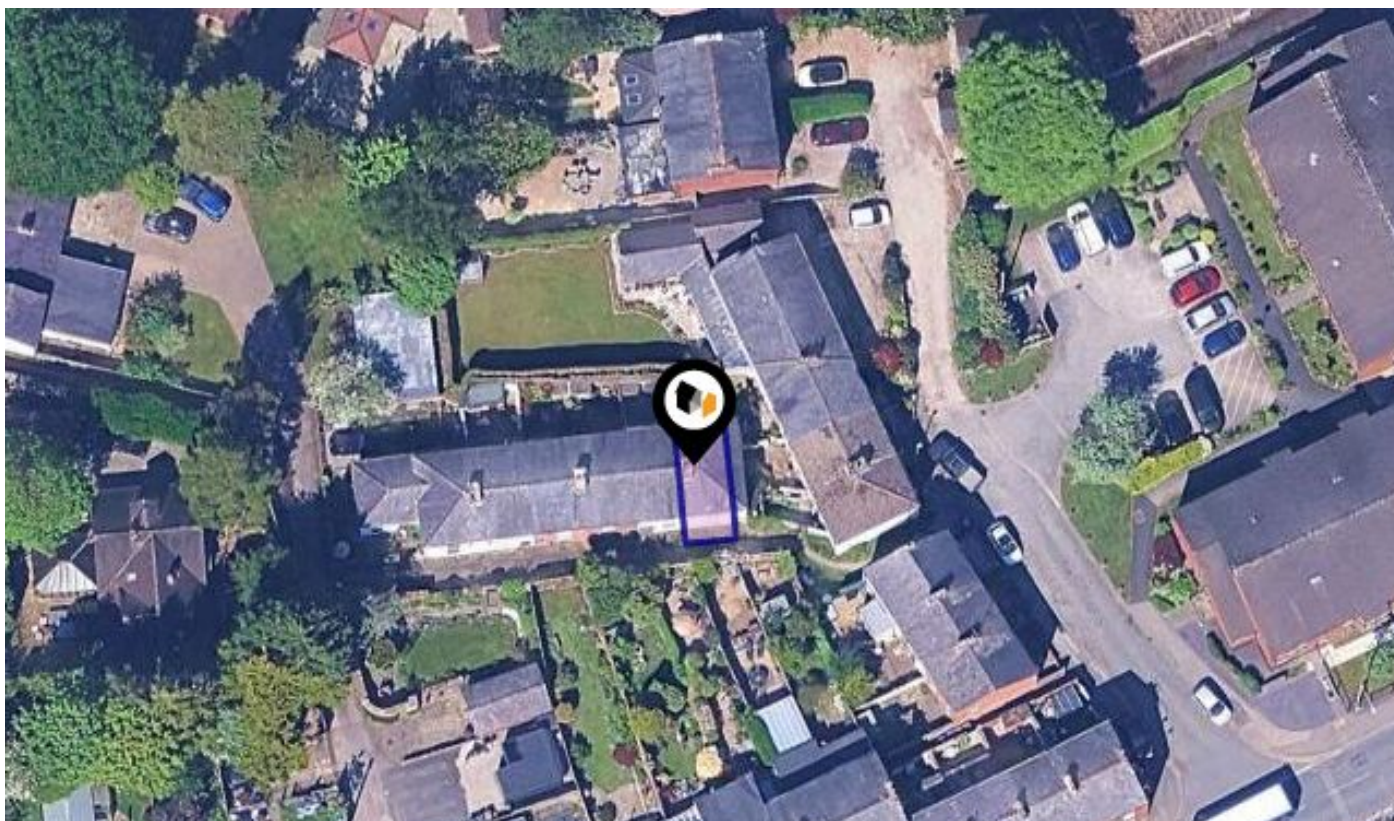


[See More Online](#)

