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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 27th July 2026



CEDAR WAY, PENWORTHAM, PRESTON, PR1

Roberts & Co

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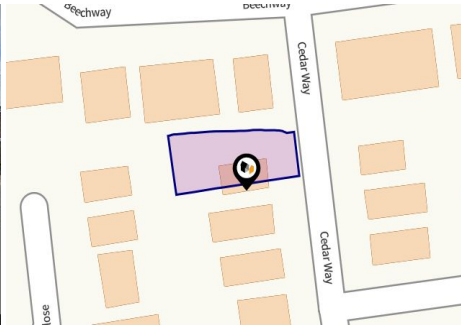
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* Beautifully Refurbished Detached Bungalow * No Chain Delay * Sought-After Higher Penwortham

Occupying a generous plot in the highly desirable area of Higher Penwortham, this beautifully refurbished detached bungalow is offered to the market with no onward chain, making it an ideal choice for buyers looking for a home that is ready to move straight into. This attractive freehold property has been thoughtfully modernised throughout and offers stylish, low-maintenance living in a highly sought-after location. Having undergone an extensive programme of refurbishment, the property has been significantly improved throughout, including a brand-new dining kitchen and contemporary shower room, partial rewire (fully tested and certified), new plumbing, replastered walls, a new roof and new floor coverings throughout. A new Baxi 25kW condensing combination boiler, complete with a five-year warranty, has also been installed, offering buyers additional peace of mind. The property is approached via a well-maintained front lawn and a substantial driveway providing off-road parking for several vehicles, leading to a detached garage. Stepping inside, the welcoming entrance hall gives access to the spacious accommodation. The generous living room is flooded with natural light and centres around an attractive feature electric fireplace, creating a warm and inviting space to relax. The contemporary dining kitchen has been thoughtfully designed with a range of sleek white wall and base units, complemented by stylish wood-effect melamine worktops. Integrated appliances include a fridge freezer, slimline dishwasher, electric oven and hob, while there is additional space and plumbing for both a washing machine and tumble dryer. There is ample room for a dining table, making it the perfect space for everyday family life and entertaining guests. Both bedrooms are comfortable double rooms, offering excellent proportions and flexibility for a variety of buyers, whether used as bedrooms, a guest room or home office. The stylish shower room has been finished to a high standard and features a large walk-in shower enclosure, vanity wash hand basin with storage beneath and a low-level WC. Outside, the enclosed rear garden is mainly laid to lawn, providing a wonderful outdoor space to enjoy, with plenty of potential for keen gardeners or those looking for a safe and secure area for children or pets. Situated in the ever-popular Higher Penwortham, the property enjoys easy access to excellent local amenities, highly regarded schools, transport links and picturesque riverside walks. Combining quality refurbishment with a generous plot and a superb location, this is a fantastic opportunity for downsizers, professionals and anyone looking for a move-in-ready home.



Property

Type:	Detached
Bedrooms:	2
Floor Area:	936 ft ² / 87 m ²
Plot Area:	0.09 acres
Council Tax :	Band C
Annual Estimate:	£2,171
Title Number:	LA846253

