



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 10th August 2026



BRYNING LANE, NEWTON, PRESTON, PR4

Roberts & Co

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

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Offered With No Chain * 3 Double Bedrooms * Tucked Away at The End of a Quiet Road with Very Little Passing Traffic

Nestled at the end of a quiet road with minimal passing traffic, this three-bedroom semi-detached home occupies a peaceful position within one of the area's most sought-after villages. Offering spacious accommodation, a detached garage and excellent potential to modernise, this is a fantastic opportunity for families, first-time buyers looking for room to grow, or anyone wanting to create a home tailored to their own taste. The village enjoys an excellent reputation for its friendly community atmosphere and convenient location. Residents benefit from a range of local amenities, highly regarded schools and superb transport links, with Kirkham, Preston and the wider motorway network all within easy reach, making it an ideal setting for commuters and families alike. To the front, the property is set behind a neat garden with a block-paved driveway providing off-road parking and leading to the detached garage. Stepping inside, the entrance hall provides access to the ground floor accommodation. Positioned at the front of the home is the bright and welcoming living room, featuring a beautiful bay window that fills the space with natural light, together with a gas fire set within an attractive brick surround, creating a warm focal point. The fitted kitchen offers a range of wall and base units with space for an under-counter fridge and freezer, plumbing for a washing machine, an electric oven and hob, and a built-in microwave. Adjacent to the kitchen, the dining room enjoys a lovely bay window overlooking the rear garden, creating an ideal space for family meals or entertaining guests. Completing the ground floor is a modern shower room fitted with a contemporary walk-in shower, WC and a stylish vanity wash hand basin. To the first floor, the property offers three well-proportioned double bedrooms, providing flexible accommodation for growing families or those working from home. Bedroom Two benefits from its own adjoining WC and wash hand basin, adding further convenience. Externally, the rear garden has been designed for ease of maintenance, being predominantly block paved and offering a private outdoor space to enjoy throughout the year. While the property would benefit from cosmetic updating, it presents an excellent opportunity for buyers to modernise and personalise a generously proportioned home in a highly desirable village location. With its quiet setting, spacious layout and outstanding potential, this is a property that offers both immediate comfort and exciting future possibilities.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,130 ft ² / 105 m ²
Plot Area:	0.07 acres
Council Tax :	Band D
Annual Estimate:	£2,484
Title Number:	LAN74818

Tenure: Freehold

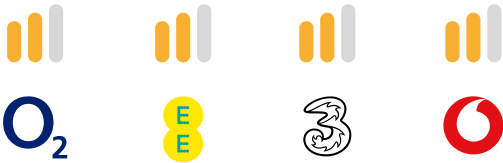
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6	66	10000
mb/s	mb/s	mb/s
		

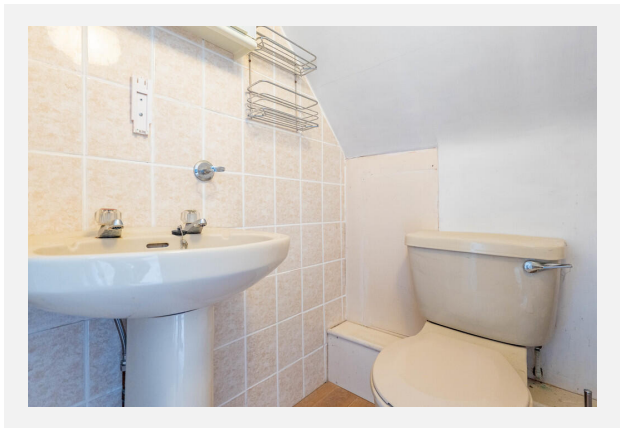
Mobile Coverage:
(based on calls indoors)



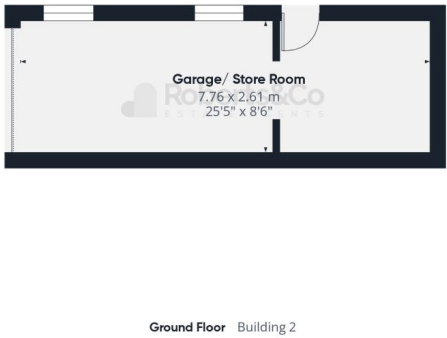
Satellite/Fibre TV Availability:







