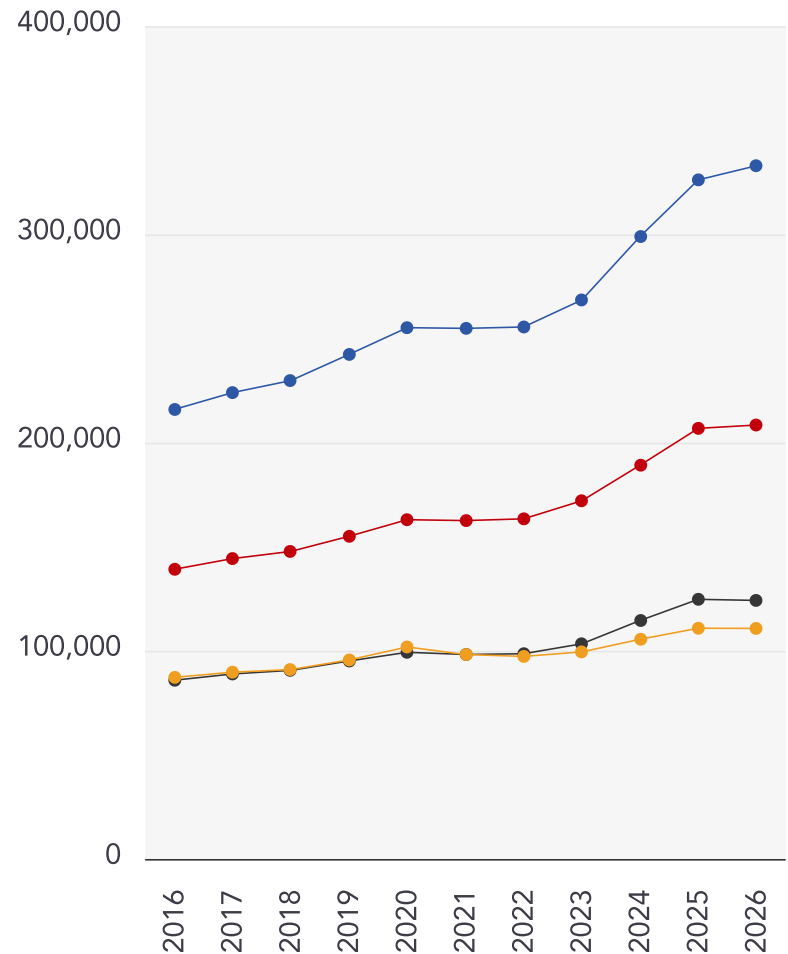
Additional EPC Data

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
Previous Extension:	4
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:	Excellent lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	232 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