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 29th June 2026



PROSPECT PLACE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

01772 746100

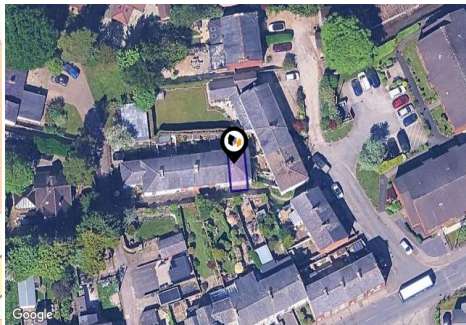
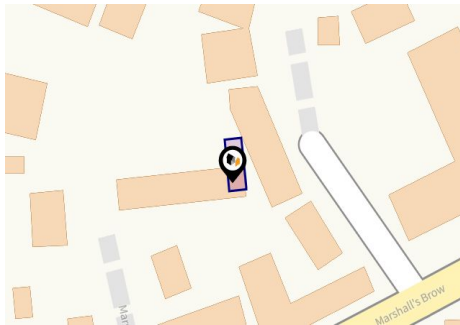
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Fully Renovated 2 Bedroom Cottage * Offered With No Chain

Beautifully renovated throughout to a high standard and offered to the market with no onward chain, this charming two-bedroom cottage is ready to move straight into. Featuring two spacious bedrooms, a modern fitted kitchen with integrated appliances, stylish shower room, antique gold-effect radiators throughout, and a generous low-maintenance rear garden, this delightful home is ideally suited to first-time buyers, young families, or those looking to downsize. The accommodation has been thoughtfully updated to create a stylish and welcoming living space. To the front of the property is a bright and spacious living room, complete with a feature electric stove set upon a stone hearth, creating an attractive focal point and a cosy atmosphere. The contemporary fitted kitchen is equipped with a range of modern units and integrated appliances, including a fridge freezer, electric oven, and gas hob. There is also space and plumbing for a washing machine, with stairs leading to the first floor. Upstairs, the landing provides access to two well-proportioned bedrooms, both enjoying an abundance of natural light from large windows. Completing the accommodation is a modern shower room, fitted with a walk-in shower, pedestal wash basin, and WC. Externally, the property benefits from a rear garden designed for low-maintenance living, offering an excellent space for outdoor dining, entertaining family and friends, or simply relaxing during the warmer months. Ideally situated just moments from Middleforth Green, the property enjoys excellent access to Preston City Centre, local amenities, and transport links, making it an excellent choice for commuters and those seeking convenience. Additional benefits include on-street parking and access via Prospect Place or Marshall's Close. A beautifully presented, move-in-ready home combining character, modern comforts, and a highly convenient location.



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	613 ft ² / 57 m ²
Plot Area:	0.01 acres
Council Tax :	Band B
Annual Estimate:	£1,900
Title Number:	LAN306669

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

13
mb/s



54
mb/s



10000
mb/s



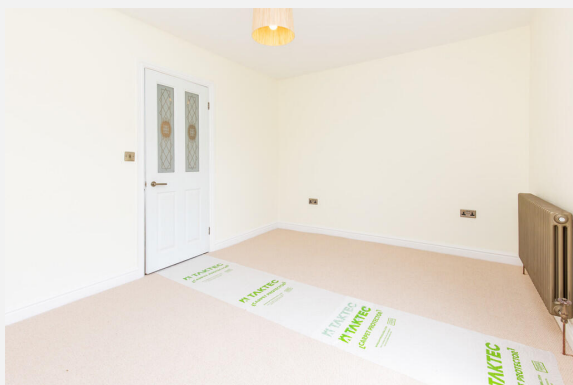
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:







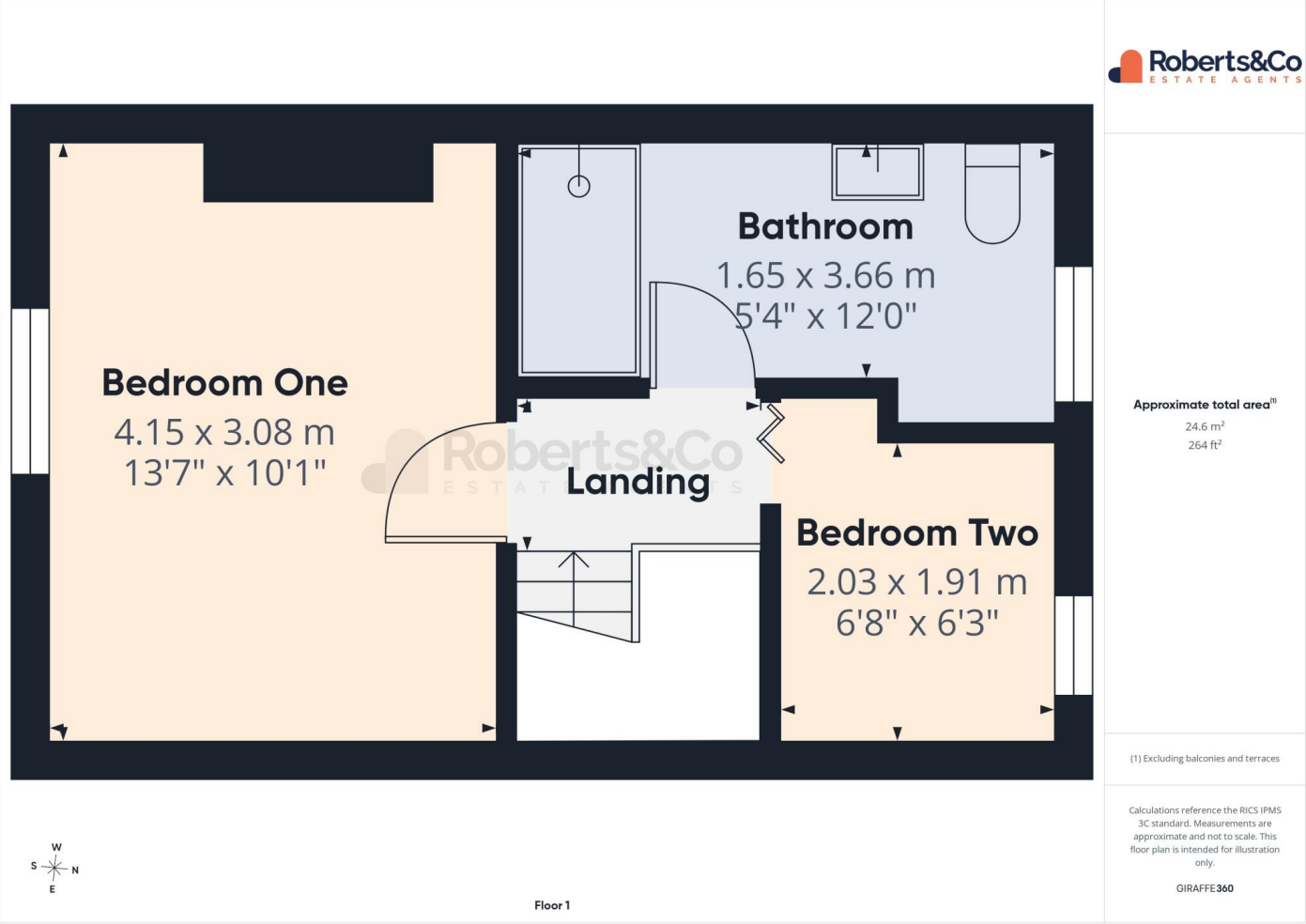
PROSPECT PLACE, PENWORTHAM, PRESTON, PR1