BRYNING LANE, NEWTON, PRESTON, PR4



Approximate total area⁽¹⁾
111.1 m²
1195 ft²

Reduced headroom
0.8 m²
9 ft²

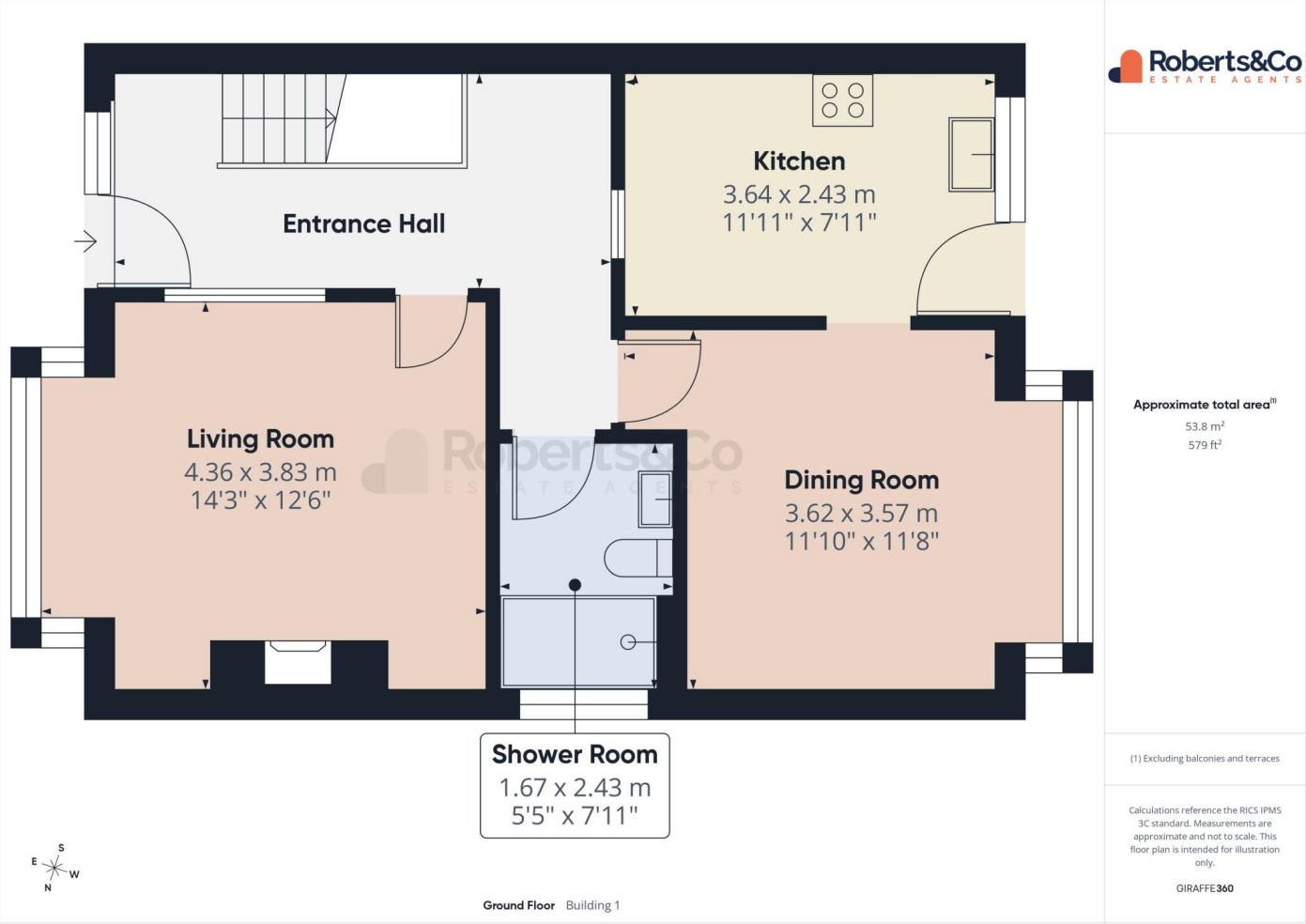
(1) Excluding balconies and terraces

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.