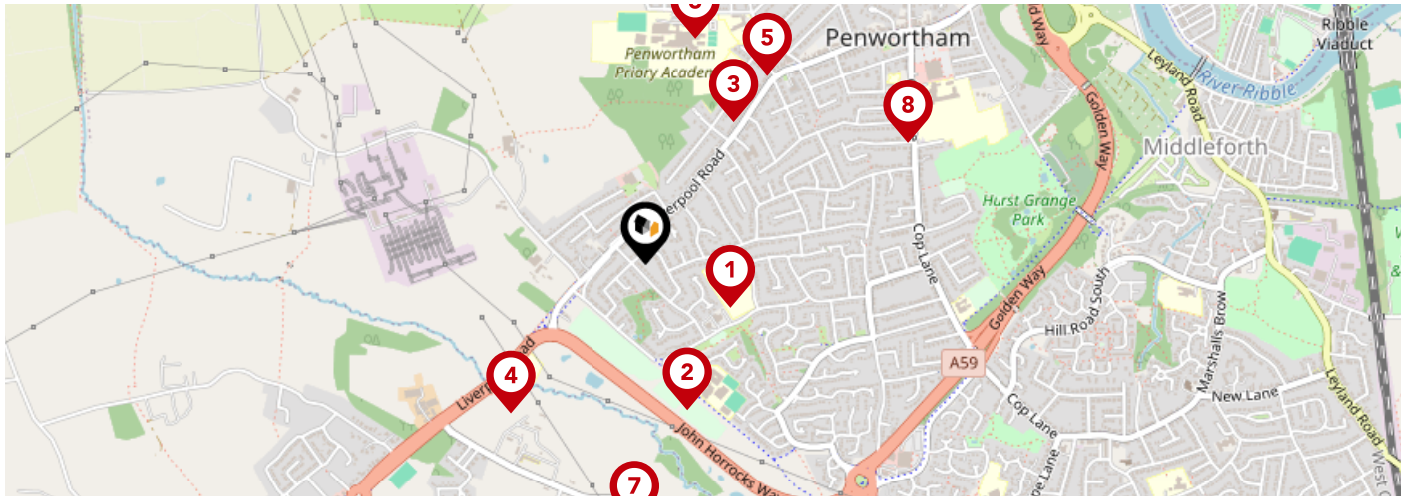
+49.8%

Terraced

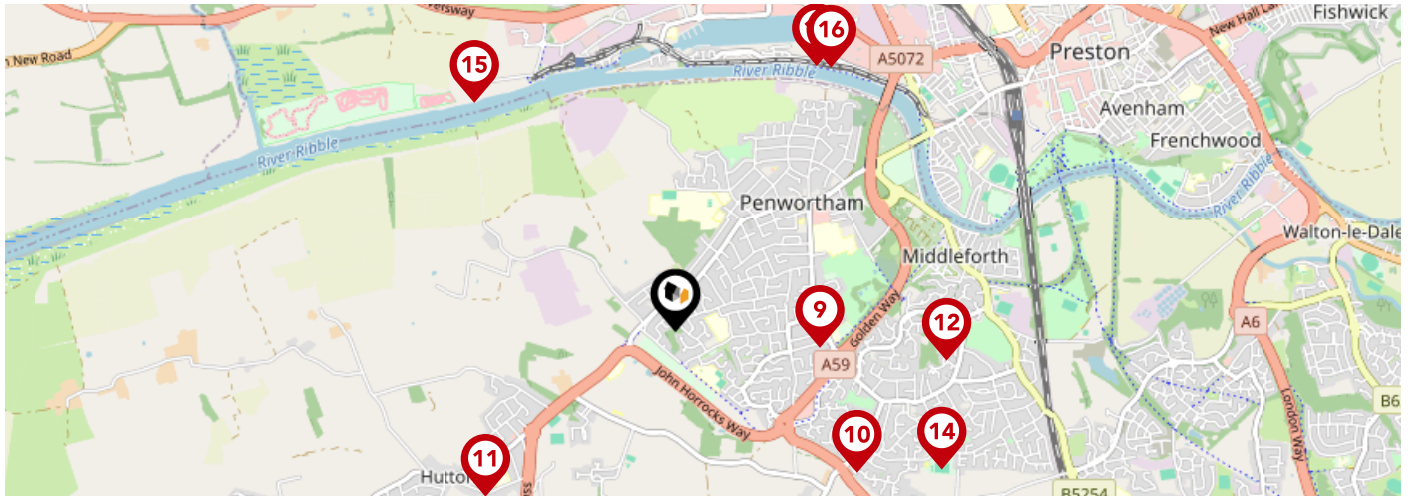
+44.66%

Flat

+26.94%



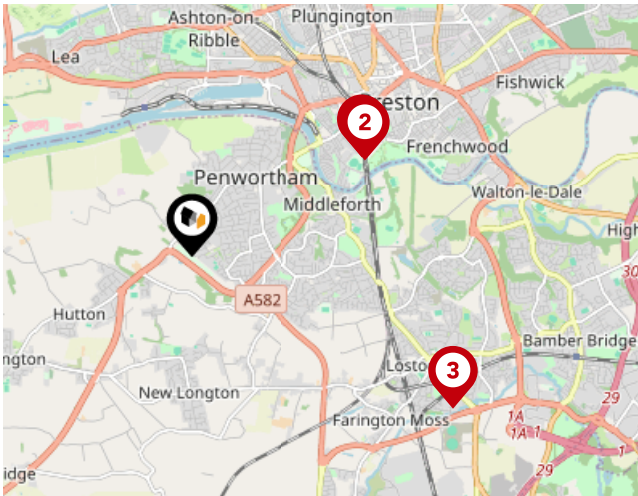
		Nursery	Primary	Secondary	College	Private
1	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.21	☐	☒	☐	☐	☐
2	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.33	☐	☐	☒	☐	☐
3	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.37	☐	☒	☐	☐	☐
4	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.44	☐	☒	☐	☐	☐
5	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.49	☐	☒	☐	☐	☐
6	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.51	☐	☐	☒	☐	☐
7	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.57	☐	☒	☐	☐	☐
8	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.64	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.64	☐	☒	☐	☐	☐
10	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.01	☐	☒	☐	☐	☐
11	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.11	☐	☐	☒	☐	☐
12	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.2	☐	☒	☐	☐	☐
13	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.31	☐	☐	☒	☐	☐
14	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.32	☐	☒	☐	☐	☐
15	Pioneer TEC Ofsted Rating: Requires improvement Pupils:0 Distance:1.34	☐	☐	☒	☐	☐
16	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:1.34	☐	☐	☒	☐	☐