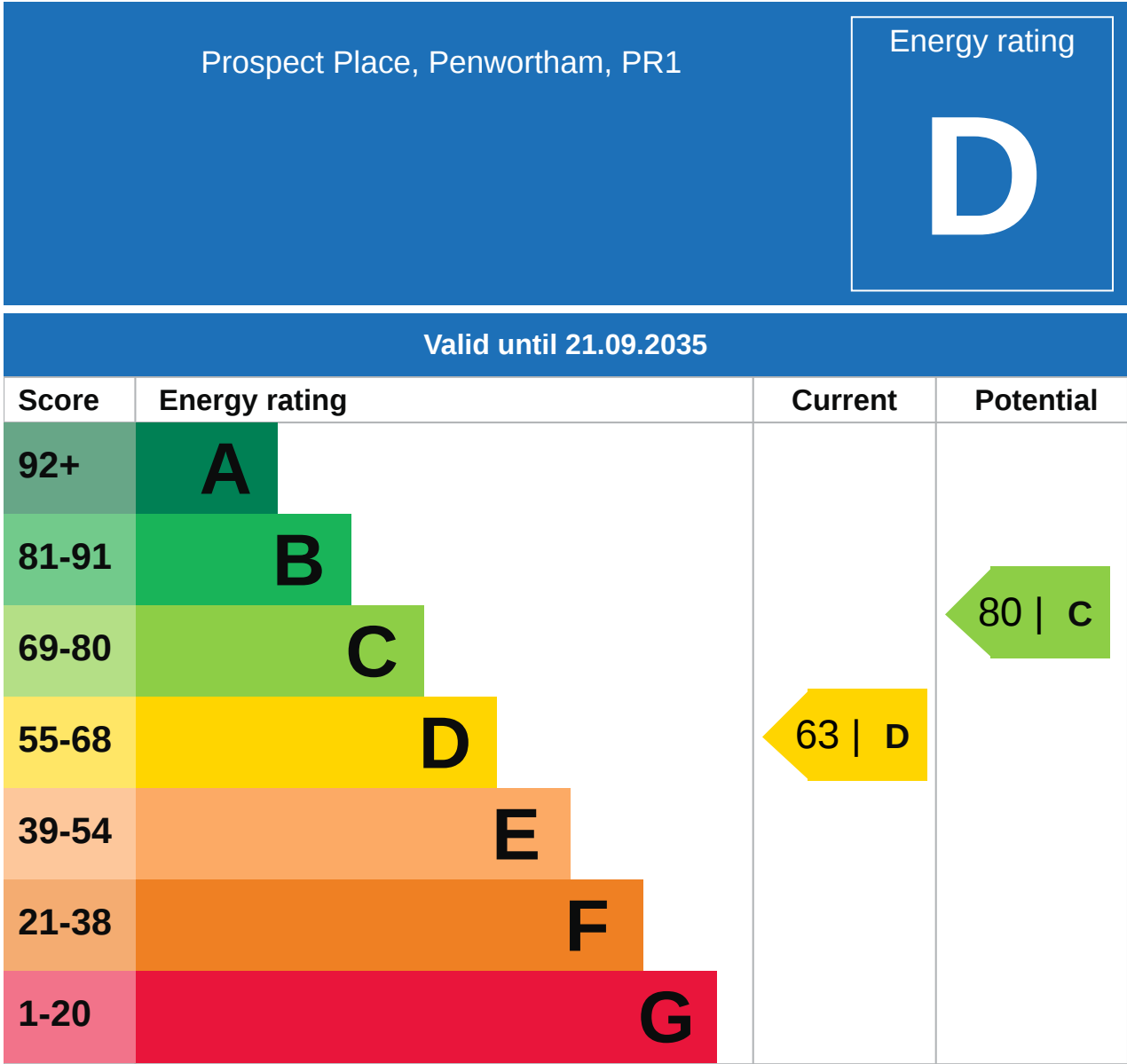


PROSPECT PLACE, PENWORTHAM, PRESTON, PR1



PROSPECT PLACE, PENWORTHAM, PRESTON, PR1





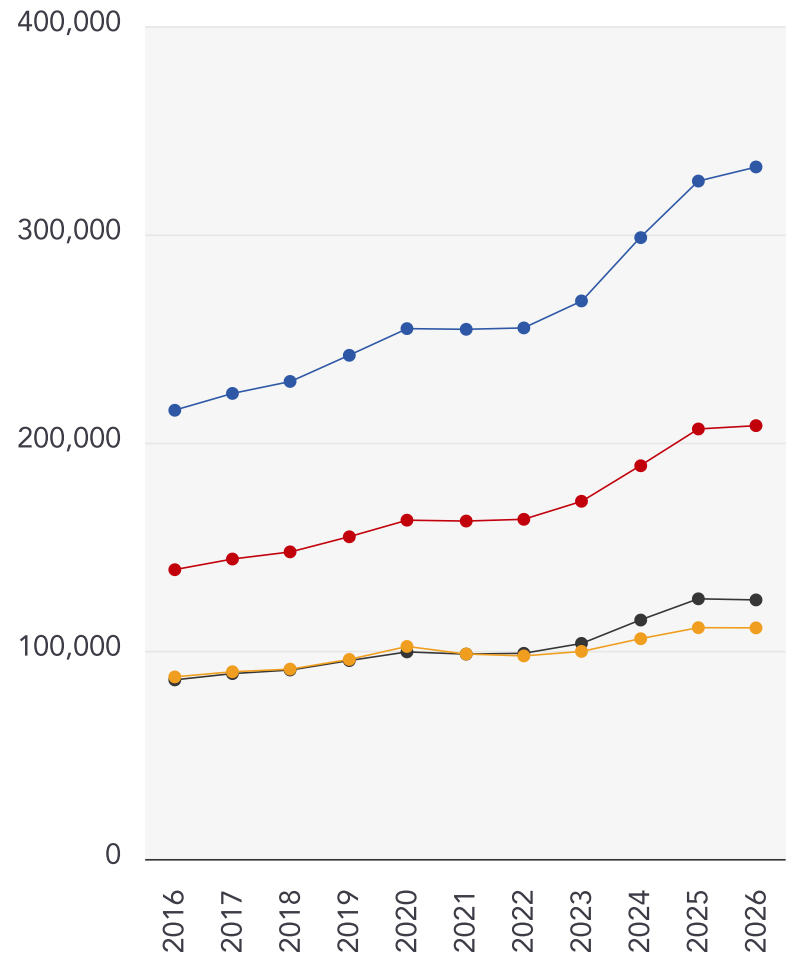
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	57 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