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



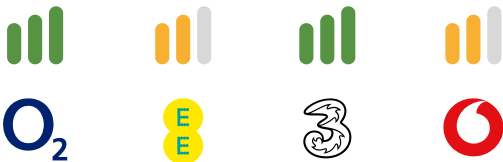
80
mb/s



10000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

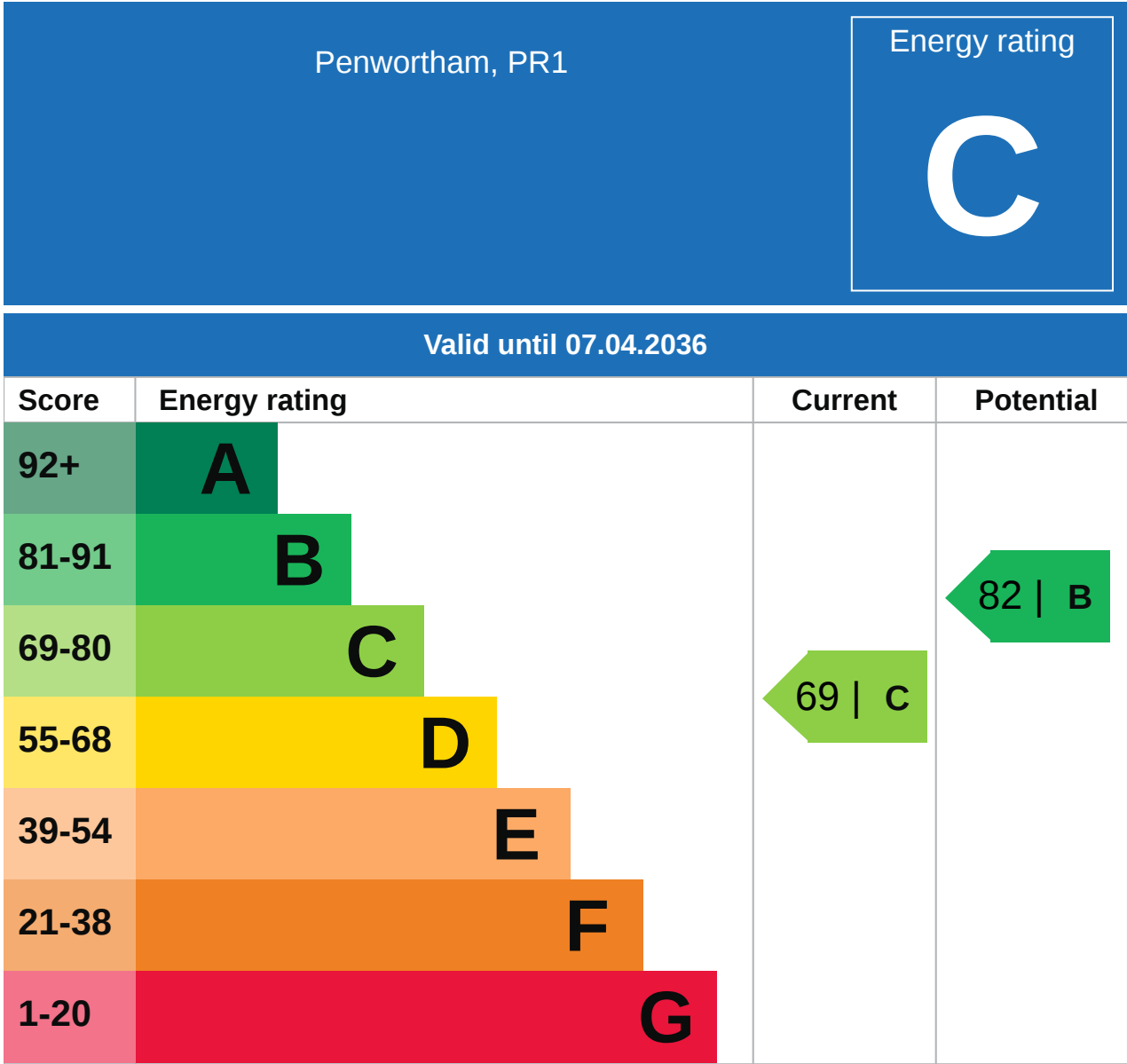






CEDAR WAY, PENWORTHAM, PRESTON, PR1





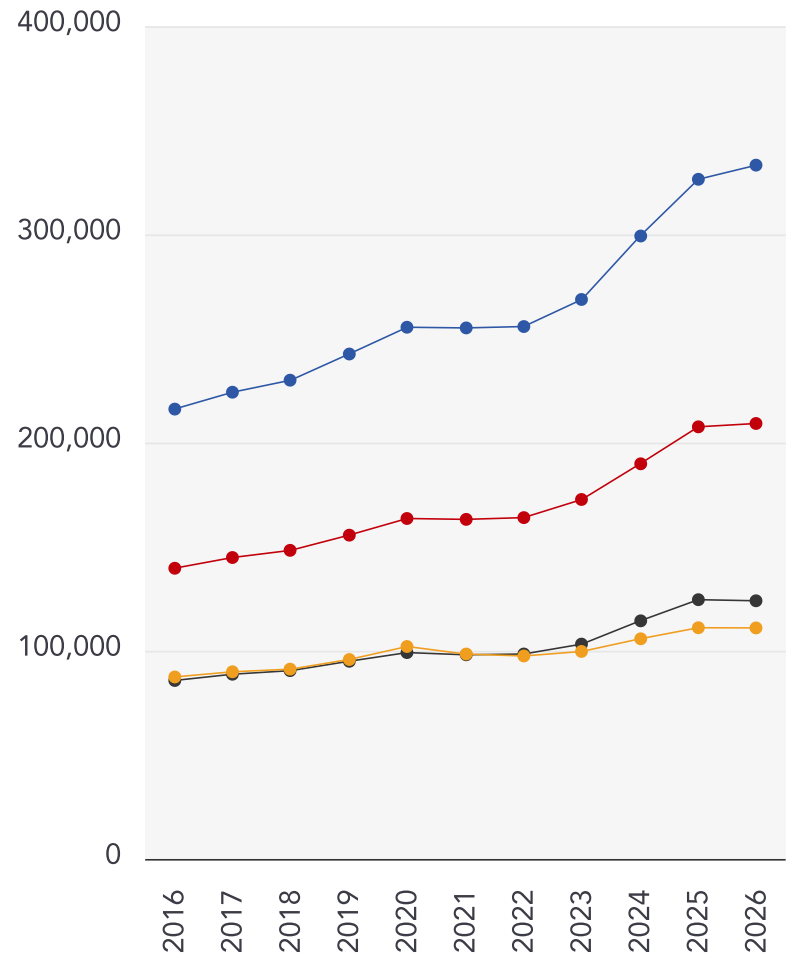
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
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:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	87 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