GIRAFFE360

BRYNING LANE, NEWTON, PRESTON, PR4

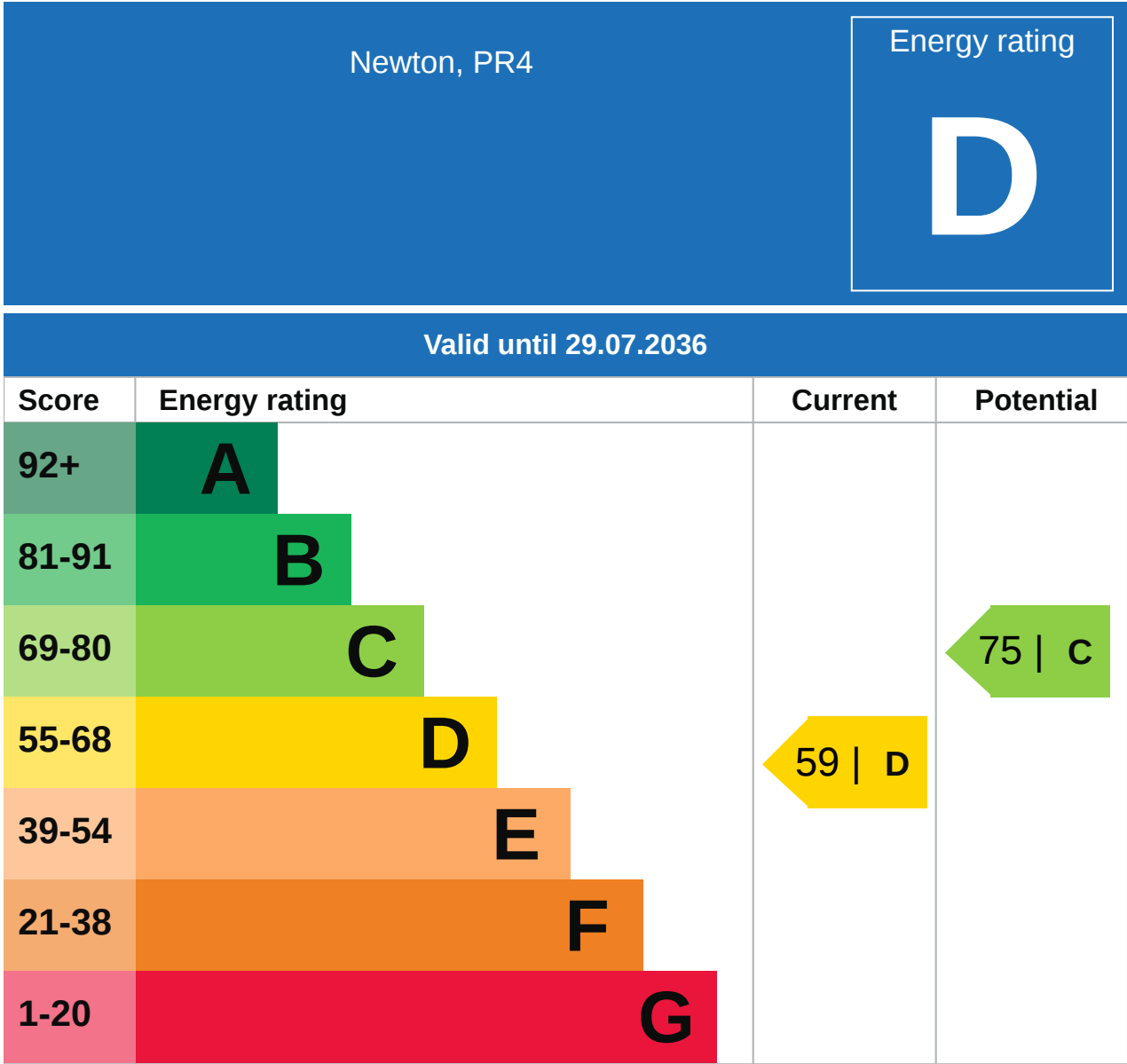


BRYNING LANE, NEWTON, PRESTON, PR4



BRYNING LANE, NEWTON, PRESTON, PR4





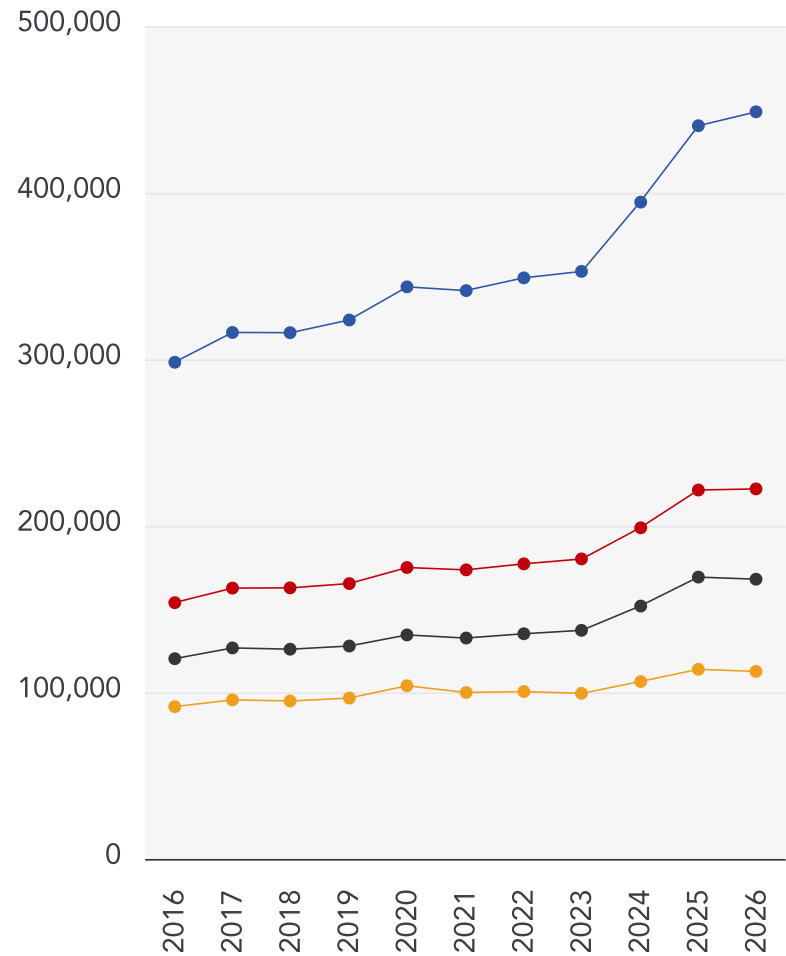
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Roof room(s), no insulation
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	105 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR4