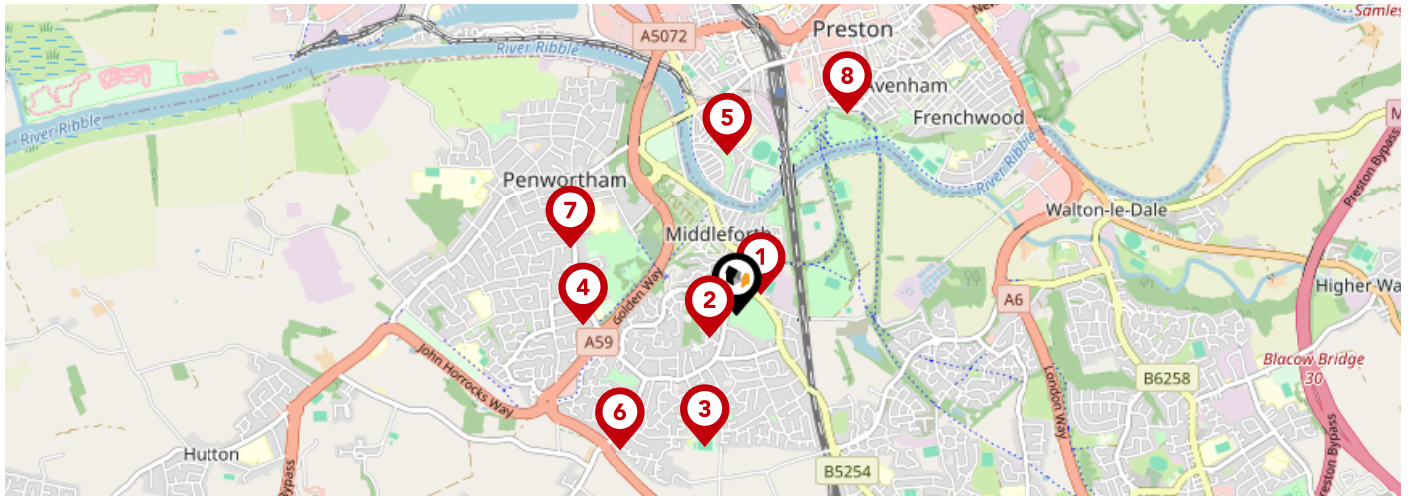
+49.8%

Terraced

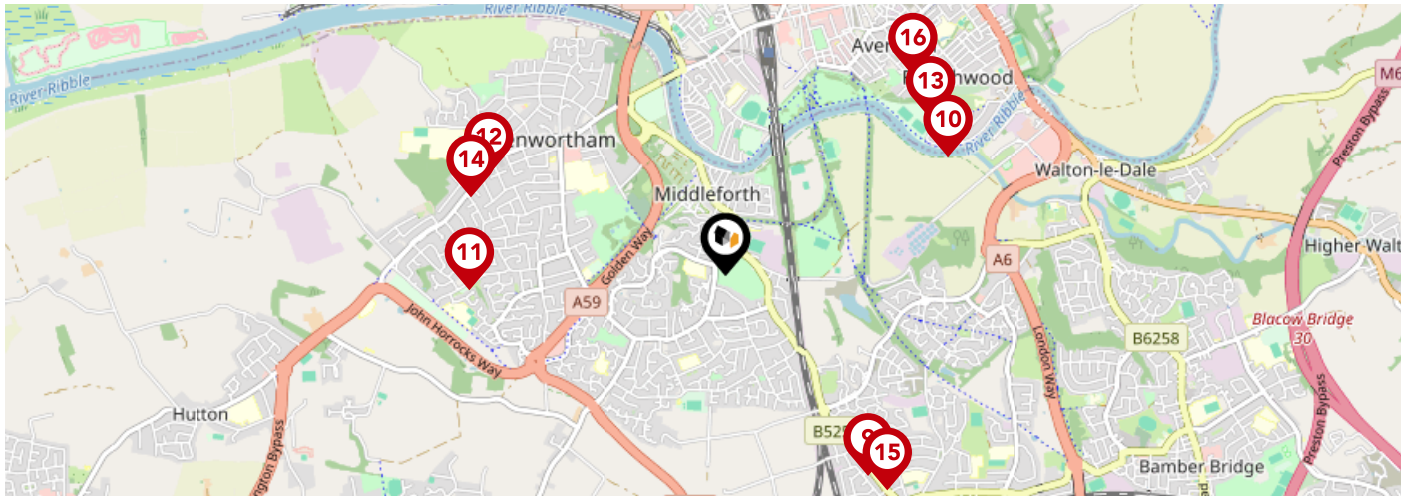
+44.66%

Flat

+26.94%



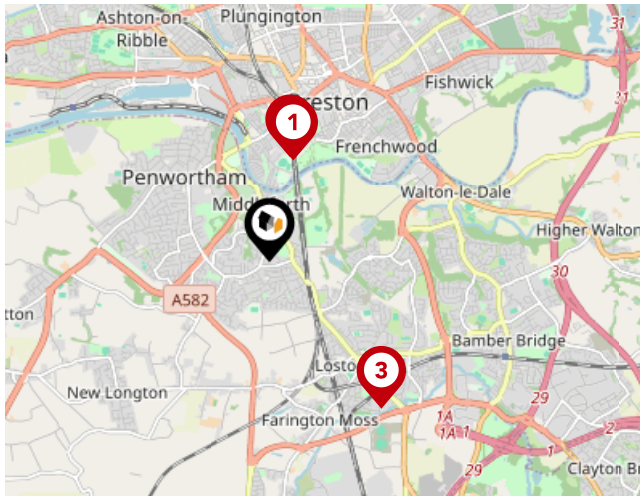
		Nursery	Primary	Secondary	College	Private
1	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.14	☐	☒	☐	☐	☐
2	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.15	☐	☒	☐	☐	☐
3	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.59	☐	☒	☐	☐	☐
4	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.67	☐	☒	☐	☐	☐
5	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.7	☐	☒	☐	☐	☐
6	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.78	☐	☒	☐	☐	☐
7	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.79	☐	☐	☒	☐	☐