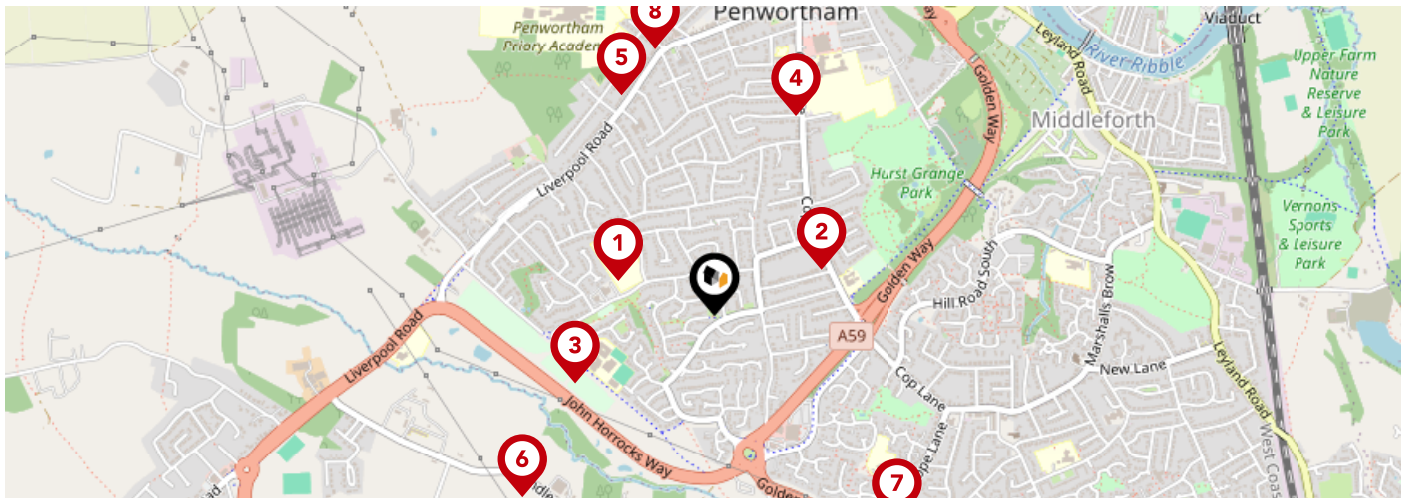
+49.8%

Terraced

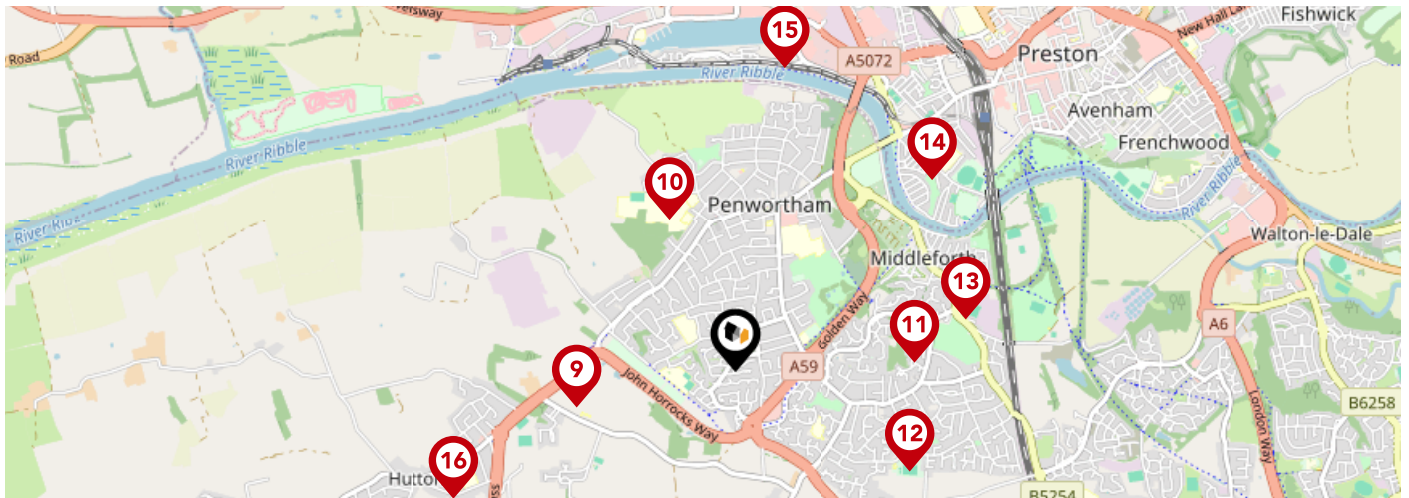
+44.66%

Flat

+26.94%



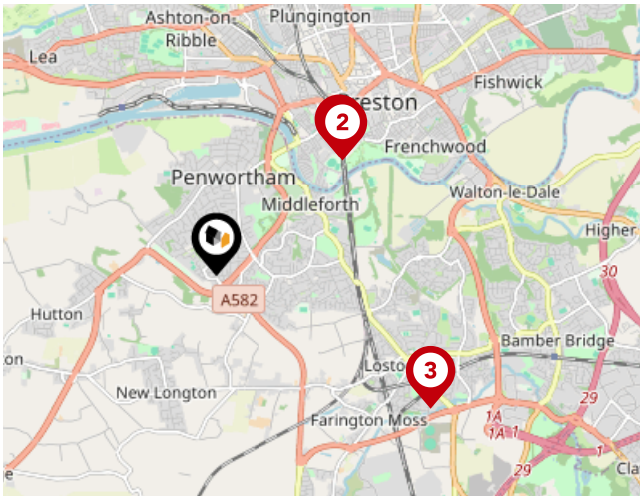
		Nursery	Primary	Secondary	College	Private
1	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.23	☐	☒	☐	☐	☐
2	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.25	☐	☒	☐	☐	☐
3	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.34	☐	☐	☒	☐	☐
4	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.47	☐	☐	☒	☐	☐
5	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.53	☐	☒	☐	☐	☐
6	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.58	☐	☒	☐	☐	☐
7	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.6	☐	☒	☐	☐	☐