Detached

+50.43%

Semi-Detached

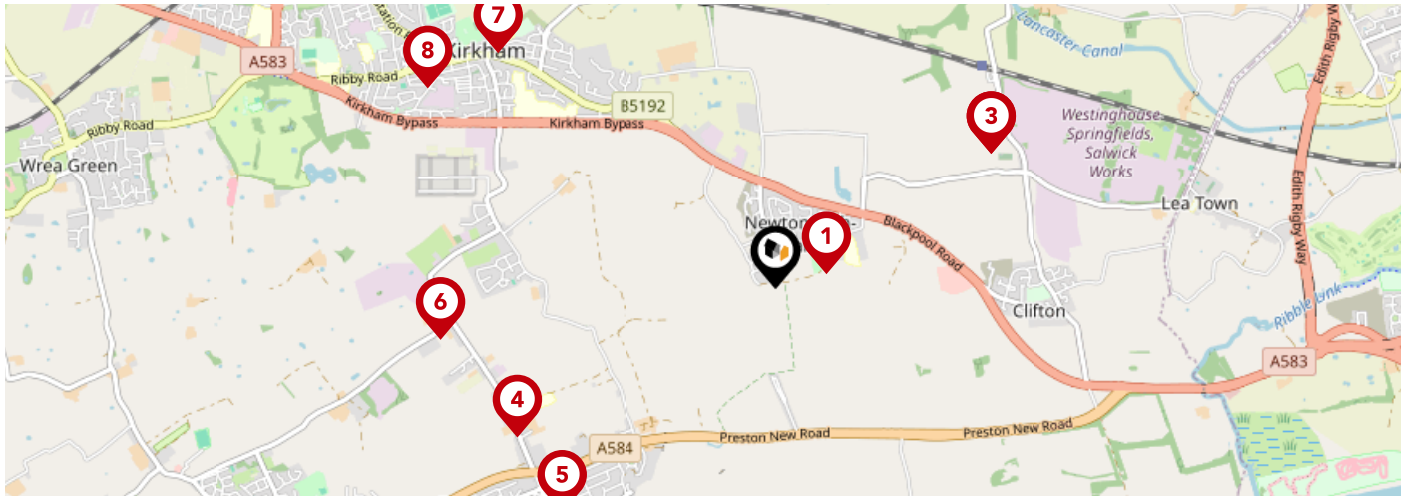
+44.38%

Terraced

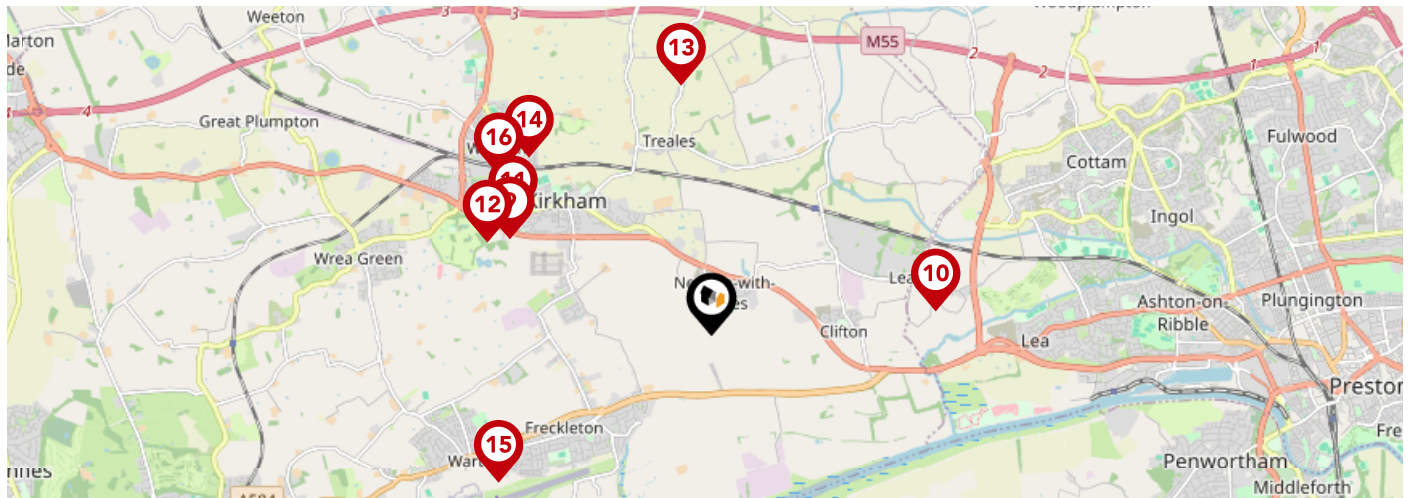
+39.69%

Flat

+23.14%



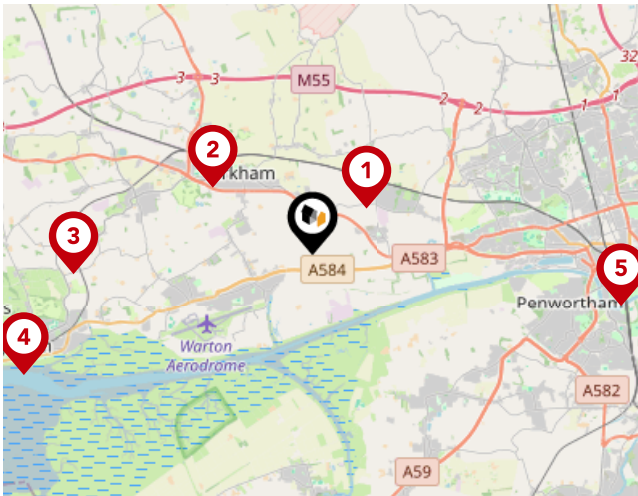
		Nursery	Primary	Secondary	College	Private
1	Newton Bluecoat Church of England Primary School Ofsted Rating: Good Pupils: 218 Distance:0.23	☐	☒	☐	☐	☐
2	Aurora Keyes Barn School Ofsted Rating: Good Pupils: 24 Distance:1.12	☐	☐	☒	☐	☐
3	Oakfield House School Ofsted Rating: Good Pupils: 45 Distance:1.12	☐	☐	☒	☐	☐
4	Freckleton Strike Lane Primary School Ofsted Rating: Good Pupils: 174 Distance:1.3	☐	☒	☐	☐	☐
5	Freckleton Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:1.36	☐	☒	☐	☐	☐
6	Linton School Ofsted Rating: Good Pupils: 12 Distance:1.48	☐	☐	☒	☐	☐
7	Kirkham St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 200 Distance:1.59	☐	☒	☐	☐	☐
8	Kirkham Pear Tree School Ofsted Rating: Outstanding Pupils: 103 Distance:1.76	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	The Willows Catholic Primary School, Kirkham Ofsted Rating: Outstanding Pupils: 209 Distance:1.95	☐	☒	☐	☐	☐