8	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:1.01	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance: 1.08	☐	☐	☒	☐	☐
10	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance: 1.11	☐	☐	☒	☐	☐
11	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance: 1.12	☐	☒	☐	☐	☐
12	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance: 1.13	☐	☒	☐	☐	☐
13	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance: 1.14	☐	☒	☐	☐	☐
14	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance: 1.16	☐	☒	☐	☐	☐
15	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance: 1.18	☐	☒	☐	☐	☐
16	St Augustine's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 278 Distance: 1.2	☐	☒	☐	☐	☐

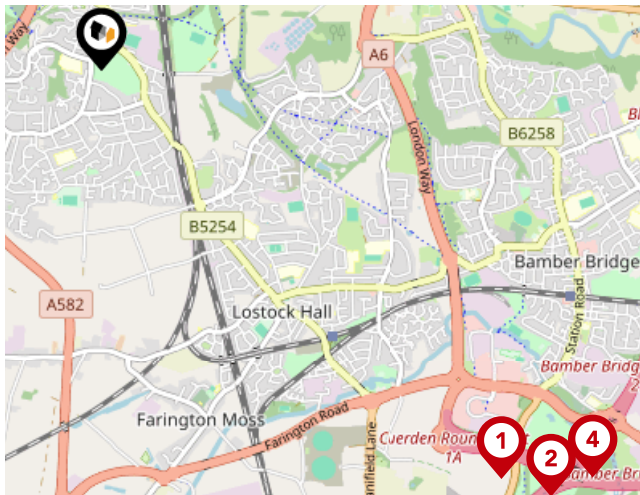
Area

Transport (National)