8	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.6	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.71	☐	☒	☐	☐	☐
10	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.73	☐	☐	☒	☐	☐
11	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.79	☐	☒	☐	☐	☐
12	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.88	☐	☒	☐	☐	☐
13	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.04	☐	☒	☐	☐	☐
14	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.21	☐	☒	☐	☐	☐
15	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.35	☐	☐	☒	☐	☐
16	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.35	☐	☐	☒	☐	☐

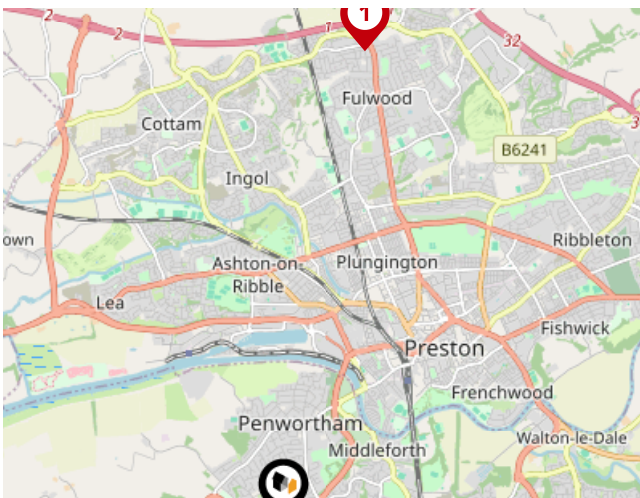
Area

Transport (National)