	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 107 Distance:1.98	☐	☒	☐	☐	☐
	Kirkham and Wesham Primary School Ofsted Rating: Good Pupils: 201 Distance:2.01	☐	☒	☐	☐	☐
	Kirkham Grammar School Ofsted Rating: Not Rated Pupils: 809 Distance:2.13	☐	☐	☒	☐	☐
	Treales Church of England Primary School Ofsted Rating: Good Pupils: 62 Distance:2.2	☐	☒	☐	☐	☐
	St Joseph's Catholic Primary School, Medlar-with-Wesham Ofsted Rating: Good Pupils: 95 Distance:2.24	☐	☒	☐	☐	☐
	Holy Family Catholic Primary School, Warton Ofsted Rating: Good Pupils: 152 Distance:2.27	☐	☒	☐	☐	☐
	Medlar-with-Wesham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 144 Distance:2.34	☐	☒	☐	☐	☐

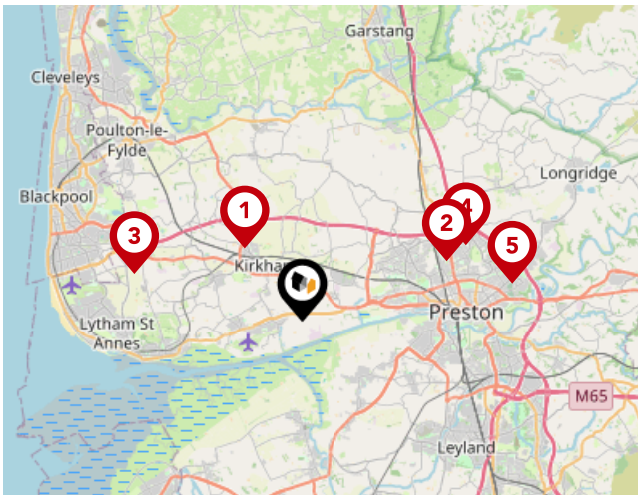
Area

Transport (National)



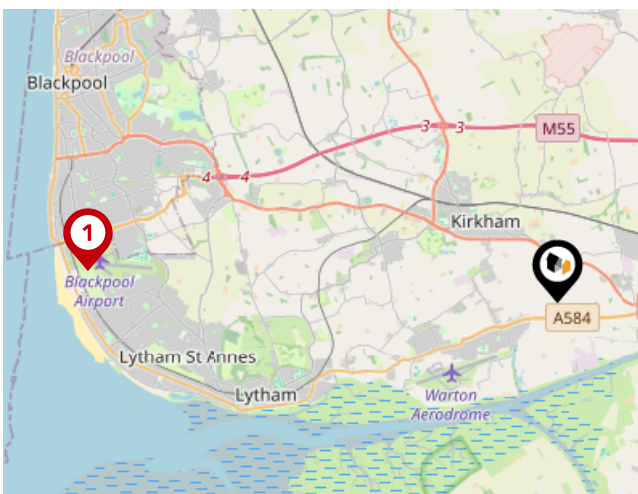
National Rail Stations

Pin	Name	Distance
1	Salwick Rail Station	1.25 miles
2	Kirkham & Wesham Rail Station	2.1 miles
3	Moss Side Rail Station	4.2 miles
4	Lytham Rail Station	5.46 miles
5	Preston Rail Station	5.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J3	3.27 miles
2	M55 J1	5.5 miles
3	M55 J4	6.1 miles
4	M6 J32	6.32 miles
5	M6 J31A	7.49 miles