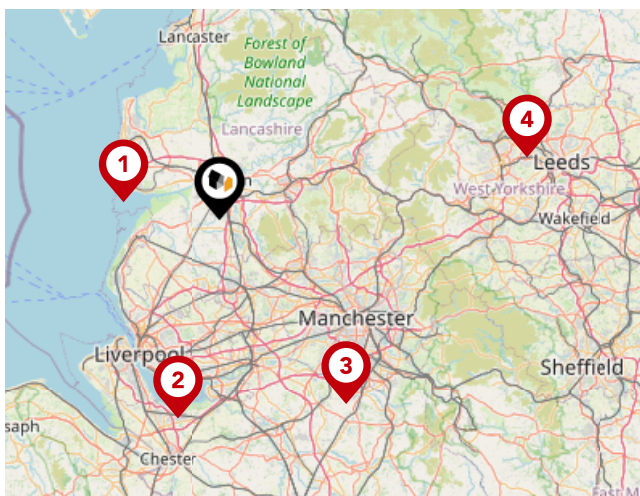
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.91 miles
2	Preston Rail Station	0.93 miles
3	Lostock Hall Rail Station	1.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.51 miles
2	M65 J1	2.72 miles
3	M55 J1	4 miles
4	M6 J29	2.8 miles
5	M6 J28	3.63 miles

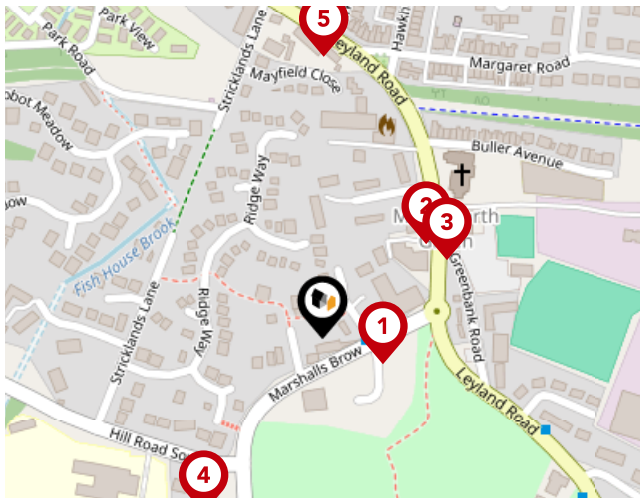


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.7 miles
2	Speke	28.66 miles
3	Manchester Airport	31.46 miles
4	Leeds Bradford Airport	43.83 miles

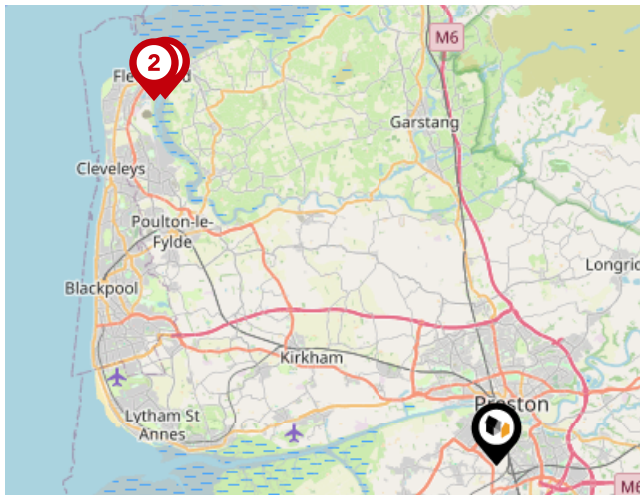
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Prospect Place	0.04 miles
2	Middleforth Garage	0.08 miles
3	Middleforth Garage	0.08 miles
4	Middleforth CEPS	0.12 miles
5	Dove Avenue	0.15 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.32 miles
2	Fleetwood for Knott End Ferry Landing	17.52 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Roberts & Co

Branch address 36E Liverpool Road,
Penwortham, Preston, PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