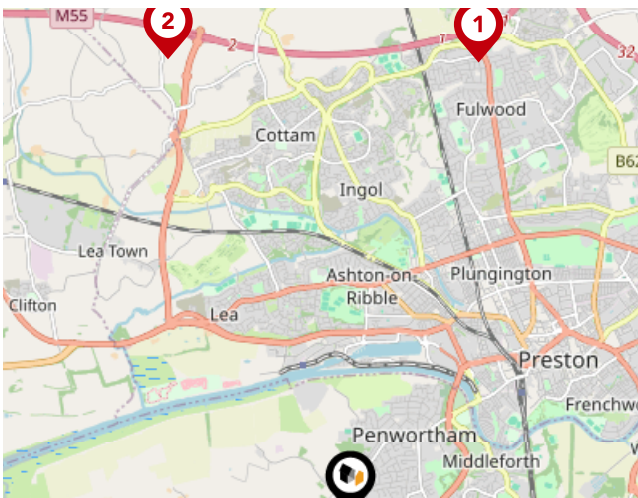
Area

Transport (National)



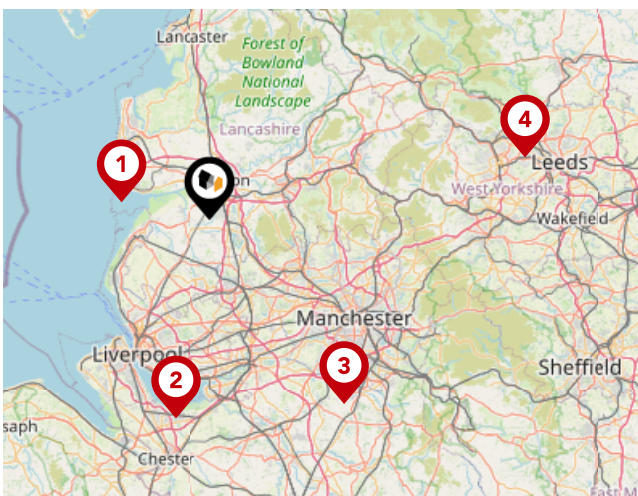
National Rail Stations

Pin	Name	Distance
	Preston Rail Station	1.73 miles
	Preston Rail Station	1.74 miles
	Lostock Hall Rail Station	2.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M55 J1	4.12 miles
	M55 J2	4.3 miles
	M6 J32	4.85 miles
	M65 J1A	3.56 miles
	M6 J28	4.33 miles

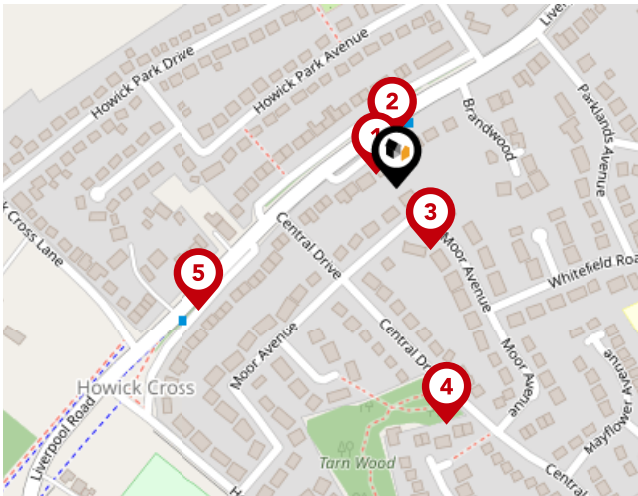


Airports/Helipads

Pin	Name	Distance
	Highfield	12.42 miles
	Speke	28.45 miles
	Manchester Airport	32.25 miles
	Leeds Bradford Airport	45.1 miles

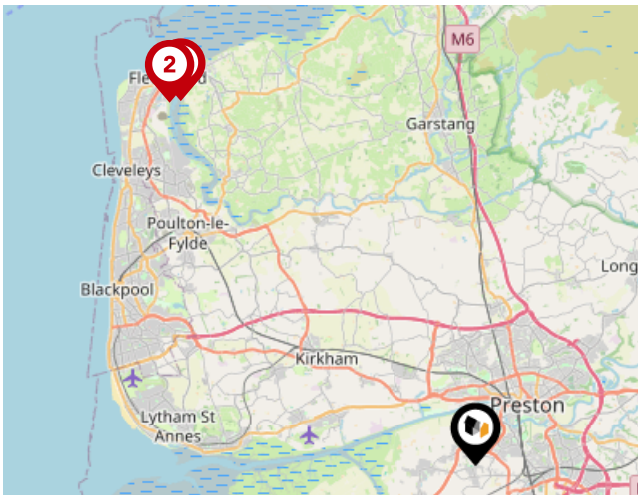
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Howick Shops	0.01 miles
	Howick Shops	0.03 miles
	Moor Avenue	0.04 miles
	Central Drive	0.13 miles
	Howick Cross Lane	0.13 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	16.44 miles
	Fleetwood for Knott End Ferry Landing	16.63 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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