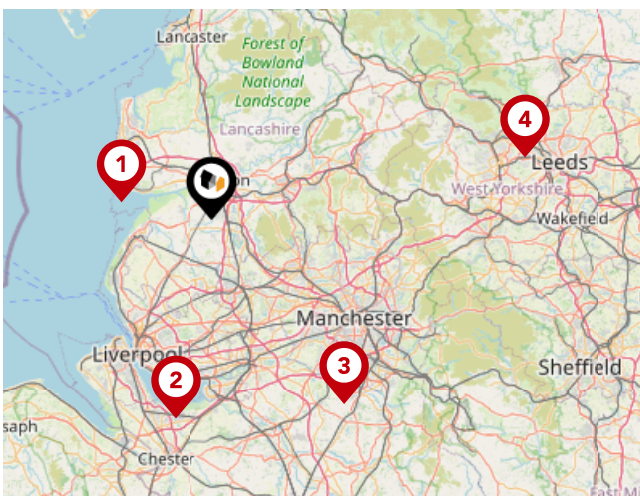
National Rail Stations

Pin	Name	Distance
	Preston Rail Station	1.51 miles
	Preston Rail Station	1.52 miles
	Lostock Hall Rail Station	2.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M55 J1	4.2 miles
	M65 J1A	3.13 miles
	M6 J28	3.95 miles
	M65 J1	3.36 miles
	M6 J29	3.48 miles

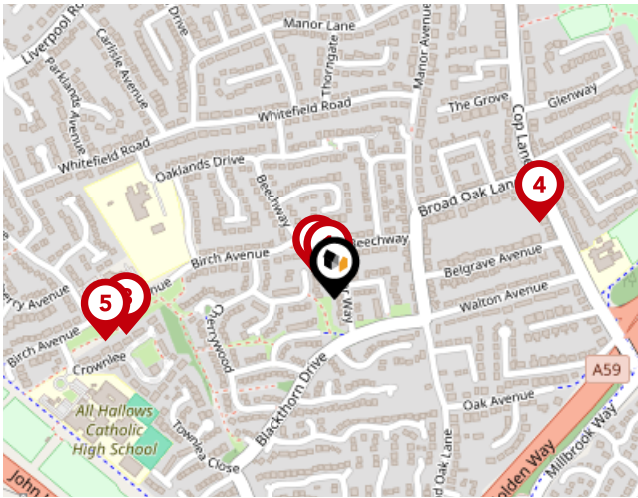


Airports/Helipads

Pin	Name	Distance
	Highfield	12.84 miles
	Speke	28.35 miles
	Manchester Airport	31.87 miles
	Leeds Bradford Airport	44.74 miles

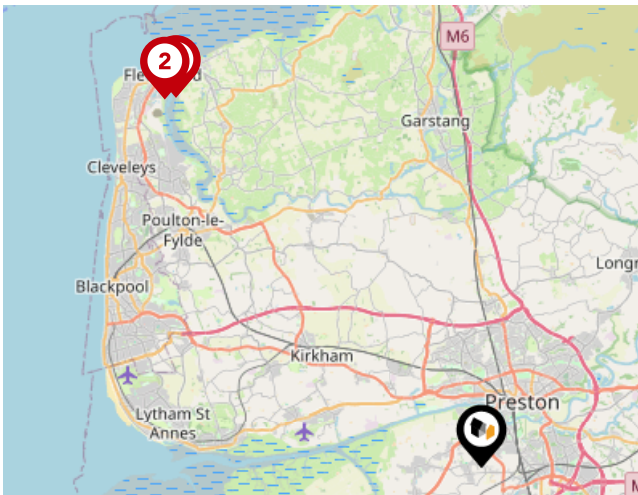
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Birch Avenue	0.02 miles
2	Birch Avenue	0.03 miles
3	Sainsburys	0.23 miles
4	Broad Oak Lane	0.24 miles
5	Sainsburys	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.83 miles
2	Fleetwood for Knott End Ferry Landing	17.02 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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