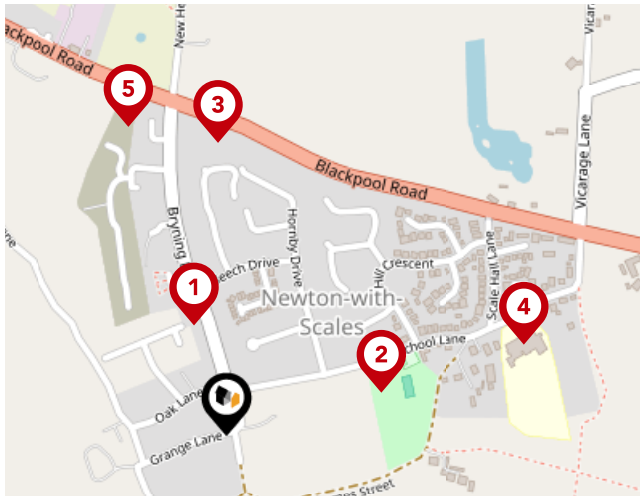


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	8.24 miles

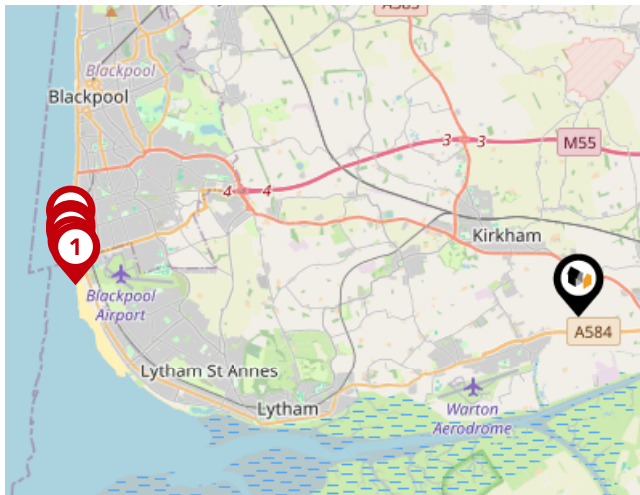
Area

Transport (Local)



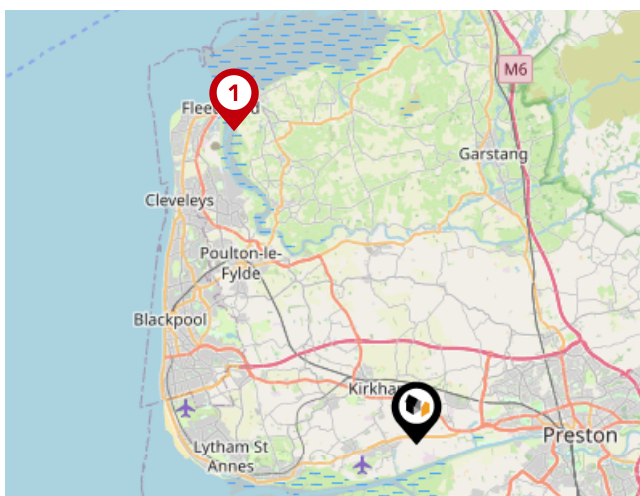
Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.12 miles
2	Newton Hall	0.17 miles
3	Bell and Bottle	0.32 miles
4	Newton CE Primary School	0.34 miles
5	Bell and Bottle	0.35 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	8.82 miles
2	Abercorn Place (not in use) (Blackpool Tramway)	8.89 miles
3	Harrow Place (Blackpool Tramway)	8.93 miles
4	Harrowside Solarium (closed) (Blackpool Tramway)	8.93 miles
5	Burlington Road West (Blackpool Tramway)	8.98 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	12.69 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

